

## Fee Transparency – Residential Property Purchases

At Neale Turk Rochfort Solicitors, we are committed to offering clear, transparent pricing for residential purchases. Our fees and disbursements vary depending on the value and complexity of the transaction, and factors such as:

- You are obtaining a mortgage
- The property is freehold or leasehold
- You're using a Help to Buy or similar scheme
- You are receiving a gift or loan to assist with the purchase
- The property will be jointly owned
- The purchase involves any non-standard arrangements

To provide a quote tailored to your specific circumstances, we need to understand the details of your transaction. We are happy to provide a no-obligation estimate—just get in touch.

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### Request a Quote

#### Email:

- Keren Morgan-Vinall – [keren@n-t-rochfort.co.uk](mailto:keren@n-t-rochfort.co.uk)
- Lisa Clements – [lisa@n-t-rochfort.co.uk](mailto:lisa@n-t-rochfort.co.uk)
- Donna Draper – [donna@n-t-rochfort.co.uk](mailto:donna@n-t-rochfort.co.uk)

#### Phone:

- Lisa or Donna – 01276 20551

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### Fixed Fee Pricing – Purchase with a Mortgage

#### Freehold Purchases

| Purchase Price          | Fee (Excl. VAT) |
|-------------------------|-----------------|
| Minimum Fee             | £1,550.00       |
| £250,000 – £500,000     | £1,700.00       |
| £500,001 – £600,000     | £1,800.00       |
| £600,001 – £750,000     | £2,200.00       |
| £750,001 – £1,000,000   | £2,400.00       |
| £1,500,001 – £2,000,000 | £3,500.00       |

#### Leasehold Purchases

| Purchase Price          | Fee (Excl. VAT) |
|-------------------------|-----------------|
| Minimum Fee             | £1,900.00       |
| £250,000 – £500,000     | £2,100.00       |
| £500,001 – £600,000     | £2,300.00       |
| £600,001 – £750,000     | £2,700.00       |
| £750,001 – £1,000,000   | £3,100.00       |
| £1,500,001 – £2,000,000 | £3,600.00       |

**Note:** VAT at 20% is charged on all fees.

**New Build Purchases:** An additional fee of £600 + VAT applies.

All fees above apply to standard transactions. Any complexities may require additional charges, which will be quoted separately.

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#### What's Included in Our Fee

Our fixed fee covers:

- Investigating legal title and reporting to you
  - Acting for your mortgage lender
  - Preparing and reviewing contract documentation
  - Managing all necessary searches and raising enquiries
  - Handling exchange and completion of contracts
  - Receiving and safely transferring purchase funds
  - Submitting your Stamp Duty Land Tax (SDLT) return and paying SDLT on your behalf
  - Registering your ownership and mortgage at HM Land Registry
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#### **What's Not Included (Additional Charges Apply)**

Additional fees apply for:

- Help to Buy or similar schemes
- Gifted deposits or third-party loans
- Complex ID or money laundering checks
- Property purchases via trust or in another name
- Properties with multiple Land Registry titles
- Conditional or unusual contracts
- Lease extensions or unregistered land
- Applications for possessory title or SDLT relief
- Contractual issues causing delay
- Unforeseen legal complications

These matters are charged at £325 per hour + VAT and quoted separately as needed.

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#### **Disbursements – Additional Expenses You May Incur**

In addition to our fees, you will be responsible for third-party costs (disbursements), including:

1. **Stamp Duty Land Tax (SDLT):** Based on your status and property type. Check HMRC's calculator: [gov.uk/stamp-duty-land-tax](https://gov.uk/stamp-duty-land-tax)
2. **Search Fees:**
  - Local Authority Search: £200–£400 + VAT
  - Other Searches: £250–£450
3. **Anti-Money Laundering Search Fees:** £14.40 +VAT per person
4. **Land Registry Search Fee:** £8.80 per search
5. **Land Charges Registry Search:** £9 per name (incl. VAT)
6. **Telegraphic Transfer Fee:** £49.50 + VAT per transfer
7. **Freehold Property with Privately Managed Areas Purchases Only:**
  - Landlord's Notice Fee and related fees (usually not less than £150 + VAT)
  - Other management company fees, where applicable
8. **Leasehold Purchases Only:**
  - Landlord's Notice Fee and related fees (usually not less than £150 + VAT)
  - Other management company fees, where applicable

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## Key Stages and Timescales

### 1. Client Onboarding & Compliance Checks

We are legally required to verify your identity and the source of your funds/wealth (AML checks). This may be intrusive, especially where money comes from abroad or third parties. With prompt cooperation, this takes a few days; otherwise, it can extend to several weeks.

### 2. Initial Contract Review

Once ID and AML checks are complete, we receive the contract pack from the seller's solicitors. We will:

- Investigate title

- Provide you with a report
- Raise initial enquiries

This stage typically takes around 2 weeks.

### **3. Further Enquiries & Searches**

We handle follow-up enquiries and conduct searches. This can take around 4 weeks but may vary depending on how quickly the seller provides replies.

### **4. Mortgage and Funding Checks**

We review your mortgage offer and ensure all funds (including third-party gifts or loans) are in place. For leaseholds, we also confirm receipt of all required consents and information from freeholders/managing agents.

This stage can take 2–8 weeks (or more for leaseholds).

### **5. Exchange of Contracts**

Once all legal checks and consents are in place, and you are ready to proceed, we exchange contracts. This usually occurs 10–16 weeks from instruction.

### **6. Completion**

Completion is the final step—your funds are transferred, and you take possession of the property. This usually happens 1–4 weeks after exchange, though same-day exchange and completion is possible.

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### **What Can Delay Your Purchase?**

Some common causes of delay include:

- **A long property chain** – coordination of all parties is required
- **Probate sales** – no contracts can be exchanged until the Grant of Probate is issued
- **Title or planning issues** – may require mortgage lender approval

- **Leasehold complications** – consents and documents from freeholders and management companies are often delayed

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### **Our Team & Service Commitment**

Your transaction will be handled by a dedicated team led by a qualified Solicitor, Legal Executive, or Licensed Conveyancer with at least 7 years' experience. They will oversee your matter and handle all key legal work. Supporting team members will assist under the team leader's direct supervision.

We will provide you with the names and contact details of everyone involved in your transaction upon instruction.

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Let us help you move forward with confidence. Contact us today for a personalised, no-obligation quote.