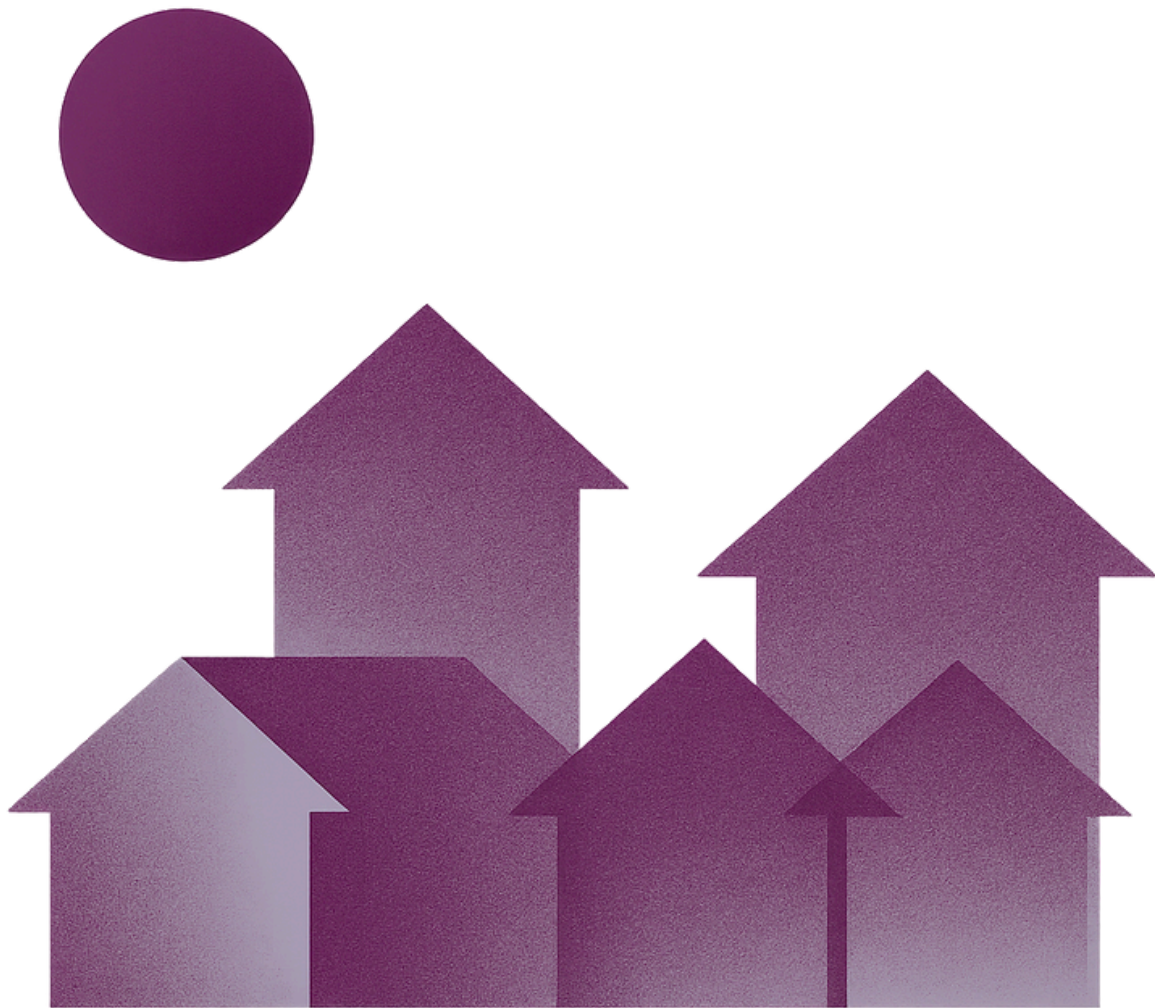


# CONVEYANCING COSTS BUYING A PROPERTY



## TRANSPARENT, FIXED-FEE CONVEYANCING WITH NO HIDDEN EXTRAS

LCF Residential is accredited under the Law Society's Conveyancing Quality Scheme. We provide clear, fixed-fee pricing and keep you informed throughout your transaction.

