

Druitts Solicitors have been helping people move home in Bournemouth, Poole and Dorset for over 185 years.

We pride ourselves on the fact that our clients return to us again and again each time they move and also recommend their family and friends to us.

Our residential conveyancing charges are set out in the following pages. The costs associated with conveyancing work are made up of 3 elements:

1. Our fees for the legal work we undertake – estimates of our fees for the legal work we undertake relating to the following types of transaction are set out in the following pages:

Page 3	Purchase of a freehold residential property
Page 7	Sale of a freehold residential property
Page 10	Purchase of a leasehold residential property
Page 15	Sale of a leasehold residential property
Page 18	Mortgage/remortgage of a residential property
Page 21	Transfer of ownership of a residential property

2. Disbursements – these are payments relating to the conveyancing transaction which are payable to third parties and which we make on your behalf. Further details are below.
3. VAT – all VAT is charged at the current rate of 20%. VAT is always charged on our legal fees. Some disbursements can also attract VAT. The disbursements set out in the following pages indicate whether VAT is payable on them.

There are several variables which can affect the conveyancing process. We have outlined the usual costs associated with residential conveyancing transactions in the following pages. For a more tailored conveyancing quote relative to your personal circumstances then please contact Chris Clifford by email chris.clifford@druitts.co.uk or by telephone on 01202 551863.

Occasionally, circumstances arise or come to light once you have instructed us which may require us to review our fee estimate e.g. if it becomes apparent that a legal title is defective or part of the property is unregistered or if we discover that building regulations or planning permission has not been obtained. Similarly,

our disbursement estimate may need reviewing e.g. if additional searches are required or if managing agent's fees are payable relating to leasehold properties. If anything affects the costs relating to your matter, we will always let you know as soon as possible and provide you with an update to the likely legal fees and disbursements.

Who will be dealing with the matter?

Residential conveyancing is handled by Chris Clifford, a Solicitor/Director with over 25 years' conveyancing experience. Kay Donalson, a Solicitor/Director of Druitts, is responsible for supervision. Kay Donalson has over 36 years' legal experience.

Purchase of a freehold residential property

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 dealing 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.

We have set out our costs below. For a personalized quote including Stamp Duty or Land Tax payable please contact us by email or telephone and we will be happy to help.

The cost of purchasing a property is made up of the legal fee for our work plus VAT at 20%, any supplementary fees plus vat @ 20% and disbursements as set out below. If VAT applies to the disbursements that is also set out below.

Legal Fees

Our legal fees are relative to the purchase price as set out in the table below:

Purchase Price (£)	Legal Fee (not including VAT)	Legal Fee (including VAT at 20%)
0 – 200,000	1,395	1,674
200,001 – 300,000	1,445	1,734
300,001 – 400,000	1,495	1,794
400,001 – 500,000	1,545	1,854
500,001 – 600,000	1,645	1,974
600,001 – 700,000	1,645	1,974
700,001 – 800,000	1,745	2,094
800,001 – 900,000	2,045	2,454
900,001 – 1,000,000	2,195	2,574
1,000,001 +	2,700	3,240

Supplementary Fees

- Electronic money transfer fee £30.00 plus VAT @ 20%
- Fee for acting for the mortgage lender on your purchase £75.00 plus VAT @ 20%
- SDLT Form completion fee £75.00 plus VAT @ 20%
- If money is gifted by a Third Party then this will incur a charge of up to £150 per gift giver

Disbursements

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

Anti-Money Laundering Search	£16.80 including VAT @ 20%
Bankruptcy Search	£9.00 including VAT @ 20%
Environmental Search	£82.40 including VAT @ 20%
Local Authority Search	£132.70 including VAT @ 20%
Land Registry Official Search	£10.20 including VAT @ 20%
Water and Drainage Search	£57.80 including VAT @ 20%
SDLT Submission Fee	£12.00 including VAT @ 20%
Land Registry Fee	£20 - £500

Total Cost

The total cost charged = our Legal Fee + VAT (20%) + Supplementary Fees + VAT (20%) + Disbursements (excluding Stamp Duty or Land Tax – see below)

Estimated total (excluding Stamp Duty or Land Tax – see below): £2230.64 – £4276.90 including VAT at 20%

Land Registry Fee

This depends on the purchase price of your property. You can calculate the amount you need to pay using the government website for properties located in England and Wales <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> .

Stamp Duty or Land Transaction Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) if the property is located in England or if the property is located in Wales by using the [Welsh Revenue Authority's website](#).

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 12-24 weeks.

