

Residential conveyancing could be generally two types: a straightforward residential property transaction and a much more complex transaction. In each type, the work involved requires communication with our client, the other party's solicitors and estate agents, drafting or reviewing the contract documents, raising searches and enquiries, reporting to client on the investigations outcome, dealing with formalities of exchange and completion and dealing with the mortgage lender.

On a property purchase, client needs to have his Stamp Duty Land Tax (SDLT) return filed and further to register the transaction at the Land Registry.

It is important to note that Hubers Law does not have CQS accreditation which means we are not in any panel membership of the high street bank but in the event the bank instruct us to act on their behalf or to receive mortgage amount, we will be able to carry out such transaction on our client's behalf as well as the lender/bank.

A simple transaction:

Sale and Purchase of freehold, detached residential properties that are already registered at the Land Registry. No issues relating to second homes arising. Selling and buying for £250,000 in each case. The purchase is being funded with the assistance of a mortgage from a high street bank or building society.

Sale fees: £1,000+ VAT & Land registry fees of £6.

Purchase fees - £1,300 + VAT and the following payments to third parties:

Search fees with the local authority and water authority, environmental and chancel repair searches - on average £350 - £400

Stamp Duty Land Tax - dependent on HMRC rates - [see calculator here](#).

Land Registry fee (as at September 2020 - £135).

A complex transaction:

Purchase of Grade II listed country house that was part of a larger parcel of unregistered land, requires rights over the seller's retained land at price of £3,000,000 with the assistance of a mortgage from a high street bank or building society.

Our fees £5,200 + VAT and the following payments to third parties:

Search fees with the local authority and water authority, environmental and chancel repair searches – on average £350 – £400.

Stamp Duty Land Tax – dependent on HMRC rates – [see calculator here](#).

Land Registry fee (as at September 2018) – £540.

Please note that some costs such as search fees, vary depending on the local authority where the property is situated.

Fees for our services will either be fixed or charged on the basis of an hourly rate, depending on the circumstances. Where hourly rates apply, these will be:

Status	Hourly rate
Partners	£350 per hour
Senior Solicitors	£300 per hour
Solicitors	£250 per hour
Trainee Solicitors	£200 per hour
Paralegals	£150 per hour

**Hourly rates are reviewed from time to time, usually on 5 April each year. Other teams may charge different hourly rates but we would advise you in advance of any changes to rates set out above.