

## Residential Purchase

Purchase Price up to	£80,000.00		£100,000.00		£150,000.00		£200,000.00		£300,000.00		Over £300,000	
	Fee £	VAT	Fee £	VAT	Fee £	VAT	Fee £	VAT	Fee £	VAT	Fee £	VAT
Legal Fees	450	90	475	95	500	100	550	110	750	150	1000	200
Mortgage	50	10	50	10	50	10	50	10	50	10	50	10
Leasehold Flat Supplement	100	20	100	20	100	20	100	20	100	20	100	20
Land Registration Fee	20-40	-	40-80	-	95-190	-	95-190	-		-		-
Bank Transfer Fee	20	-	20	-	20	-	20	-	20	-	20	-
Bankruptcy Search (per buyer)	2	-	2	-	2	-	2	-	2	-	2	-
Land Registry/Charges Search	2 – 10	-	2 – 10	-	2 – 10	-	2 – 10	-	2 – 10	-	2 – 10	-
Local Authority Search (varies)	90	-	90	-	90	-	90	-	90	-	90	-
Drainage and Water Report	15.60	-	15.60	-	15.60	-	15.60	-	15.60	-	15.60	-
Environmental Search	46.80	-	46.80	-	46.80	-	46.80	-	46.80	-	46.80	-
Coal Authority Search	47.90	-	47.90	-	47.90	-	47.90	-	47.90	-	47.90	-
New Build	50	10	50	10	50	10	50	10	50	10	50	10
Help to Buy ISA (per account)	50	10	50	10	50	10	50	10	50	10	50	10
Indemnity Insurance	Dependent on the circumstances. Such insurance can assist where documents are missing, for example. The fee payable is set by the provider											

Based on the above, our costs on the typical purchase of a registered freehold property with a mortgage in Neath Port Talbot for a price of £160,000 would be £1,040.30

LTT (in Wales) or SDLT (in England) may apply to your purchase. There are a number of factors which can have an impact on the amount of tax due. Please use one of the following calculators to calculate the tax. If you don't understand any of the terms then we'll be happy to offer assistance.

[Land Transaction Tax Calculator](#)

[Stamp Duty Land Tax Calculator](#)

## Freehold Reversion Purchase

	Fee £	VAT
Legal Fees	500	100
Land Registration Fee	40	-
Land Registry/Land Charges Search	2 – 10	-
Bank Transfer Fee	20	-

Based on the above, the typical purchase of a registered freehold interest would be £663.00