

Buying or selling a home is one of the most stressful moments in anyone's life. CWJ will do our utmost to make matters clear and easy for you, removing as much of your stress as possible.

1. BUYING YOUR HOME

	PURCHASE PRICE	OUR FEES + VAT
For a freehold purchase	£0 - £500,000	£1,000
	£500,000 - £750,000	£1,200
	£750,000 - £1,000,000	£1,500
For a leasehold purchase	£0 - £750,000	£1,300
	£750,000 - £1,000,000	£1,500

N.B. For properties over £1,000,000 please contact us. If a mortgage lender is involved we reserve the right to charge a further £250 + VAT.

Please note the above prices are estimates based on our considerable experience over many years and taking into account the high level of service we offer which will include a one to one meeting with you. If additional work is required then we will discuss this with you, at that time.

Searches against the property

In addition to our fees, there will be the following expenses (disbursements) which are not subject to VAT and which we pay on your behalf. Your searches will be: Local Authority, Drainage and Water, Environmental and Chancel. The cost for these is approximately £350, but is dependent upon the area in which your property is in.

Below are some tables showing HM Land Registry Fees and Stamp Duty Land Tax.

PROPERTY VALUE	LAND REGISTRY FEE		STAMP DUTY RANGE	% PAYABLE
	Online Fee	Higher Fee	This is a complicated calculation, therefore, we recommend visiting the HM Revenue & Customs Stamp Duty Land Tax calculator: www.hmrc.gov.uk/tools/sdlt/land-and-property.htm or speak to a member of our team for an accurate figure.	
£0-£80,000	£20	£40	£0 - £125,000	0%
£80,000+ £100,000	£40	£80	£125,000 + £250,000	Nothing on first £125k, then 2% on the difference up to £250k
£100,000+ £200,000	£95	£190	£250,000 + £925,000	The above tier applies, then 5% on the difference up to £925k
£200,000+ £500,000	£135	£270	£925,000 + £1,500,000	The above tiers apply, then 10% on the difference up to £1.5m
£500,000+ £1,000,000	£270	£540	£1,500,000+	The above tiers apply, then, 12%
£1,000,000+	£455	£910		
The Land Registry has reduced charges for transactions that can be filed online. The higher fees may apply if your transaction cannot be filed online.				



Clarkson Wright & Jakes Ltd
Solicitors and Notaries

2. SELLING YOUR HOME

TYPE OF SALE	SELLING PRICE	OUR FEES + VAT
For a freehold sale	£0 - £500,000	£800 - £950
	£500,000 - £1,000,000	£1,000 - £1,200
For a leasehold sale	£0 - £500,000	£900 - £1,200
	£500,000 - £1,000,000	£1,200 - £1,500

Please note the above prices are estimates based on our experience over many years. If additional work is required then we will discuss this with you, at that time.

1. For properties of £1,000,000+ please contact us.
2. We will need to obtain a copy of your title from the Land Registry and the current fee is **£6**.
3. Where there is a mortgage to repay a Telegraphic Transfer fee of **£35 + VAT** applies.

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