



Costs and Service Information

Purchase of a residential property

Prices

Please note that there will be two elements to the prices as set out below:

1. Fees charged by Hardings Solicitors; and
2. Fees payable to third parties.

Please ensure that you consider both parts to our price information.

Fees charged by Hardings Solicitors

Property price range	Legal fee *	VAT
£0.00 - £100,000.00	£450.00	£90.00
£100,001.00 - £150,000.00	£500.00	£100.00
£150,001.00 - £200,000.00	£550.00	£110.00
£200,001.00 - £250,000.00	£600.00	£120.00
£250,001.00 - £350,000.00	£650.00	£130.00
£350,001.00 + your requirements.	Please contact us to discuss the property and your requirements.	

* Basis of charging = fixed fee.

Potential additional charges regardless of property price

	Fee *	VAT
Bank transfer (each transfer)	£17.50	n/a
New Build Property	£50.00	£10.00
Leasehold Property	£50.00	£10.00
Help to Buy Scheme	£50.00	£10.00
Right to Buy	£50.00	£10.00
Solar Panel Lease	£50.00	£10.00

Fees payable to third parties ('Disbursements')

Fee	Average fee **
Search Pack (Local Authority Search,	£189.20



Drainage & Water Search,
Environmental Search and
Terra Firma Coal Mining Report)

** The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

Official Search	Actual fee £3.00 per title (if you require a mortgage)
Bankruptcy Search	£2.00 per person (if you require a mortgage)
Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk/ to calculate your fee.
Land Registry fee	Dependent on property value and property type as follows:

Value of property	Apply using the portal or Business Gateway, for transfers or surrenders which affect the whole of a registered title	Apply using the portal or Business Gateway, for registration of all leases and transfers or surrenders which affect part of a registered title
£0.00 to £80,000.00	£20.00	£40.00
£80,001.00 to £100,000.00	£40.00	£80.00
£100,001.00 to £200,000.00	£95.00	£190.00
£200,001.00 to £500,000.00	£135.00	£270.00
£500,001.00 to £1,000,000.00	£270.00	£540.00
£1,000,001.00 and over	£455.00	£910.00

Work included and key stages

The precise work and stages involved in the purchase of a freehold residential property vary according to the circumstances. However, we have set out the key stages involved in a typical purchase transaction:

- Take your instructions and give you initial advice.
- Check finances are in place to fund the purchase and contact the lender's solicitors if needed.
- Receive and advise on contract documents.
- Carry out searches.
- Make any necessary enquiries of seller's solicitor.
- Give you advice on all documents and information received.
- Acting for your lender and advising you on the relevant conditions of your mortgage offer.
- Check the title of the property and prepare the document to transfer ownership to you.
- Send the final contract to you for signature and ask you to pay the agreed deposit to us so that contracts can be exchanged.
- Agree a completion date (date from which you own the property).
- Exchange contracts and notify you that this has happened.
- Arrange for all monies needed to be received from the lender (if applicable) and you.
- Complete purchase.
- Deal with payment of Stamp Duty Land Tax, including the completion of the SDLT form
- Deal with application for registration at Land Registry.
- Notify you and your lender (if applicable) of registration once confirmed.

If your property is leasehold property, as part of the supplemental fixed fee we would also include the following in our service:

- Preparation of and service upon the Landlord of any required Notice of Transfer/Charge
- Preparation of and service upon the Landlord of any required Deed of Covenant

If the Landlord provides their own documentation this may increase the fee.

Services excluded

Our service will **not** include any of the following:

- Advice on the value of the property.
- Advice on the suitability of your mortgage or any other financial arrangements.
- A physical inspection of the property to ensure that it has been built in accordance with any planning permissions granted.

- Advice on any planning implications unless instructed to do so which may be subject to additional charges.
- Advice on any search findings that identify contaminated land, fracking sites or other environmental issues.
- Advice on tax (other than SDLT) or other accounting matters.

Approximate/ average timescales

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. However, the average process takes between 10 – 12 weeks.

It can be quicker or slower depending on the parties in the chain and the efficiency of third parties involved in the purchase such as the seller's solicitors, the solicitors representing other buyers and sellers in the chain, your bank if you are taking out a mortgage, search providers and the relevant local authority to conduct your local search.

Factors that could increase costs

In some circumstances we may increase our fees to account for additional time, work or skill required to meet your instructions. Examples include:

- If your lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property.
- If your lender instructs another conveyancer to act for them.
- If the lender requires anything other than a simple certificate of title (a simple certificate of title is standard with most lenders) in order to send the mortgage funds to our firm.
- If a trust document is required.
- If there is a defect in the property title which requires remedying prior to completion, including advising on and putting in place any indemnity insurance).
- If the transaction requires a new lease to be granted rather than an assignment of an existing lease.
- If the transaction is complex ie those including agricultural land or woodland, the property is mixed use or commercial.
- Commercial/mixed use transaction
- The property has non-standard restrictions on title
- If a property is subject to a Green Deal or Solar Panel Lease

Our residential conveyancing team includes:

Hollie Jobes – Solicitor & Director

Regardless of who works on your matter, they will be supervised by Hollie Jobes – Solicitor & Director