### What will my property purchase cost?

**All costs detailed below include VAT (the current rate is 20%) except where no VAT is applied. These items are denoted with \***

We work on a fixed-fee basis for properties up to £999,999.99. For properties of £1 million or more, our legal fees are 0.15% of the purchase price (plus VAT).

### Example: Buying a £250,000 freehold property

Item	Amount	VAT	Total
<b>Legal fees</b>	£1,095.00	£219.00	£1,314.00
Anti-money laundering and ID verification (per person)	£25.00	£5.00	£30.00
Stamp duty administration	£75.00	£15.00	£90.00
Bank transfer administration	£28.50	£5.70	£34.20
<b>Disbursements:</b>			
Land Registry search	£7.00	£1.40	£8.40
Bankruptcy search	£6.00	£1.20	£7.20
Search pack	£250.00	£50.00	£300.00
Land Registry fee*	£150.00	n/a	£150.00
Bank transfer fee	£8.50	£1.70	£10.20

<b>Subtotal</b>	<b>£1,645.00</b>	<b>£299.00</b>	<b>£1,944.00</b>
<b>Stamp duty</b>			<b>£2,500.00</b>
<b>Total estimated cost</b>			<b>£4,444.00</b>

*Leasehold properties typically incur additional fees of £360-£900. Your actual costs will depend on your specific circumstances.*

## Our fixed legal fees

<b>Property purchase price</b>	<b>Legal fee (inc VAT)</b>
Up to £199,999.99	£1,260.00
£200,000 - £399,999.99	£1,314.00
£400,000 - £599,999.99	£1,434.00
£600,000 - £799,999.99	£1,554.00
£800,000 - £999,999.99	£1,800.00

## Our legal fees assume:

- 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 property is within England or Wales
- For leasehold properties, this is the assignment of an existing lease and is not the grant of a new lease
- The transaction is concluded in a timely manner and no unforeseen complications arise
- All parties to the transaction are cooperative 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

## What our legal fee includes:

- Reviewing and advising on your purchase contract
- Carrying out property searches and title checks
- Liaising with your mortgage lender
- Managing exchange of contracts and completion
- Registering your ownership with the Land Registry
- Handling stamp duty payment (where applicable)

## Disbursements explained

Disbursements are costs paid to third parties on your behalf. We handle the payment of these disbursements to ensure a smoother process.

### Property searches

Depending on where your property is located, the requirement for different searches and their costs can vary. We estimate searches to cost between £200 and £300 including:

- **Local Authority Search** - checks planning permissions, building regulations, and local authority records affecting the property
- **Drainage and Water Search** - confirms drainage and water supply arrangements for the property
- **Environmental Search** - identifies potential environmental risks such as flooding, contamination, or ground stability issues

Some areas may require further searches such as a coal mining search (currently £49.20).

### Land Registry fees

This is the fee charged by HM Land Registry to register the property in your name. The fee is set by the Land Registry and depends on the purchase price and whether the property is already registered.

Information on these fees can be found at: [www.gov.uk/guidance/hm-land-registry-registration-services-fees](https://www.gov.uk/guidance/hm-land-registry-registration-services-fees)

We will always endeavour to submit applications through the Business Gateway to take advantage of reduced fees. However, where this is not possible (for example, registering a new build property) the higher rate would apply.

### Pre-completion searches

We are required to carry out:

- **Land Registry Priority Search** - £8.40 (inc VAT) - protects your priority to register the property
- **Bankruptcy search** - £7.20 (inc VAT) per person - required when obtaining a mortgage to confirm no bankruptcy orders exist

### Bank transfer fee

£10.20 (inc VAT) - for the secure electronic transfer of completion funds

### Additional costs for leasehold properties

#### Example: Buying a £250,000 leasehold property

Item	Amount	VAT	Total
<b>Legal fees</b>	£1,095.00	£219.00	£1,314.00
Anti-money laundering and ID verification (per person)	£25.00	£5.00	£30.00
Stamp duty administration	£75.00	£15.00	£90.00
Bank transfer administration	£28.50	£5.70	£34.20
<b>Disbursements:</b>			
Land Registry search	£7.00	£1.40	£8.40

Bankruptcy search	£6.00	£1.20	£7.20
Search pack	£250.00	£50.00	£300.00
Land Registry fee*	£150.00	n/a	£150.00
Bank transfer fee	£8.50	£1.70	£10.20
<b>Subtotal</b>	<b>£1,639.00</b>	<b>£297.80</b>	<b>£1,936.80</b>
<b>Stamp duty</b>			<b>£2,500.00</b>
<b>Total estimated cost</b>			<b>£4,436.80</b>

## Additional leasehold disbursements

There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate may apply are set out below. This list is not exhaustive and other disbursements may apply depending on the terms of the lease. We will update you on specific fees upon receipt and review of the lease from the seller's solicitors.

