

Conveyancing Fees for a Purchase (freehold)

Our fees cover all of the work* required to complete the purchase of your new home, including dealing with registration at the Land Registry and with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property is in Wales.

Our Legal Fees

No property is exactly the same, as our fees will reflect the particular requirements of your sale or purchase. For example, dealing with a listed building may, because of added complexities, cost more than dealing with a well-established freehold property. Because of this, until we have the details of your intended transaction we are unable to give you a reliable estimate of the cost of us helping you. We can however give a range of costs

Range of costs

Our fees for a typical house purchase range from around £950 for a simple transaction to around £5,000 for a substantial historic building on unregistered land. These figures may however vary in cases with special complications. That is why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your purchase including the timescales involved. We will always advise you immediately about any complication and discuss the potential impact on price before any additional charges are incurred. We can also offer packages which can aim to provide price certainty, including No Move No Fee.

Please call 020 3814 2020 or contact on enquiries@blasermills.co.uk to discuss how Blaser Mills Law can work with you to secure a successful house purchase.

Disbursements

- Search £300 approx
- HM Land Registry £135 (depending upon value of the property). [HM Land Registry - GOV.UK](https://www.gov.uk/government/organisations/hm-land-registry)
- Lawyer checker £12.00
- Electronic ID check (per person) £2.53
- Pre-completion searches £7.20 (approximately)

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty Land Tax (on purchase)

This depends on the purchase price of your property and whether you are a first time buyer, a home owner or a property investor or buying a second 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 here](#). Please note that this website cannot assist with the complexities of your own situation, so we recommend that you contact us to talk through your own situation so we can properly assess the Stamp Duty Land Tax payable.

How long will my house purchase take?

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. The average process takes between 10 – 12 weeks.

It can be much quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a property with no chain and with no a mortgage in principle, it could take 3 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges are likely to apply. Please contact us to discuss your timescales.

Stages of the process

The precise stages involved in the purchase of a residential freehold property vary according to the individual circumstances. However, below are some key stages:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree 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 lender and you
- Complete purchase
- Deal with payment of Stamp Duty Land Tax
- Deal with application for registration at Land Registry

* Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
 - the transaction is concluded in a timely manner and no unforeseen complication arise
 - all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
 - no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
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Conveyancing fees for a Purchase (leasehold)

Our fees cover all of the work* required to complete the purchase of your new home, including dealing with registration at the Land Registry and with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property is in Wales.

Our Legal Fees

No property is exactly the same, as our fees will reflect the particular requirements of your purchase. For example, dealing with a flat in a listed building may, because of added complexities, cost more than dealing with a well-established leasehold property with a well run management company dealing with the maintenance. Because of this, until we have the details of your intended transaction we are unable to give you a reliable estimate of the cost of us helping you. We can however give you a range of costs.

Range of costs

Our fees for a typical leasehold purchase range from around £950 for a simple transaction to around £5,000 for a leasehold property in a substantial historic building on unregistered land which requires substantial alterations to the Lease to be compliant with today's standards. These figures may however vary in cases with special complications. That is why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your purchase including the timescales involved. We will always advise you immediately about any complication and discuss the potential impact on price before any additional charges are incurred. We can also offer packages which can aim to provide price certainty, including No Move No Fee.

Please call 020 3814 2020 or contact on enquiries@blasermills.co.uk to discuss how Blaser Mills Law can work with you to secure a successful house purchase.

Disbursements

- Search £300 approx
- HM Land Registry £135 (depending upon value of the property) [HM Land Registry - GOV.UK](https://www.gov.uk/hm-land-registry)

- Lawyer checker £12.00
- Electronic ID check (per person) £2.53
- Pre-completion searches £7.20 (approximately)
- Landlord and management company post-completion requirements – these figures are set by each individual landlord/management company so it is impossible to advise you of these until we have seen the paperwork (which is presented to us mid-way through the transaction). You should budget for around £300-£400 to cover this, although it can be much less or much more.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Stamp Duty Land Tax (on purchase)

This depends on the purchase price of your property and whether you are a first time buyer, a home owner or a property investor or buying a second 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 here](#). Please note that this website cannot assist with the complexities of your own situation, so we recommend that you contact us to talk through your own situation so we can properly assess the Stamp Duty Land Tax payable.

