

Buying or selling your home? We are here to help.



Receive a conveyancing quote the same day.



As a valued client you can access File View. Our File View case management system has been designed to provide you with live access to information and documents relating to your ongoing file with St Helens Law.



Experienced solicitors providing you with a personal service.

**Call our team today on 01744 742360,
email info@sthelenslaw.co.uk
or visit sthelenslaw.co.uk**

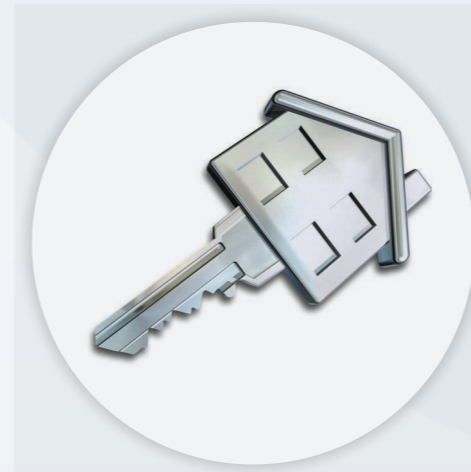
Whatever your legal requirements, we provide specialist legal services:

- Residential/Commercial Property • Professional/Clinical Negligence
- Personal Injury • Wills & Probate • Lasting Power of Attorney • Family Law
- Mediation • Housing Disrepair • CICA Claims

Enterprise Centre, Salisbury Street, Off Chalon Way, St Helens WA10 1FY
Tel: 01744 742360 Fax: 01744 742380 Email: info@sthelenslaw.co.uk



Get expert advice on your next move



Call

01744 742360

or email info@sthelenslaw.co.uk

sthelenslaw.co.uk  

The Conveyancing Prices

| SELLING | | |
|--------------------------------------|--|--------|
| Up to £150,000 | £650 + VAT | £780 |
| £150,000 – 250,000 | £700 + VAT | £840 |
| £250,000 – 350,000 | £750 + VAT | £900 |
| £350,000 – 500,000 | £800 + VAT | £960 |
| £500,000 – 750,000 | £900 + VAT | £1,080 |
| £750,000 + | See VC/LA | |
| PURCHASING | | |
| Up to £150,000 | £700 + VAT | £840 |
| £150,000 – 250,000 | £800 + VAT | £960 |
| £250,000 – 350,000 | £850 + VAT | £1,020 |
| £350,000 – 500,000 | £900 + VAT | £1,080 |
| £500,000 – 750,000 | £1,000 + VAT | £1,200 |
| £750,000 + | See VC/LA | |
| EXTRAS | | |
| ID Check | £10 + VAT | £12 |
| Mortgage Fee | £150 + VAT | £180 |
| Leasehold Fee | £150 + VAT | £180 |
| Leasehold Apartment Fee | £250 + VAT | £300 |
| SDLT Return | £50 + VAT | £60 |
| Shared Ownership fee | £150 + VAT | £180 |
| HTB ISA/Lifetime ISA (each) | £50 + VAT | £60 |
| Gifted deposit per person | £50 + VAT | £60 |
| New Build Fee | £1,250 + VAT | £1,500 |
| Re-Mortgage (Company) | £800 + VAT | £960 |
| TOE or REM only | £550 + VAT | £660 |
| TOE & REM | £750 + VAT | £900 |
| REM (HCA pay off) | £750 + VAT | £900 |
| Company purchase (BTL) with Mortgage | Normal fee + £250 (mortgage fee) + VAT | |

Stamp Duty Land Tax (SDLT):

Stamp Duty Land Tax is a legal requirement when you buy in England and Northern Ireland

| SDLT rates payable under the new system | | | |
|---|---------------|---|---|
| Band | SDLT rate (%) | SDLT rate for landlords/ second home purchases (%) | SDLT rate for non- resident buyers (%) |
| £0 – 250,000 | 0% | 3% | 5% |
| £250,001 – 925,000 | 5% | 8% | 10% |
| £925,001 – 1.5m | 10% | 13% | 15% |
| £1.5m + | 12% | 15% | 17% |

If this purchase is an 'Additional Residential Property' as defined by HMRC then there will be an additional 3% stamp duty surcharge.

The additional property rates will not apply to purchases by corporate investors or funds making significant investment in residential property. There are different rules that apply, and will be explained by the team.

Other costs to consider

When buying your new home, there are some third party administration costs you will need to budget for.