It can be quicker or slower, depending on the number of parties in the chain and how complicated the transactions are. For example, if you are a first-time buyer, purchasing a new build property with a mortgage in principle, it could take 8 weeks. However, if there is a chain and someone in the chain is buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 15 – 30 weeks.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, key stages include:

- 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
- Advise you on joint ownership, if appropriate
- Send final contract to you for signature
- Draft Transfer
- Obtain pre-completion searches

- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Undertake pre completion searches
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Transaction 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 complications 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.

Sale of a freehold residential property

Our fees cover all of the work* required to complete the sale of your home.

We have set out our costs below. For a personalised quote please contact us by email or telephone and we will be happy to help.

The cost of selling a property is made up of the legal fee for our work plus VAT at 20%, any supplementary fees plus vat @ 20% and disbursements as set out below. If VAT applies to the disbursements that is also set out below.

Legal Fees

Our legal fees are relative to the sale price as set out in the table below:

Sale Price (£)	Legal Fee (not including VAT)	Legal Fee (including VAT at 20%)
0 – 200,001	1,345	1,614
200,001 – 300,000	1,345	1,614
300,001 – 400,000	1,445	1,734
400,001 – 500,000	1,445	1,734
500,001 – 600,000	1,545	1,854
600,001 – 700,000	1,645	1,974
700,001 – 800,000	1,750	2,100
800,001 – 900,000	1,950	2,340
900,001 – 1,000,000	1,950	2,340
1,000,001 +	2,450	2,940

Supplementary Fees

- Electronic money transfer fee £30.00 plus VAT @ 20%

Disbursements

Disbursements are costs related to your matter that are payable to third parties such as anti-money laundering searches and charges made by the Land Registry for official copies of the Register. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Anti-Money Laundering Search	£16.80 including VAT @ 20%
Land Registry Official Copies	£20.40 including VAT @ 20%

Total Cost

The total cost charged = our Legal Fee + VAT (20%) + Supplementary Fees + VAT (20%) + Disbursements

Estimated Total - £1,687.20 - £3,013.20 including VAT at 20%

How long will my house sale take?

How long it will take from your offer being accepted until completion of your sale will depend on a number of factors. The average process takes between 12-24 weeks.

It can be quicker or slower, depending on the number of parties in the chain and how complicated the transactions are.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. We have listed some key stages which may be in the house sale process:

- Take your instructions and give you initial advice
- Send you the initial sale forms to complete
- Prepare and send the contract and supporting documents to the purchaser's solicitor
- Obtain further documentation if required
- Respond to any enquiries from the purchaser's solicitor
- Send final contract to you for signature
- Draft Transfer
- Agree completion date (date from which you no longer own the property)
- Exchange contracts and notify you that this has happened
- Complete sale

- Repay any mortgage on the property and estate agents fees (if applicable)
- Distribute the proceeds of the sale as required

* 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 complications 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.

Purchase of a leasehold residential property

Our fees cover all the work* required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing 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.

We have set out our costs below. For a personalised quote including Stamp Duty or Land Tax payable please contact us and we will be happy to help.

The cost of purchasing a property is made up of the legal fee for our work plus VAT at 20%, any supplementary fees plus vat @ 20% and disbursements as set out below. If VAT applies to the disbursements that is also set out below.

Legal Fees

Our legal fees are relative to the purchase price as set out in the table below:

Purchase Price (£)	Legal Fee (not including VAT)	Legal Fee (including VAT at 20%)
0 – 200,000	1,650	1,980
200,001 – 300,000	1,650	1,980
300,001 – 400,000	1,750	2,100
400,001 – 500,000	1,850	2,220
500,001 – 600,000	1,950	2,340
600,001 – 700,000	2,050	2,460
700,001 – 800,000	2,050	2,460
800,001 – 900,000	2,050	2,460
900,001 – 1,000,000	2,250	2,700
1,000,000 – 1,200,00	2,700	3,240
1,200,001 +	3,700	4,440

Supplementary Fees

- Electronic money transfer fee £30.00 plus VAT @ 20%
- Fee for acting for the mortgage lender on your purchase £75.00 plus VAT @ 20%
- SDLT Form completion fee £75.00 plus VAT @ 20%
- If money is gifted by a Third Party then this will incur a charge of up to £150 per gift giver.

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees and Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. 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 below. This list is not exhaustive and other disbursements may apply depending on the terms of the lease. We will update you on the specific disbursements upon receipt and review of the lease and other documents from the seller's solicitors.

Anti-Money Laundering Search	£16.80 including VAT @ 20%
Bankruptcy Search	£9.00 including VAT @ 20%
Environmental Search	£82.40 including VAT @ 20%
Local Authority Search	£132.70 including VAT @ 20%
Land Registry Official Search	£10.20 including VAT @ 20%
Water and Drainage Search	£57.80 including VAT @ 20%
SDLT Submission Fee	£12.00 including VAT @ 20%
Land Registry Fee	£20 - £500

Additional Anticipated Leasehold Disbursements (where applicable VAT is included at 20%)

These fees vary from property to property and can on occasion be significantly more than the ranges given below. We can give you an accurate figure once we have received and reviewed your documents.