How long will my house purchase take?

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. The average process takes between 10 – 12 weeks.

It can be much quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a property with no chain and with no a mortgage in principle, it could take 3 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges are likely to apply. Please contact us to discuss your timescales.

Stages of the process

The precise stages involved in the purchase of a residential freehold property vary according to the individual circumstances. However, below are some key stages:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Check the Lease terms and the landlord/management company's paperwork to safeguard your interests – particularly looking at the prospect of major works, the payment of ground rent and service charges, and obtaining a fire safety risk assessment
- Make any necessary enquiries of seller's solicitor

- Give you advice on all documents and information received including comprehensive reports at key stages
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree 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 lender and you
- Complete purchase
- Deal with payment of Stamp Duty Land Tax
- Deal with application for registration at Land Registry
- Deal with the landlord/management company's notice requirements

* Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Conveyancing fees for a Sale (freehold)

Our fees cover all of the work* required to complete the sale of your home, including dealing with the redemption of a mortgage if applicable

Our Legal Fees

No property is exactly the same, as our fees will reflect the particular requirements of your sale. For example, dealing with the sale of a listed building which has faced alterations without listed building consent may, because of added complexities, cost more than dealing with a well-established freehold property. Because of this, until we have the details of your intended transaction and the timescales involved, we are unable to give you a reliable estimate of the cost of us helping you. We can however give a range of costs.

Range of costs

Our fees for a typical freehold sale range from around £950 for a simple transaction to around £5,000 for the sale of a high value country estate. These figures may however vary in cases with special complications. That is why we will always give you an individual cost estimate at the start of the

transaction, taking into account the actual features of your sale including the timescales involved. We will always advise you immediately about any complication and discuss the potential impact on price before any additional charges are incurred. We can also offer packages which can aim to provide price certainty, including No Move No Fee.

Please call 020 3814 2020 or contact on enquiries@blasermills.co.uk to discuss how Blaser Mills Law can work with you to secure a successful house sale.

Disbursements

Land Registry Office Copy Entries - £6 plus VAT - £1.20 - £7.20

Electronic ID check (per person) £2.53

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have spoken with you to discuss your exact requirements.

How long will my house sale take?

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

It can be quicker or slower, depending on the parties in the chain. For example, if a first time buyer is purchasing your property and does not need mortgage finance, it could take 4 weeks. However if there is a long chain then this can take significantly longer, between 2 and 5 months. In such, a situation additional charges could apply.

Stages of the process

The precise stages involved in the sale of a residential freehold property vary according to the individual circumstances. However, below we have listed some key stages;

- Take your instructions and give you initial advice
- Obtain a copy of your title from the Land Registry which we review
- Draft the contract and send this to the Buyer's solicitors together with the supporting papers
- Check with you that the plan is correct
- If there is a mortgage on the property make contact with the mortgage company and obtain a draft redemption statement
- Refer any additional enquiries from the Buyer's solicitors to you alongside our advice and answer the same with the Buyer's solicitors
- Obtain any paperwork from third parties – such as missing planning papers or building warranties

- Send approved contract and Transfer Deed to you for signing
- When all parties are ready, discuss exchange and completion dates with the Buyer's solicitors
- Exchange contracts
- Obtain final redemption statement from mortgage company, if applicable
- Send completion statement to you
- Complete the matter and receive monies from the Buyer's solicitors
- Pay mortgage company and estate agents if applicable
- Send deeds to the Buyer's solicitors
- Send confirmation to you as to formal completion
- If applicable, receive notification from the lender that the mortgage has been paid
- Write finally to the Buyer's solicitors and obtain release from our undertaking

Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Conveyancing fees for a Sale (leasehold)

No property is exactly the same, as our fees will reflect the particular requirements of your sale. For example, dealing with the sale of a flat which has faced alterations without landlord consent may, because of added complexities, cost more than dealing with a well-established and well managed leasehold property. Because of this, until we have the details of your intended transaction and the timescales involved, we are unable to give you a reliable estimate of the cost of us helping you. We can however give a range of costs.