- Where you are obtaining a mortgage there will be an additional charge for acting on behalf of your lender.
- If you are taking advantage of the Government's Help to Buy scheme there will be a charge of £150 + VAT.
- If you are using a Help to Buy ISA scheme to assist your deposit, there will be a drawdown fee of £50 + VAT.
- Please note that your housebuilder may charge a fee for the preparation of documents.

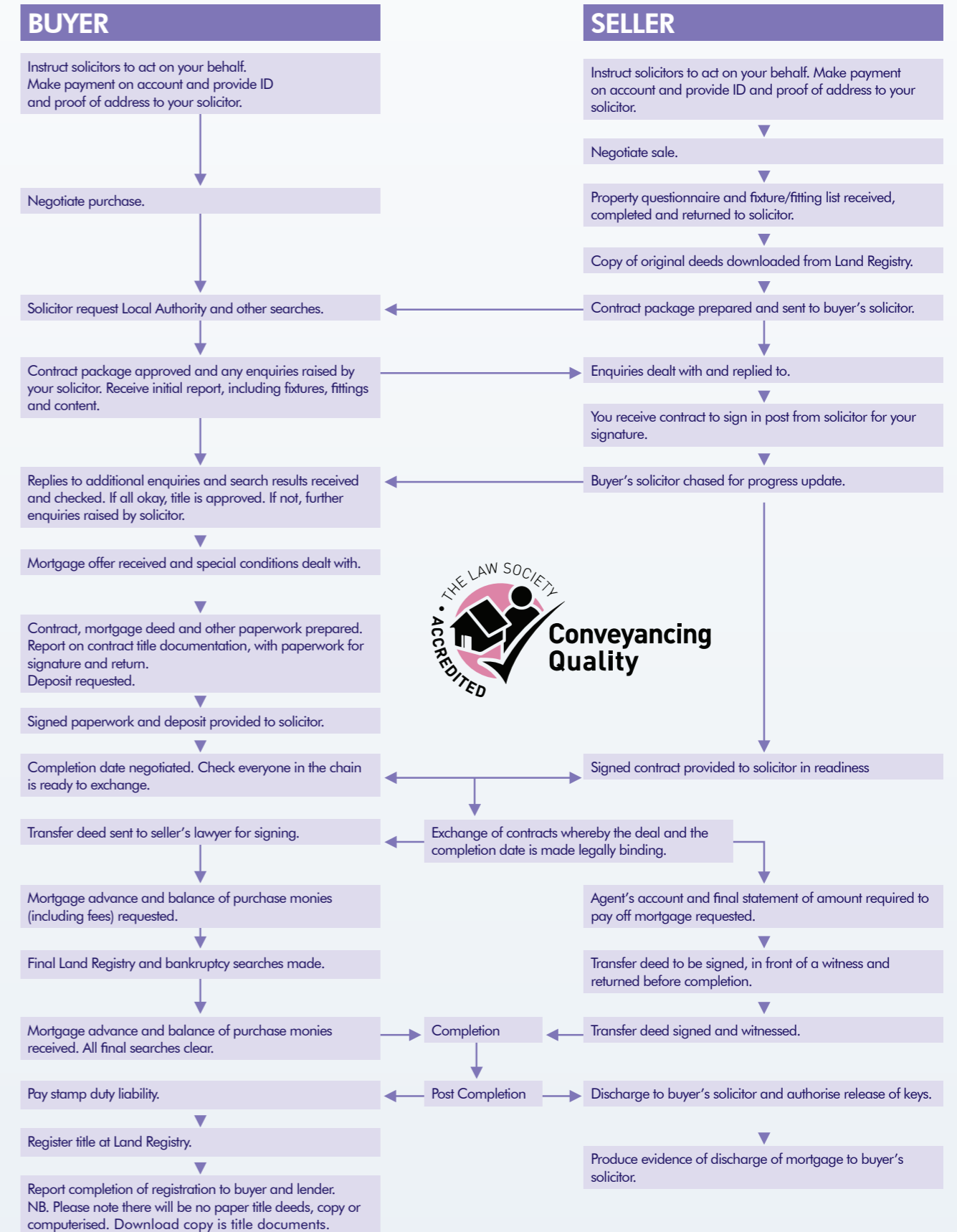
You can claim a discount (relief) if the property you buy is your first home. This means you'll pay:

- no SDLT up to £425,000
- 5% SDLT on the portion from £425,001 to £625,000

You're eligible if you and anyone else you're buying with are first-time buyers.

If the price is over £625,000, you cannot claim the relief. Follow the rules for people who've bought a home before.

SHL | The Conveyancing Process



For more information call our expert team on **01744 742360**, email **info@sthelenslaw.co.uk** or visit **sthelenslaw.co.uk**