

O'Neill Patient Solicitors LLP									
Average Conveyancing Fees December 2018									
Department	Area	Fees - different levels	VAT on fees	Total	Disbursements (Third party Expenses) **	Vat on disbursements	Total	Other fees	
RESIDENTIAL CONVEYANCING	Freehold Sale	£656.17	£131.23	£787.40	£9.79	£1.96	£11.75	As quoted.	
	Freehold Purchase	£793.67	£158.73	£952.40	£203.17*	£40.63	£243.80	As quoted.	
	Leasehold Sale	£951.79	£190.35	£1,142.14	£14.79	£2.96	£17.75	As quoted.	
	Leasehold Purchase	£1,089.29	£217.85	£1,307.14	£203.17*	£40.63	£243.80	As quoted.	
	RE-MORTGAGE	Re-mortgage	£436.02	£87.18	£523.20	£2.50*	£0.50	£3.00	As quoted.

\*Stamp Duty Land Tax (SDLT) for properties registered in England:

In respect of a purchase transaction in addition to the Disbursements (Third party Expenses) you must pay Stamp Duty Land Tax (SDLT) if you buy a property or land that is registered in England over a certain price, the current SDLT threshold is £125,000 for residential properties, however different rules apply if you are buying your first home.

Use the link provided to take you to the HMRC Stamp Duty Land Tax Calculator to work out your Stamp Duty liability: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

Land Transaction Tax (LLT) for properties registered in Wales:

In respect of a purchase transaction in addition to the Disbursements (Third party Expenses) you must pay Land Transaction Tax (LLT) if you buy a property or land that is registered in Wales over a certain price, the current SDLT threshold is £180,000 for residential properties.

Use the link provided to take you to the Welsh Government Land Transaction Tax calculator to work out your Land Tax liability: <https://lftcalculator.wra.gov.wales/>

Land Registry Fees:

When purchasing land or property that is unregistered it must be registered for the first time when you take ownership of it or mortgage it.

Use the link provided to work out the cost of registering land or property for the first time <https://www.gov.uk/registering-land-or-property-with-land-registry/register-for-the-first-time>

Land Registry Fees are payable for all purchase and remortgage transactions in addition to the Disbursements (Third party Expenses) , Use the link provided to work out the applicable fee to your transaction: <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

\*\*Disbursements can vary depending on the nature of your transaction . The average disbursement figures above consist of Property Searches (Purchase only), ID /Bankruptcy checks and obtaining title rights and documentation from HMLR (Sale & Re-mortgage only)