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £90 - £125.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £90 - £125.
- Deed of Covenant fee – This fee is provided by the management company for the property. Often the fee is between £100 - £150.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease. Often the fee is between £90 – £120.

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.

Total Cost

The total cost charged = our Legal Fee + VAT (20%) + Supplementary Fees + VAT (20%) + Disbursements (excluding Stamp Duty or Land Tax – see below)

Estimated total (excluding Stamp Duty or Land Tax – see below) £2,906.30 - £5,996.90 including VAT at 20%

Land Registry Fee

This depends on the purchase price of your property. You can calculate the amount you need to pay using the government website for properties located in England and Wales <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> .

Stamp Duty Land Tax or Land Transaction 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](#) if the property is located in England or if the property is located in Wales by using the [Welsh Revenue Authority's website](#).

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 12-24 weeks.

It can be quicker or slower, depending on the number of parties in the chain and how complicated the transactions are. For example, if you are a first-time buyer, purchasing a 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 15 – 30 weeks. In such situations additional charges would apply.

Stages of the process

The precise stages involved in the purchase of a residential leasehold property vary according to the circumstances. However, key stages include:

- 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
- Send final contract to you for signature
- Draft Transfer
- Advise you on joint ownership if appropriate
- Obtain pre-completion searches
- 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 Transaction 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

- this is the assignment of an existing lease and is not the grant of a new lease. Additional fees will apply if a new lease has to be granted. These will be notified to you once the situation is known.
- the transaction is concluded in a timely manner and no unforeseen complications 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.

Sale of a leasehold residential property

Our fees cover all of the work* required to complete the sale of your home.

We have set out our costs below. For a personalised quote please contact us by email or telephone and we will be happy to help.

The cost of selling a property is made up of the legal fee for our work plus VAT at 20%, any supplementary fees plus vat @ 20% and disbursements as set out below. If VAT applies to the disbursements that is also set out below.

Legal fees

Our legal fees are relative to the sale price as set out in the table below:

Sale Price (£)	Legal Fee (not including VAT)	Legal Fee (including VAT at 20%)
0 – 200,000	1,495	1,794
200,001 – 300,000	1,495	1,794
300,001 – 400,000	1,595	1,864
400,001 – 500,000	1,695	2,034
500,001 – 600,000	1,795	2,154
600,001 – 700,000	1,995	2,394
700,001 – 800,000	2,095	2,514
800,001 – 900,000	2,095	2,514
900,001 – 1,000,000	2,200	2,640
1,000,001 – 1,200,000	2,700	3,240
1,200,001 +	3,200	3,840

Supplementary Fees

- Electronic money transfer fee £30.00 plus VAT @ 20%

Disbursements

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.

Anti-Money Laundering Search	£16.80 including VAT @ 20%
Land Registry Official Copies	£20.40 including VAT @ 20%
Managing Agents Fees (Estimated)	£300 including VAT @ 20%

Total Cost

The total cost charged = our Legal Fee + VAT (20%) + Supplementary Fees + VAT (20%) + Disbursements

Estimated Total - £2,169.20 - £4,215.20 including VAT at 20%

How long will my house sale take?

How long it will take from your offer being accepted until completion of your sale will depend on a number of factors. The average process takes between 12-24 weeks.

It can be quicker or slower, depending on the number of parties in the chain and how complicated the transactions are e.g. if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer, between 15 – 30 weeks. In such situations additional charges would apply.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. We have listed some key stages which may be in the house sale process:

- Take your instructions and give you initial advice
- Send you the initial sale forms to complete
- Prepare and send the contract and supporting documents to the purchasers solicitor
- Obtain further documentation if required
- Respond to any enquiries from the purchaser's solicitor
- Send final contract to you for signature
- Draft Transfer
- Agree completion date (date from which you no longer own the property)
- Exchange contracts and notify you that this has happened
- Complete sale
- Repay any mortgage on the property and estate agents fees (if applicable)
- Distribute the proceeds of the sale as required

* 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
- 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 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.

Mortgage/Remortgage of a residential property

Our fees cover all of the work* required to mortgage/remortgage your freehold/leasehold home.

We have set out our costs below. For a personalised quote please contact us by email or telephone and we will be happy to help.

The cost of mortgaging or remortgaging a property is made up of the legal fee for our work plus VAT at 20%, any supplementary fees plus vat @ 20% and disbursements as set out below. If VAT applies to the disbursements that is also set out below.

Legal Fees

We charge £950 plus VAT @ 20% (£1140 in total) for freehold property.