Item	Typical cost (inc VAT where applicable)
Notice of Transfer fee	£144 (Inc VAT)
Notice of Charge fee (if the property is mortgaged)	£144 (Inc VAT)
Deed of Covenant fee	£144 (Inc VAT)
Certificate of Compliance fee	£144 (Inc VAT)

These fees vary from property to property and can on occasions be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

## Stamp duty land tax

Stamp duty depends on the purchase price and your circumstances. The examples above use standard stamp duty calculations, but this may change depending on your own circumstances (for example, if you already own property or are a first-time buyer).

Calculate your stamp duty at: [www.tax.service.gov.uk/calculate-stamp-duty-land-tax](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax)

For properties in Wales: [gov.wales/land-transaction-tax-calculator](http://gov.wales/land-transaction-tax-calculator)

## When costs may increase

Our fees are fixed. However, there may be factors which would typically increase the cost of the fees estimated above. Where there is likely to be any additional cost, we will make sure you are informed of this at the earliest opportunity and a clear estimate of those extra costs will be provided.

Factors that may lead to an increase in cost include:

- If a legal title is defective or part of the property is unregistered
- If you discover building regulations or planning permission has not been obtained
- If crucial documents we have previously requested from you have not been provided to us
- If the property is a new build
- If you are receiving a gifted deposit
- If you are using a Help to Buy ISA or Lifetime ISA
- If you are getting a Help to Buy Equity Loan
- If the property is shared ownership

## What we don't provide

We do not provide tax advice. For specialist tax guidance, you should consult an independent financial adviser.

## Regulatory information and complaints

### Our regulation

LCF Residential is authorised and regulated by the Solicitors Regulation Authority.

**SRA number:** 446540

As an SRA-regulated firm, we maintain professional indemnity insurance and you are protected by the SRA Compensation Fund.

### How to complain

We are committed to providing high-quality legal services. If something goes wrong, we need you to tell us so we can put things right and improve our service.

#### How to make a complaint:

If you are unhappy with any aspect of our service, please follow our [complaints procedure outlined here](https://lcf.co.uk/company-legal/complaint-information) (<https://lcf.co.uk/company-legal/complaint-information>)

### The Legal Ombudsman

If we cannot resolve your complaint to your satisfaction, you can refer it to the Legal Ombudsman:

- **Website:** [www.legalombudsman.org.uk](http://www.legalombudsman.org.uk)
- **Email:** [enquiries@legalombudsman.org.uk](mailto:enquiries@legalombudsman.org.uk)
- **Telephone:** 0300 555 0333
- **Address:** Legal Ombudsman, PO Box 6806, Wolverhampton, WV1 9WJ

You must normally refer your complaint to the Legal Ombudsman within six months of receiving our final response to your complaint and within either:

- Six years of the problem happening, or
- Three years from when you should reasonably have known there was a problem

### **The Solicitors Regulation Authority**

You can also raise concerns about our conduct with the Solicitors Regulation Authority:

**Website:** [www.sra.org.uk/consumers/problems](http://www.sra.org.uk/consumers/problems)

**Telephone:** 0370 606 2555

The SRA investigates concerns about the professional conduct of solicitors and law firms but cannot award compensation.

## **Ready to start your property purchase?**

**Get your instant conveyancing quote online:** [insert URL]

### **Call us:**

- Bradford: 03456 800 277
- Leeds: 0113 244 0876
- Harrogate: 01423 502 211
- Ilkley: 03456 800 277

**Email:** [enquiries@lcf.co.uk](mailto:enquiries@lcf.co.uk)

**Visit our website:** <https://lcf.co.uk>

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LCF Residential is a trading name of LCF Residential Limited, registered in England and Wales.  
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PRICES LAST UPDATED: [INSERT DATE]

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