



Residential Conveyancing - Pricing and Services information

Residential Freehold¹ Property (Purchase)²

Our fees – for a property valued at £225,000 in Cardiff (these are fixed)

• Legal fee (shown separately for sale and purchase if both)	£500.00
• Stamp Duty ³ Land Tax form	£75.00
• VAT on legal fees	£115.00
• Subtotal	£690.00

Search fees⁴

• Search fees	£311.44
• Subtotal	£311.44

Disbursements⁵

• Land Registry fee	£135.00
• Land Registry searches	£7.00
• Electronic money transfer fee	£39.60
• Subtotal	£181.60

¹ If the Tenure is Leasehold then there are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately in the 'Additional Charges for Residential Property' transactions section below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

² Dolmans fees for Residential Sales and Purchases are determined by the value/tenure of the property. In order to obtain details of the fixed fee payable in such a transaction please consider the 'Scale of Charges' set out below.

³ For properties located in Wales, Land Transaction Tax is payable and therefore a Land Transaction Tax return will be required as opposed to a Stamp Duty Land Tax Return.

⁴ Search costs will vary by location.

⁵ 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. The Land Registry fee will increase depending on the valuation of the property and whether it is a first registration.

Stamp duty Land Tax⁶

• Likely stamp duty land tax	£2,000.00
Grand total	£3,183.04

Services included in the above costs

We anticipate that the above fees will cover all the work necessary to complete a purchase transaction, however, we will inform you as soon as we can if additional costs need to be incurred in your matter.

Key stages of the transaction

1. Undertaking searches, investigating title and reporting thereon
2. Exchange of contracts
3. Completion
4. Registration of title

Timescales

We anticipate that a transaction of this type will take 2-3 months. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a constructed new build property with a mortgage in principle, it could take 8 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 4 months. In such, a situation additional charges would apply.

Scale of Charges⁷

Residential Sales

Price	Freehold	Leasehold
Up to £150,000.00	£400 + VAT	£500 + VAT
£151,000 to £200,000	£450 + VAT	£550 + VAT
£201,000 to £250,000	£500 + VAT	£600 + VAT
£251,000 to £350,000	£550 + VAT	£650 + VAT

⁶Stamp Duty Land Tax/Land Transaction Tax are determined by the value of the property and whether any relief (for example first time buyers relief for properties in England) or the additional 3% rate is applicable in the particular circumstances. Details of these particular fees and charges will be provided within your bespoke individual quotation if you wish to instruct Dolmans to act on your behalf. You can calculate the amount you will need to pay by using HMRC's website [here](#) or if the property is located in Wales by using the Welsh Revenue Authority's website [here](#).

⁷ 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 and no indemnity policies are required. Additional disbursements may apply if indemnity policies are required. If it is a Leasehold purchase that the transaction is an assignment of an existing lease and not the grant of a new lease.

£351,000 to £500,000	£600 + VAT	£700 + VAT
£500,000 to £750,000	£675 + VAT	£775 + VAT
£750,000 to £1,000,000	£750 + VAT	£850 + VAT

Residential purchases

Price	Freehold	Leasehold
Up to £150,000	£400 & £75 sdt + VAT	£525 & £75 sdt + VAT
£151,000 to £200,000	£450 & £75 sdt + VAT	£575 & £75 sdt + VAT
£201,000 to £250,000	£500 & £75 sdt + VAT	£625 & £75 sdt + VAT
£251,000 to £350,000	£550 & £75 sdt + VAT	£675 & £75 sdt + VAT
£351,000 to £500,000	£600 & £75 sdt + VAT	£725 & £75 sdt + VAT
£500,000 to £750,000	£675 & £75 sdt + VAT	£800 & £75 sdt + VAT
£750,000 to £1,000,000	£750 & £75 sdt + VAT	£825 & £75 sdt + VAT

Additional Charges for Residential Property transactions

- For Unregistered property sales/purchases – Add £50 + VAT (note that the registration fee will be higher as there is no reduction available for electronic application)
- Purchases with Help to Buy ISA - Add £50 + VAT
- New Build – At Leasehold rates
- Declaration of Trust (simple in conjunction with Purchase) - £150 + VAT
- Remortgage (without Transfer of Equity) - £400 + VAT
- Remortgage (with Transfer of Equity) - £450 + VAT
- Transfer of Equity - £400 + VAT
- Anticipated Disbursements in Leasehold properties⁸
 - Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £10-£150 + VAT.
 - Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £10 and £150 + VAT.
 - Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £100 and £250 + VAT .
 - Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £100 – £200 + VAT .
 - Lease extension - £450.00 + VAT.

⁸ 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 sight of your specific documents. You should also be aware that ground rent and service charge 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.

- LPE1 sales pack from Freeholder - To be confirmed upon instructions from Freeholder, as can range between £100 – £300 + VAT.