



Services that Hamilton Davies LLP assist with:

1. Buying and selling residential properties
2. Re-mortgaging your property.
3. Transferring the equity in your property.
4. Making a gift of your property
5. Equity Release Mortgages

We do not act in help to buy transactions i.e. help to buy mortgages.

We can provide you with a detailed quote based on your circumstances. Please contact [Janice Brett](#) or [Lauren Wilson](#) on 01438 315898 for a detailed quote.

The following are some examples of our fees:

Purchase of a Residential Property

Our fees reflect on the value of the property you are purchasing.

Assuming the purchase of a residential freehold property is at a value of £250,000.00 and purchasing for two individuals, with a mortgage of approximately £225,000.00:

Item	Cost	VAT
Solicitors fees		
For a freehold property	£750.00	£150.00
Additional fee for a leasehold property	£230.00	£46.00
Acting for your lender	£138.00	£27.60
Stamp Duty Land Tax Agency fee	£76.00	£15.20
Additional Disbursements		
Local Authority Searches, Drainage, Environmental, Chancel	£350.00	
Land Registry searches	£3.00	£0.60
Land Registry Bankruptcy search	£4.00	£0.80
Land Registry Application fee	£270.00	
Stamp Duty Land Tax (if you do not own two or more properties on the day of completion and have owned a property previously)	£2,500.00	
Telegraphic Transfer fee to send funds to selling solicitors on completion	£25.00	£5.00

*Additional Landlord/Managing Agents costs on Leasehold Purchases may apply.



Sale of a Residential Property

Our fees reflect on the value of the property you are Selling.

Assuming the sale of a residential freehold property is at a value of £250,000.00 and selling for two individuals:

Item	Cost	VAT
Solicitors fees		
For a freehold property	£650.00	£130.00
Additional fee for a leasehold property	£230.00	£46.00
Additional Disbursements		
Land Registry office copy fees (Approximately)	£10.00	
Land Registry Bankruptcy search	£4.00	£0.80
Telegraphic Transfer fee to redeem mortgage on completion	£25.00	£5.00
Telegraphic Transfer fee to send remaining funds to you on completion	£25.00	£5.00

*Additional Landlord/Managing Agents costs on Leasehold sales may apply.

Transfer of Equity for Residential Property

This is a transfer of a property which you already own, and you are either transferring it to another person, removing a person or adding another person to the title.

This quote is based on no mortgage being required or registered against the Property.

Item	Cost	VAT
Solicitors fees		
Transfer of Equity	£525.00	£105.00
Additional Disbursements		
Land Registry Office Copies (Approximately)	£10.00	
Land Registry searches	£3.00	£0.60
Land Registry Bankruptcy search	£4.00	£0.80
Land Registry Application fee	£80.00	
Telegraphic Transfer fee (if money is to change hands)	£25.00	£5.00

*Please note that Stamp Duty may be payable if the Transfer is for monetary value and additional costs may be payable.



Re-mortgage of a Residential Property

Item	Cost	VAT
Solicitors fees		
Re-mortgage	£525.00	£105.00
Additional Disbursements		
Local Authority Searches, Drainage, Environmental, Chancel	£350.00	
Land Registry Office Copies (Approximately)	£10.00	
Land Registry searches	£3.00	£0.60
Land Registry Bankruptcy search	£4.00	£0.80
Land Registry Application fee	£80.00	
Telegraphic Transfer fee to send funds to selling solicitors on completion	£25.00	£5.00

*Additional Landlord/Managing Agents costs on Leasehold Re-mortgages may apply.