

RESIDENTIAL CONVEYANCING



The pricing matrix below is based on a typical purchase and sale at the stated prices. The proposed fees assume there are no complicating factors and are subject to change depending on the individual circumstances of any particular transaction.

For properties over £1 million please contact us for detailed pricing breakdown.

FREEHOLD PURCHASE AT £400,000

CHARGE/DISBURSEMENT	COST	VAT (20%)	TOTAL
Downs Legal Costs	1,050.00	210.00	1,260.00
Searches (approx.)	350.00	70.00	420.00
Land Registry Priority Search	3.00	0.60	3.60
Bankruptcy Search	4.00	0.80	4.80
Stamp Duty Land Tax **	10,000.00	0.00	10,000.00
Land Registry Registration fee	135.00	0.00	135.00
Bank Transfer fee	40.00	8.00	48.00
			£11,871.40

* Please note some Disbursements are approximate.

** Stamp Duty Land Tax has been calculated on the basis that, on completion of your purchase, you will own this property only. You must contact us immediately if, following completion of your purchase, either you or any other purchaser, or your spouse or civil partner or that of any other purchaser, will own any other property. This applies to property located abroad. Please note, our fee does not include dealing with investigations by HMRC nor any tax penalties or interest due to them.

If you own other property, are a first time buyer or you are purchasing in the name of a company, please use the following link to calculate your stamp duty www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

LEASEHOLD PURCHASE AT £250,000

CHARGE/DISBURSEMENT	COST	VAT (20%)	TOTAL
Downs Legal Costs	1,100.00	220.00	1,320.00
Searches (approx.)	350.00	70.00	420.00
Land Registry Priority Search	3.00	0.60	3.60
Bankruptcy Search	4.00	0.80	4.80
Stamp Duty Land Tax **	2,500.00	0.00	2,500.00
Land Registry Registration fee	135.00	0.00	135.00
Bank Transfer fee	40.00	8.00	48.00
			£4,431.40

* Please note some Disbursements are approximate.

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There will be further disbursements for service of notice of transfer/charge on the Landlord, transfer of any freehold share, providing a certificate of compliance for registration purposes etc and these will be advised with the documentation provided by the Landlord/Managing Agent.

FREEHOLD SALE AT £400,000

CHARGE/DISBURSEMENT	COST	VAT (20%)	TOTAL
Downs Legal Costs	1,000.00	200.00	1,320.00
Land Registry Documents	6.00	1.20	420.00
Bank Transfer to Return Funds to You	40.00	8.00	3.60
Bank Transfer fee to Redeem Mortgage	40.00	8.00	4.80
			£1,303.20

LEASEHOLD SALE AT £250,000

CHARGE/DISBURSEMENT	COST	VAT (20%)	TOTAL
Downs Legal Costs	1,050.00	210.00	1,320.00
Land Registry Documents	9.00	1.80	420.00
Bank Transfer to Return Funds to You	40.00	8.00	3.60
Bank Transfer fee to Redeem Mortgage	40.00	8.00	4.80
			£1,366.80

Leasehold Property Enquiries will need to be completed by the Landlord/Managing Agent and there is usually a fee for providing these.

OUR TEAM

Please log on to www.downslaw.co.uk/our-people/residential-property/