

RESIDENTIAL PURCHASE

COSTS GUIDE (as at 06.12.18)

Purchase Price up to (£)	Our costs	VAT (20%)	Total costs	Fees for TT (inc. VAT)	Disbursements	SDLT ?	Grand Total (excl. Stamp Duty)
£80,000	£450.00	£90.00	£540.00	£30.00	£179.76	No	£749.76
£100,000	£450.00	£90.00	£540.00	£30.00	£199.76	No	£769.76
£125,000	£450.00	£85.00	£540.00	£30.00	£254.76	No	£824.76
£150,000	£500.00	£95.00	£570.00	£30.00	£254.76	Yes	£854.76.
£200,000	£575.00	£110.00	£660.00	£30.00	£254.76	Yes	£944.76
£250,000	£625.00	£120.00	£720.00	£30.00	£294.76	Yes	£1,044.76
£300,000	£675.00	£130.00	£790.00	£30.00	£294.76	Yes	£1,114.76
£350,000	£725.00	£140.00	£840.00	£30.00	£294.76	Yes	£1,164.76
£400,000	£775.00	£150.00	£900.00	£30.00	£294.76	Yes	£1,224.76
£450,000	£825.00	£160.00	£960.00	£30.00	£294.76	Yes	£1,284.76
£500,000	£875.00	£170.00	£1,020.00	£30.00	£294.76	Yes	£1,344.76
£550,000	£975.00	£190.00	£1,140.00	£30.00	£430.96	Yes	£1,600.96
£600,000	£1,075.00	£210.00	£1,260.00	£30.00	£430.96	Yes	£1,720.96
£650,000	£1,175.00	£230.00	£1,380.00	£30.00	£430.96	Yes	£1,840.96
£700,000	£1,275.00	£250.00	£1,500.00	£30.00	£430.96	Yes	£1,960.96
£800,000	£1,375.00	£270.00	£1,620.00	£30.00	£430.96	Yes	£2,080.96
£900,000	£1,475.00	£290.00	£1,740.00	£30.00	£430.96	Yes	£2,170.96
£1,000,000	£1,575.00	£310.00	£1,860.00	£30.00	£480.96	Yes	£2,340.96

Please add these additional costs for the following transactions:

	Costs	VAT	Total
Leasehold / Management Company	£400.00	£80.00	£480.00
New Property	£300.00	£60.00	£360.00
New Property and Leasehold / Management Company	£500.00	£100.00	£587.50
Council Lease	£75.00	£15.00	£88.13
Consumer Credit Agreement mortgage	£125.00	£25.00	£150.00
Challenging Council House valuation	£75.00	£15.00	£90.00
Declaration of Trust	£250.00 (min)	£50.00	£300.00 (min)

STAMP DUTY LAND TAX – RESIDENTIAL PROPERTY

Purchase price	SDLT Standard Rate	SDLT Higher Rate (2 nd home /Buy to Let)
Up to £125,000	Nil	2%
The portion between £125,001 - £250,000	2%	5%
+ the portion between £250,001 - £925,000	5%	8%
+ the portion between £925,001 - £1,500,000	10%	13%
+ the portion between £1,500,001 +	12%	15%

DISBURSEMENTS FOR RESIDENTIAL PURCHASES

Please note that these figures are based on the costs relating to properties in Kirklees – for properties in other areas there may be slight changes to the costs of any local authority and drainage searches done

DISBURSEMENTS FOR PURCHASE: £0 - £80,000

Local Authority search (Kirklees) (Through Yorkshire Searches)	£65.00
Drainage search	£50.16
Coal Search	£39.60
Bankruptcy search (£1 per person)	£2.00
Land Registry Search fee	£3.00
Land Registry fee for registration	£20.00
TOTAL	£ 179.76

DISBURSEMENTS FOR PURCHASES: £80,001 - £100,000

Local Authority search (Kirklees)	£65.00
Drainage search	£50.16
Coal Search	£39.60
Bankruptcy search (£1 per person)	£2.00
Land Registry Search fee	£3.00
Land Registry fee for registration	£40.00
TOTAL	£ 199.76

DISBURSEMENTS FOR PURCHASE £100,001 - £200,000

Local Authority search (Kirklees)	£65.00
Drainage search	£50.16
Coal Search	£39.60

Bankruptcy search (£1 per person)	£2.00
Land Registry Search fee	£3.00
Land Registry fee for registration	£95.00
TOTAL	£ 254.76

DISBURSEMENTS FOR PURCHASE: £200,001 - £500,000

Local Authority search (Kirklees)	£65.00
Drainage search	£50.16
Coal search	£39.60
Bankruptcy search (£1 per person)	£2.00
Land Registry Search fee	£3.00
Land Registry fee for registration	£135.00
TOTAL	£ 294.76

DISBURSEMENTS FOR PURCHASE: £500,001 - £1,000,000

Local Authority search (Kirklees)	£65.00
Drainage search	£50.16
Coal search	£39.60
Bankruptcy search (£1 per person)	£2.00
Land Registry Search fee	£3.00
Land Registry fee for registration	£270.00
TOTAL	£ 429.76