

# ESTIMATE OF PROFESSIONAL FEES & DISBURSEMENTS



**DODD & VAUGHTON**  
THE COMPLETE CONVEYANCING SERVICE  
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## Purchase @ £250,000.00

Costs On the Purchase £945.00 (plus VAT).

In addition, if you require a mortgage, you will be charged a professional fee for acting on behalf of your Lender. This will be the amount specified in your mortgage offer or £150 plus VAT whichever is the greater

Where the Property is Leasehold/served by a Management Company/a New Build, a further charge of £1,000 plus VAT will be made in connection with the additional work involved.

## Disbursements

(Amounts payable to the Government, Local Authority and other third parties)

Local Search Fee (estimated)	£155.60
Stamp Duty Land Tax (so long as completion is effected prior to 30th June 2021) <sup>1</sup>	£0.00
Costs in Connection with Making the Land Registry Application for Registration	£270.00
Land Registry Search	£10.00
Land Charges Search	£10.00
Telegraphic Transfer Fee*	£48.00
Land Tax Form*	£90.00
Anti-Money Laundering Search (per Client)	£15.00

\* inclusive of VAT @ 20%

\*\* if this purchase is an "Additional Residential Property" as defined by HMRC (eg Buy-to-Let)

then there will be an additional 3% Stamp Duty Land Tax charge of £7,500.00 on top of the standard rate

If you are a first time buyer, you may be entitled to take advantage of the First Time Buyer Stamp Duty Relief -

[see - www.gov.uk/government/publications/stamp-duty-land-tax-relief-for-first-time-buyers-guidance-note](http://www.gov.uk/government/publications/stamp-duty-land-tax-relief-for-first-time-buyers-guidance-note)

NOTE: The SDLT charge has been calculated on the basis that you are buying the Property as a private individual