

Residential Purchase										
Purchase Price	up to £100,000		up to £200,000		up to £300,000		up to £450,000		over £450,000	
	Fee £	VAT	Fee £	VAT	Fee £	VAT	Fee £	VAT	Fee £	VAT
Legal Fees	750	150	1000	200	1450	290	2250	450	2500-5000	500-1000
Acting for a mortgage lender	50	10	50	10	50	10	50	10	100	20
Leasehold Flat Supplement	100	20	100	20	100	20	100	20	150	30
Land Registry Fees	47	-	107	-	157	-	157	-	157-507	-
Bank Transfer Fee	25	-	25	-	25	-	25	-	25	-
Bankruptcy Search (per buyer)	6	-	6	-	6	-	6	-	6	-
Property Searches (NPT)	330.94	-	330.94	-	330.94	-	330.94	-	330.94	-
Property Searches (Swansea)	388.94	-	388.94	-	388.94	-	388.94	-	388.94	-
Property Searches (Powys)	418.04	-	418.04	-	418.04	-	418.04	-	418.04	-
Property Searches (average)	380.00	-	380.00	-	380.00	-	380.00	-	380.00	-
New Build Supplement	50	10	50	10	50	10	50	10	100	20
Help to Buy ISA (per account)	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 insurer.									

Based on the above, our costs on the typical purchase of a registered freehold property with a mortgage in Neath Port Talbot at a price of £160,000 would be £1,729.00

If you are purchasing a property over £450,000, there are likely to be additional costs. Please contact us for a more comprehensive estimate

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](#)

Freehold Reversion Purchase

	Fee £	VAT
Legal Fees	700	140
Land Registry Fees	47	-
Land Charges Search	6 – 30	-
Bank Transfer Fee	25	-