

Bargate Murray Fees – Property Purchase

Our costs 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.

Bargate Murray Professional Fees

- Our professional fee for legal services (plus VAT) depends on the purchase price, but are normally between 02% - 0.35% of the purchase price. This is excluding any VAT or additional third party disbursements.

Disbursements

Disbursements are for invoices payable to third parties, such as invoices payable for search fees, Land Registry Charges etc. These third party invoices are passed on to you as a disbursement and we will ensure that all disbursements are itemised on our invoices to you. The list below sets out the disbursements which we expect to apply when purchasing your property, however, other disbursements may be incurred from time to time.

- HM Land Registry fee: This fee depends upon the purchase price please check [HMLR website](#) for their fees
- Search fees: £229.06, based on the standard search pack
- Electronic money transfer fee: £20.00
- Anti-Money Laundering search fee: £5.00
- Land Charges search: £2.00 per name
- Land Registry search: £3.00 per title

The amounts mentioned above are excluding any VAT or other applicable taxes.

Anticipated Disbursements**

- Notice of Transfer fee – This fee, if chargeable, is set out in the lease. Often the fee is between £50 to £150.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50 to £150.
- 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 £150 and £500.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £150 to £500

**The fees listed above vary from property to property, and can, on occasion, be significantly more than the ranges given as these are not our fees, and we have no control over the amount that managing agents will charge. We will be able to give you a more accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

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

How long will my house purchase take?

The process of purchasing a property will depend on several factors, but the average process usually takes between 4-6 weeks.

We have listed the key stages involved in the purchase of a residential property, however these stages will vary according to your circumstances:

- Take your instructions and give you initial advice
- Obtain signed instruction documents and monies on account
- Deal with KYC and obtain sufficient identification documents from client
- Check finances are in place to fund purchase
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Advise on all documents and information received
- Go through conditions of mortgage offer
- Send final contract to you for signature
- Advise you on joint ownership (if applicable)
- Obtain pre-completion searches
- Agree completion date
- Exchange contracts and notify you that this has happened
- Prepare statement of account and bill
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

* Our fee assumes that:

- a) 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;
- b) this is the assignment of an existing lease and is not the grant of a new lease;

- c) all parties to the transaction are co-operative and there are no unreasonable delays from third parties providing documentation;
- d) no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Bargate Murray Fees – Property Sale

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

Bargate Murray Professional Fees

- Our professional fees for legal services (plus VAT) depend on the sale price, but are normally between 02% - 0.35% of the sale price. This is excluding any additional third party disbursements.

Disbursements

Disbursements are payments that need to be made to third parties on your behalf, such as copying charges, postage charges, courier fees etc. These third party invoices are passed on to you as a disbursement and we will ensure that all disbursements are itemised on our invoices to you. The list below sets out the disbursements which we expect to apply, however, other disbursements may need to be paid, depending on the circumstances.

- Electronic money transfer fee: £20.00
- Anti-Money Laundering search fee: £5.00
- Office Copies: £3.00 per document

The amounts mentioned above are excluding any VAT or other applicable taxes.

Anticipated Disbursements****

- Leasehold/Management pack: This fee is provided by the management company for the property. Often it is between £150 and £500, however we will provide you with an accurate figure once it is confirmed to us

****The fees listed above vary from property to property, and can, on occasion, be significantly more than the ranges given as these are not our fees, and we have no control over the amount that managing agents will charge. We will be able to give you a more accurate figure once we have sight of your specific documents.

How long will my house purchase take?

The process of selling a property will depend on several factors, however the average process usually takes between 4-6 weeks.

We have listed the key stages involved in the sale of a residential property, however these stages will vary according to the circumstances:

- Take your instructions and give you initial advice
- Obtain signed instruction documents and monies on account from client
- Deal with KYC and obtain sufficient identification documents from client
- Obtain completed and signed Protocol forms
- Obtain up to date office copies, file plan and lease (if leasehold)
- Issue draft contracts to the buyer solicitors
- Obtain a redemption statement from Lender (if property mortgaged)

- Obtain leasehold pack from freeholder/managing agent (if leasehold)
- Reply to any enquiries from the buyer's solicitor
- Send the client any replies that should be answered by the seller
- Receive replies from client and forward to buyer solicitors
- Send final contract to you for signature
- Agree completion date
- Exchange contracts and notify you that this has happened
- Prepare Statement of Account and bill
- Send Transfer to client for signature (after drafted by buyer solicitors)
- Prepare documents for completion
- Obtain final redemption statement (if applicable)
- Complete
- Redeem the existing charge (if applicable)
- Pay the Estate Agent (if applicable)
- Forward the net sale proceeds to the client

***Our fee assumes that:

- a) 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;
- b) this is the assignment of an existing lease and is not the grant of a new lease;
- c) all parties to the transaction are co-operative and there are no unreasonable delays from third parties in providing documentation;
- d) no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.