

Purchasing a Freehold 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 Land Transaction Tax (Land Tax) if the property is in Wales or Stamp Duty Land Tax (Stamp Duty) if the property is in England.

Why Choose Francis & Buck?

- All matters are overseen by a qualified solicitor, keeping you in safe hands.
- We are specialists in conveyancing with over 30 years' experience and with a wealth of local knowledge and an excellent reputation.
- We offer a direct and personal service. No call centres, just easily contactable, friendly faces, on the phone or in person.
- We always have you in mind so that whether you are speaking to an assistant or partner we aim to ensure that you receive the highest possible service throughout your transaction.

For more information on our solicitors and support staff please click [here](#).

Average Conveyancing Fees (please note that this is not a quote and is simply an illustration). To receive a fully personalised quote please complete our [online quote form](#) or call 029 2034 4995.

Cost of Property	Average Conveyancing Fee
Up to £400,000	£1250 plus VAT @ 20%
£400,000 - £600,000	£1350 plus VAT @ 20%
£600,000 - £800,000	£1550 plus VAT @ 20%
£800,000 - £1,000,000	£1750 plus VAT @ 20%
£1,000,000+	On application

Breakdown of costs not included in the above:

- ID Check £25.00 plus VAT at 20% (*if we act for you on a sale and a purchase, we will only charge this once*)
- Lawyer Check
- Stamp Duty/Land Tax Admin Fee £50.00 plus VAT at 20%

- Conveyancing Searches £220.00* plus VAT at 20% (*this is an average and could be higher or lower depending on where you are purchasing)
- Obtaining Official Copy of Title Deeds £15.00
- Same-Day Bank Transfer Fee (CHAPS) £35.00 plus VAT at 20%
- Land Registry and Bankruptcy Searches £14.00
- Contribution to Professional Indemnity Insurance £50.00 plus VAT at 20%

Subtotal of standard costs not included in our Conveyancing Fee: £350.00 plus VAT at 20% (Please note that this is not a quote but is simply an illustration. To receive a fully personalised quote please complete our [online quote form](#) or call 029 2034 4995.)

Disbursements/Third Party Costs

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.

If required, these costs are not included in our Conveyancing Fee.

- Land Registry Fee (*average cost, [dependant on purchase price](#)*)
- Stamp Duty/Land Tax – This depends on the purchase price of your property, and whether you own or have an interest in another. You can calculate the amount you will need to pay by [by using the Welsh Revenue Authority's website](#) or the [HMRC's website](#) or if the property is located in England.

Example of Estimated Total*

For example, if you are looking to purchase a £495,000 property in Wales, **the estimated total** (including required disbursements/third party) would be around: **£19,757.24**

*There are a range of factors that could increase the cost of our service. For example:

- *If legal title is defective or part of the property is unregistered.*
- *If we discover building regulations or planning permission has not been obtained.*
- *If crucial documents we have requested from you or a third party have not been provided.*
- *New Build properties / developer engrossment fees*

- *If we need to obtain Indemnity Insurance Policy (if required) £30 + VAT at 20% (Policy premium paid by client and varies based on purchase price).*
- *Help to Buy Wales Equity Loan.*
- *For a full list of other possible additional charges please contact us*

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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 around 8-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a Help to Buy mortgage in principle, it could take 12-18 weeks.

Key stages of the process

The precise stages involved in the **purchase of a freehold residential property** vary according to the circumstances. However, below we have suggested some common key stages:

- 1. Take your instructions and send out initial paperwork**
- 2. Check finances are in place to fund purchase and contact lenders if needed**
- 3. Receive and advise on contract documents**
- 4. Carry out searches**
- 5. Obtain further planning documentation if required**
- 6. Make any necessary enquiries of seller's solicitor**
- 7. Give you advice on all documents and information received**
- 8. Go through conditions of mortgage offer with you**
- 9. Advise on joint ownership**
- 10. Send final contract to you for signature**
- 11. Agree completion date (date from which you own the property)**
- 12. Finalise and agree financial statements**
- 13. Exchange contracts**
- 14. Arrange for all monies needed to be received from lender and you**
- 15. Obtain pre-completion searches**
- 16. Complete purchase**
- 17. Deal with payment of Stamp Duty/Land Tax**
- 18. Deal with application for registration at Land Registry**

19. Once registered at Land Registry we will send details to you and any lender

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Please be aware that our pricing is subject to revision.