Range of costs

Our fees for a typical leasehold sale range from around £950 for a simple transaction to around £5,000 for the sale of a high value leasehold duplex apartment in London. These figures may however vary in cases with special complications. That is why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your sale including the timescales involved. We will always advise you immediately about any complication and discuss the potential

impact on price before any additional charges are incurred. We can also offer packages which can aim to provide price certainty, including No Move No Fee.

Please call 020 3814 2020 or contact on enquiries@blasermills.co.uk to discuss how Blaser Mills Law can work with you to secure a successful house sale.

Disbursements

Land Registry Office Copy Entries - £6 plus VAT - £1.20 - £7.20

Electronic ID check (per person) £2.53

Landlord/Management Company replies to standard enquiries – TBC. These fees are set by the respective landlord/management company so it is difficult to give you a precise figure at this stage. However, you should budget for around £300 per pack we need to obtain.

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have spoken with you to discuss your exact requirements.

How long will my house sale take?

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

It can be quicker or slower, depending on the parties in the chain. For example, if a first time buyer is purchasing your property with a mortgage in principle, it could take 8 weeks. However if there is a long chain or there are difficulties in relation to the lease then this can take significantly longer, between 4 and 6 months. In such, a situation additional charges could apply.

Stages of the process

The precise stages involved in the sale of a residential leasehold property vary according to the individual circumstances. However, below are some key stages;

- Take your instructions and give you initial advice
- Obtain deeds and a copy of the lease from you or the Land Registry
- Draft the contract and send this, together with the lease and other supporting documentation to the Buyer's solicitors
- Write to the landlord/managing agents and send to them the LPE1 form
- If a fee is payable, obtain the money from you and pay the managing agent/landlord
- Send the leasehold pack to the Buyer's solicitors
- Check with you that the plan is correct

- If there is a mortgage on the property make contact with the mortgage company and obtain a redemption statement
- Refer any additional enquiries from the Buyer's solicitors with you and answer the same with the Buyer's solicitors
- Liaise with the landlord/managing agent regarding any licence requirements
- Send the approved contract to you for signing
- When all parties are ready, discuss exchange and completion dates with Buyer's solicitors
- Exchange contracts
- Obtain final redemption statement from the mortgage company
- Obtain final figures with regard to apportionments from Landlord/managing agents
- Send completion statement showing relevant apportionments to the Buyer's solicitors
- Send the completion statement to you
- Complete the matter and receive monies from the buyer's solicitors
- Pay mortgage company and estate agents if applicable
- Send deeds to the Buyer's solicitors
- Pay any service charge or ground rent arrears to the landlord
- Send confirmation to you as to formal completion
- If applicable, receive notification from the lender that the mortgage has been paid
- Write finally to the Buyer's solicitors and obtain release from our undertaking

Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Conveyancing Fees for Mortgages

Our fees cover all the work* required to complete a mortgage (separately to your purchase- any mortgage work associated with your purchase is included in our fees) on your behalf, including dealing with the mortgage company and registering the charge with the Land Registry.

Our Legal Fees

No property is exactly the same, as our fees will reflect the particular requirements of your mortgage. For example, dealing with the mortgage of an unregistered leasehold flat may, because of added complexities, cost more than dealing with a well-established freehold property where we assisted in its purchase. Because of this, until we have the details of your intended transaction and the timescales involved, we are unable to give you a reliable estimate of the cost of us helping you . We can however give a range of costs.

Range of costs

Our fees for a typical freehold mortgage range from around £850 for a simple transaction to around £2,000 for a mortgaging using bridging finance with separate lawyers involved. These figures may however vary in cases with special complications. That is why we will always give you an individual cost estimate at the start of the transaction, taking into account the actual features of your mortgage including the timescales involved. We will always advise you immediately about any complication and discuss the potential impact on price before any additional charges are incurred.

Please call 020 3814 2020 or contact on enquiries@blasermills.co.uk to discuss how Blaser Mills Law can work with you to secure a successful house mortgage.