We charge £1150 plus VAT @ 20% (£1380 in total) for leasehold property.

Supplementary Fees

- Electronic money transfer fee £30.00 plus VAT @ 20%

Disbursements

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. There is no VAT payable on the disbursements listed below.

Anti-Money Laundering Search	£16.80 including VAT @ 20%
Bankruptcy Search	£9.00 including VAT @ 20%
Environmental Search	£82.40 including VAT @ 20%
Local Authority Search	£132.70 including VAT @ 20%
Land Registry Official Copies	£10.20 including VAT @ 20%
Land Registry Official Search	£20.40 including VAT @ 20%
Water and Drainage Search	£57.80 including VAT @ 20%

SDLT Submission Fee	£12.00 including VAT @ 20%
Land Registry Fee	£20 - £500

Total Cost

The total cost charged = our Legal Fee + VAT (20%) + Supplementary Fees + VAT (20%) + Disbursements

Estimated total: £1,537.30 - £2,257.30 including VAT at 20%

Land Registry Fee

This depends on the amount of your mortgage. You can calculate the amount you need to pay using the government website for properties located in England and Wales <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> .

How long will my mortgage/remortgage take?

The average process takes between 12 to 24 weeks.

Stages of the process

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

- Take your instructions and give you initial advice
- Check finances are in place to fund the remortgage including the redemption of the existing mortgage if applicable
- Receive and advise on mortgage offer
- Carry out searches
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final documents to you for signature
- Agree completion date
- Arrange for all monies needed to be received from lender and you
- Complete remortgage and redeem existing mortgage
- Deal with application for registration at Land Registry

*Our fee assumes that:

- this is a standard transaction with the property being held under one single title 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 complications arise
- this is a property occupied by you, or is vacant and not already let under a tenancy agreement
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Transfer of ownership of a residential property

Our fees cover all of the work* relating to a transfer of ownership or transfer of equity and including gifts of shares in a property, the removal or addition of legal owners, or changes in ownership, following death or divorce, of your freehold/leasehold home.

We have set out our costs below. For a personalised quote please contact us by email or telephone and we will be happy to help.

The costs relating to a transfer of ownership or transfer of equity are made up of the legal fee for our work plus VAT at 20%, any supplementary fees plus vat @ 20% and disbursements as set out below. If VAT applies to the disbursements that is also set out below.

Legal Fees

We charge £950 plus VAT (20%) (£1140 in total) for freehold property

We charge £1150 plus VAT @ 20% (£1380 in total) for leasehold property

Supplementary Fees

- Electronic money transfer fee £30.00 plus VAT @ 20%
- Fee for acting for the mortgage lender £75.00 plus VAT @ 20%
- SDLT Form completion fee £75.00 plus VAT @ 20%
- If money is gifted by a Third Party then this will incur a charge of up to £150 per gift giver

Disbursements

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. There is no VAT payable on the disbursements listed below.

Anti-Money Laundering Search	£16.80 including VAT @ 20%
Land Registry Official Copies	£10.20 including VAT @ 20%

Land Registry Official Search	£10.20 including VAT @ 20%
SDLT Form Submission fee	£12.00 including VAT @ 20%
Land Registry Fee	£ 20 - £500

Total Cost

The total cost charged = our Legal Fee + VAT (20%) + Supplementary Fees + VAT (20%) + Disbursements (excluding Stamp Duty or Land Tax – see below)

Estimated Total: £1,425.20 - £2,145.20 including VAT at 20%

Land Registry fees

When transferring a property, it will be necessary to check and then register the change of ownership of the property at the Land Registry following completion. The Land Registry charges fees based on the value and type of property and any money which has been paid for a share of ownership. We will assist you in working out what the Land Registry fees will be but you can obtain an estimate at the government's website here: <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

Stamp Duty Land Tax or Land Transaction Tax

This is payable on most property purchases and some transfers of ownership. It depends on the purchase price of the share of the property (if any), the amount outstanding on any mortgage (if any) and your personal circumstances. You can calculate the amount you will need to pay by using [HMRC's website](#) if the property is located in England or if the property is located in Wales by using the [Welsh Revenue Authority's website](#). In some circumstances we may recommend that you take specialist tax advice where we consider that it would be prudent for you to do so.

How long will the transfer take?

The average process takes between 4-8 weeks

Stages of the process

The precise stages involved in the transfer of ownership of a residential property vary according to the circumstances. We have listed some key stages that may be in the process:

- Take your instructions and give you initial advice

- Prepare and advise upon the legal documents and arrange for you to sign them
- Complete the transfer
- Apply to register the transfer at the Land Registry

*Our fee assumes that:

- this is a standard transaction with the property being held under one single title 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 complications arise
- this is a property occupied by you, or is vacant and not already let under a tenancy agreement