Shacklocks LLP
Solicitors & Investment Advisors

SAMPLE QUOTE

PURCHASE OF RESIDENTIAL FREEHOLD REGISTERED PROPERTY

PURCHASE PRICE £250,000

This sample quote is for a straightforward sale of a residential property where the land is already registered with the Land Registry. It is for illustration and is not binding. For examples of the circumstances where further charges or disbursements may apply please see the 'What Factors Affect the Price?' section on our website.

Our legal fees will be different if your property purchase price is more or less than £250,000 and the disbursements will vary according to the property purchase price and area. Please contact us if your property purchase is greater or less than £250,000 and we will be delighted to give you a personalised quote.

Our Legal Fees	£1,420.00
Administrative Charge for Bank Transfer	£40.00
Legal Fee for dealing with Stamp Duty Land Tax return (where applicable)	£100.00
Administrative Charge for Bank Transfer to HMRC for Stamp Duty Land Tax (where applicable)	£40.00
Administrative charge for bank transfer to pay property searches	£30.00
VAT @ 20%	£326.00
<u>Disbursements (payments to others)</u>	
Land Registry Registration Fee (no vat)	£150.00
Land Registry Official Search	£7.00
Bankruptcy Search	£6.00
Local Search, Drainage Search, Mining Search & Environmental Search	£208.34
VAT @ 20%	£44.27
TOTAL	**£2,371.61**

For a purchase at £250,000 Stamp Duty Land Tax will usually be payable although there are various reductions and exemptions, for example for first time buyers. You can ascertain the amount by using HM Revenue & Customs calculator here: https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro