

Costs and service information on property purchases (not ‘off-plan’)

We set out below our legal fees and the estimated expenses involved in a purchase of an existing property. However, please do contact us so we can discuss our service offering with you.

For off-plan purchases, and purchases above £2m, our fees are on a case by case basis, taking into account the complexity of the work on such purchases and the volume of work experienced on a particular development.

Our fees on purchases above £2m are generally at 0.15% of the purchase price plus VAT. Please see the separate fee schedules detailing the range of possible fees.

Our fees include mortgage work if we are instructed by your lender and the mortgage terms and security requirements are no more onerous than a standard legal charge over the property:

Purchase Price	Below £250,000	Below £250,000	Below £250,000	Below £250,000
Freehold (House)	£1,350 + VAT	£1,650 + VAT	£2,250 + VAT	£2,500 + VAT
Leasehold (Flat)	£1,500 + VAT	£1,850 + VAT	£2,500 + VAT	£2,750 + VAT

Legal charges in addition to fixed fee:-

- Money laundering search
£80 per person (£120 if overseas passport) +VAT
 - Stamp Duty submission:
£84
- Bank transfer fee
£48 per bank transfer we make (you can expect 2 or 3 bank transfers)

Anticipated disbursements in addition to the fixed fee:-

- Land registry fees
£135 (below £500,000) ; £270 (below £1m); £455 (above £1m)
 - Property searches
£230 (estimate, dependant on locality)
- Stamp Duty Land Tax
This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website.

If you are buying a leasehold property there may be additional expenses under the lease, including:

- Landlord's fee for notice of transfer and mortgage
estimated at £120
 - Landlord's fee for a land registry certificate
estimated at £180
- We set out a summary of the Quastel Midgen – Conveyancing Process (key stages and typical timescales).

QUASTELS

Our Team

Our conveyancing team is led by and supervised by four partners with a wealth of experience all of whom are familiar with complex issues and potential pitfalls.

Supporting the partners are a solicitor, licenced conveyancer and experienced ancillary paralegals.

Terms set out in our letter of engagement and terms of business will take precedence over any figures herein. This is an example provided for illustrative purposes to show how we work. Charges and costs vary considerably between matters. Consequently, this information is a general indication of costs based on an analysis of costs over the past two years. Please contact us for a personalised quote or to discuss the work involved