Disbursements

- Land Registry Office Copy Entries - £6 plus VAT - £1.20 - £7.20
- Electronic ID check (per person) £2.53

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have spoken with you to discuss your exact requirements.

- Search £300 approx (but depending on your mortgage company we can sometimes forego searches in favour of indemnity insurance which starts at around £75)
- Lawyer checker £12.00
- Electronic ID check (per person) £2.53
- Pre-completion searches £7.20 (approximately)

Land Registry – Sliding scale depending on value £60 approx

How long will the Mortgage take?

Stages of the process

The precise stages involved in a mortgage vary according to the individual circumstances. However, below are some key stages;

- Take instructions from you and provide initial advice
- Obtain Office Copy Entries from the Land Registry and check the title to the property (also check lease where applicable)
- Make contact with the mortgage company and receive the mortgage offer
- Check mortgage conditions and mortgage lender criteria
- If no searches are required by the lender then advise you on an indemnity policy
- Send report on mortgage to you
- Check with you for building insurance
- If the property is leasehold, contact the landlord/managing agent for information about the management of the building including ground rent receipts Send out the mortgage deed for signing
- Set up completion date with you and the mortgage company
- Send the completion statement to you
- Send certificate of title to the lender
- Completion will take place
- Send you the funds and obtain indemnity policy where applicable
- Serve notice on the landlord/managing agent
- Register the charge with the Land registry

Conveyancing Fees for Re-Mortgages

Our fees cover all the work* required to complete a re-mortgage on your behalf, including dealing with the mortgage company and registering the charge with the Land Registry.

Our Legal Fees

No property is exactly the same, as our fees will reflect the particular requirements of your re-mortgage. For example, dealing with the re-mortgage of an unregistered leasehold flat may, because of added complexities, cost more than dealing with a well established freehold property where we assisted in its purchase and original mortgage. Because of this, until we have the details of your intended transaction and the timescales involved, we are unable to give you a reliable estimate of the cost of us helping you. We can however give a range of costs.

Range of costs

Our fees for a typical freehold mortgage range from around £850 for a simple transaction to around £2,000 for a mortgaging using bridging finance with separate lawyers involved. These figures may however vary in cases with special complications. That is why we will always give you an individual

cost estimate at the start of the transaction, taking into account the actual features of your mortgage including the timescales involved. We will always advise you immediately about any complication and discuss the potential impact on price before any additional charges are incurred.

Please call 020 3814 2020 or contact on (link) to discuss how Blaser Mills Law can work with you to secure a successful house re-mortgage.

Disbursements

- Search £300 approx (but depending on your mortgage company we can sometimes forego searches in favour of indemnity insurance which starts at around £75)
- Lawyer checker £12.00
- Electronic ID check (per person) £2.53
- Pre-completion searches £7.20 (approximately)

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have spoken with you to discuss your exact requirements.

- Search £300 approx (but depending on your mortgage company we can sometimes forego searches in favour of indemnity insurance which starts at around £75)
- Lawyer checker £12.00
- Electronic ID check (per person) £2.53
- Pre-completion searches £7.20 (approximately)

Land Registry – Sliding scale depending on value £60 approx

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

How long will the Mortgage take?

Stages of the process

The precise stages involved in a mortgage vary according to the individual circumstances. However, below are some key stages;

- Take instructions from you and provide initial advice
- Obtain Office Copy Entries from the Land Registry and check the title to the property (also check lease where applicable)
- Obtain a redemption statement for the current mortgage
- Make contact with the mortgage company and receive the mortgage offer
- Check mortgage conditions and mortgage lender criteria
- If no searches are required by the lender then advise you on an indemnity policy

- Send report on mortgage to you
- Check with you for building insurance
- If the property is leasehold, contact the landlord/managing agent for information about the management of the building including ground rent receipts Send out the mortgage deed for signing
- Set up completion date with you and the mortgage company
- Send the completion statement to you
- Send certificate of title to the lender
- Completion will take place
- Send you the funds and obtain indemnity policy where applicable
- Serve notice on the landlord/managing agent
- Register the charge with the Land registry

Contact us

If you would like to discuss your matter with one of our team then either call us on 0203 814 2020 or contact us on enquiries@blasermills.co.uk