

Financial Aspects

Stamp Duty Land Tax

Stamp Duty Land Tax is simply a Government tax on the purchase of land. This Duty is subject to change. Stamp Duty is not payable on certain items within the property that are being left by the Vendors. Therefore if you are buying goods or movables, such as carpets or curtains for a separate price, no Stamp Duty is attributable to the separate price.

If you are buying a new Lease please note that Stamp Duty is also payable on the average amount of rent payable over the remaining term of the Lease and is also dependent on the number of years the Lease has left to run. The Stamp Duty payable on the rent is paid irrespective of the purchase price. Where the tenant is a shareholder in the Freehold or in the Management company, a further Stamp Duty may be payable on the Stock Transfer Form - this relates to the transfer of the Share Certificate.

Land Registration Fees

After completion the purchaser's title must be registered at the Land Registry and a fee is payable for this according to the purchase price. If you are buying a new Lease then there is an additional Land Registry Fee payable in respect of the rent.

Local Search Fee

A Local Land Charges Search is always carried out in a purchase. The fee is wide-ranging and depending on the Local Authority, averages around £125. If any additional questions are raised then a small additional fee has to be paid. Depending on where the property is situated, it may be necessary to carry out other searches, the fees for which usually vary between £14.00 and £45.00

Other Fees and Costs

New freeholds or leaseholds

If you are buying a new freehold or leasehold property then the Seller's Solicitors may charge for preparing the documentation.

Landlord's Registration fee

If you are buying leasehold, it is a usual requirement to register the transfer to your name and any mortgage with the Landlords' Solicitors. The registration charge varies widely but is normally between £20 and £100. The charge will normally be specified in the Lease.

Ground rent and service charges - leasehold properties

If you are buying a leasehold property, on completion you will usually have to pay a proportionate part of the ground rent and service charges in respect of the lease. It is impossible to calculate exactly how much you will have to pay until the final completion date is known, but usually you should account for paying something in the region of £200.00 to £400.00, depending on the amount of the annual ground rent and service charges.

Bank Transfer Fee

On the completion of a purchase there is usually a Bank transfer effected. Our charge for this is £30 plus VAT. In addition, if you wish us to send funds direct to your new or existing Bank account following a sale, we are happy to do this at the same charge. This may in fact save you money as opposed to waiting for a cheque to come through the post and be cleared.

Our fees

Please contact us for an estimate of our fees. We will always confirm our fees in writing together with a note of the other likely disbursements. We will also supply you with details of our Terms and Conditions when we send you your quotation.

If you have any general enquiries or would like to instruct us, please contact us at any of our offices listed at the end of this guide.

Title Insurance

Title Insurance can enhance the marketability of residential properties by eliminating all risk of loss due to defective title and substantially reducing the time required to purchase or sell your property. A Title Insurance company defends or settles claims against your property or pays you the amount stated in the Policy (purchase price valuation) usually within 6 months.

Title Insurance will cover all the usual searches including local authority searches as well as giving an unconditional guarantee that the property will be owned by you free from defects or adverse claims.

Title Insurance is particularly beneficial where the property is leasehold as many more Leasehold Titles than Freehold Titles are defective. Lawyers' views of what is or is not a defect do change over a period of time and what may be considered acceptable now may not be acceptable to your buyer's solicitor when you come to sell the property in the future.

Title Insurance can be cost effective, especially when compared to the value of your home. We are able to offer Title Insurance cover from as little as £90 plus 5% Insurance Premium Tax.

Please contact us for further information.



Our Lawyers are dedicated to providing legal services
to our Private and Corporate Clients

meeting your needs

- Residential Property
- Right to Buy purchases
- Preparation of Wills
- Administration of Estates
- Trusts
- Landlord and Tenant
- Employment advice
- Family law matters
- Debt recovery and civil litigation

and the needs of your business

- Commercial Contracts
- Commercial Property
- Planning

Offices

Gants Hill (Head office)

Unit 1
10-17 Sevenways Parade
Woodford Avenue
Gants Hill
Essex
IG2 6JX

Tel: 020 8550 8555

Fax: 020 8551 6111

e-mail: contact@edwardmarshall.org.uk

Broadstairs

46 High Street
Broadstairs
Kent
CT10 1JT

Tel: 01843 854810

Fax: 01843 861637

e-mail: broadstairs@edwardmarshall.org.uk

www.edwardmarshall.org.uk

The details contained in this pack are correct at the time of printing

January 2020