

# 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.



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Whatever your legal requirements, we provide specialist legal services:

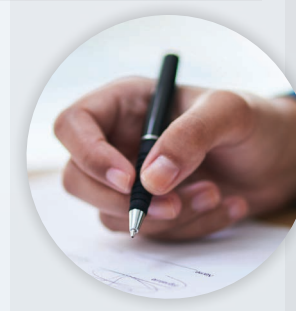
- Residential/Commercial Property • Professional/Clinical Negligence
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# Get expert advice on your next move



Call

**01744 742360**

or email [info@sthelenslaw.co.uk](mailto:info@sthelenslaw.co.uk)

[sthelenslaw.co.uk](http://sthelenslaw.co.uk)  

The Conveyancing Prices

| SELLING   |                                       |         |
|---|---------------------------------------|---------|
| Up to £250,000  | £500.00+VAT                           | £600.00 |
| Over £250,000   | £600.00+VAT                           | £720.00 |
| Over £500,000   | See DM/VC/LA                          |         |
| BUYING  |                                       |         |
| Up to £250,000  | £500.00+VAT                           | £600.00 |
| Over £250,000   | £600.00+VAT                           | £720.00 |
| Over £500,000   | See DM/VC/LA                          |         |
| EXTRAS  |                                       |         |
| Mortgage Fee  | £50.00+VAT                            | £60.00  |
| Leasehold Fee   | £75.00+VAT                            | £90.00  |
| Leasehold Apartment Fee                                 | £250.00+VAT                           | £300.00 |
| HTB/ISA (Each)  | £50.00+VAT                            | £60.00  |
| New Build Fee (in addition to fees noted in blue above) | £250.00+VAT                           | £300.00 |
| Remortgage (for company)                                | £575.00+VAT                           | £690.00 |
| Remortgage (Company & BTL)                              | £775.00+VAT                           | £930.00 |
| TOE Only  | £375.00+VAT                           | £450.00 |
| TOE & Remortgage  | £475.00+VAT                           | £570.00 |
| Remortgage Only   | £425.00+VAT                           | £510.00 |
| Remortgage (HCA Pay Off)                                | £725.00+VAT                           | £870.00 |
| Commercial Purchase (BTL)                               | Normal Fee + Mortgage Fee £225.00+vat |         |
| Shared Ownership Additional Fee                         | £300.00+VAT                           | £360.00 |
| Fee For SDLT Form                                       | £30.00+VAT                            | £36.00  |

Stamp Duty Land Tax (SDLT):

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

| SDLT RATES      | Normal rate | Additional property | First Time Buyer Rates | %   |
|-----------------|-------------|---------------------|------------------------|-----|
| Less than £125k | 0%          | 3%                  | Up to £300k            | 0%  |
| £125k - £250k   | 2%          | 5%                  | £300k - £500k          | 5%  |
| £250k - £925k   | 5%          | 8%                  | £500k - £925k          | 5%  |
| £925k - £1.5m   | 10%         | 13%                 | £925k - £1.5m          | 10% |
| £1.5m+          | 12%         | 15%                 | £1.5m+                 | 12% |

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

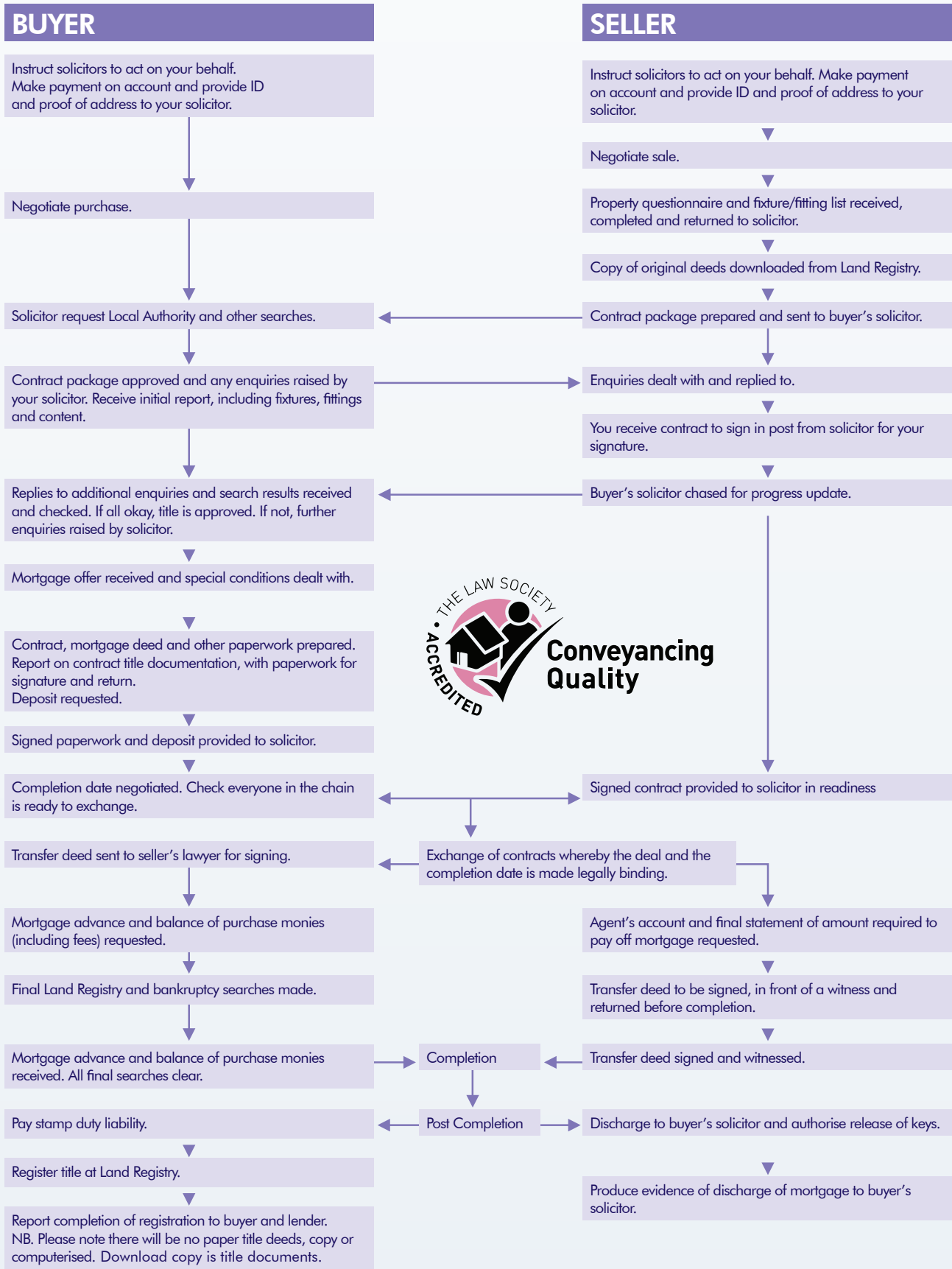
The additional property rates will not apply to purchases by corporate investors or funds making significant investment in residential property. There are different rules that apply, and will be explained by the team.

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 with 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.

SHL | The Conveyancing Process



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