

Sale or purchase of residential property costs examples

To help you compare costs, we have prepared some examples for you.

Example 1 – Purchase in England where the purchase price is £175,000 where you're buying on your own where you will only own this property and where you have owned or part-owned a property before and assuming this property will be your main residence.

Cost type	Cost	VAT	Total
Legal fee	£725.00	£145.00	£870.00
ID verification fee	£25.00	£5.00	£30.00
Search fees e.g. environmental, water & drainage, local search	£250.00	£50.00	£300.00
Bankruptcy fee (£2.00 per person + VAT)	£2.00	£0.40	£2.40
Land Registry priority search fee	£3.00	£0.60	£3.60
Electronic money transfer fee	£25.00	£5.00	£30.00
HM Land Registry fee	£95.00		£95.00
SDLT	£1000.00		
SDLT submission fee	£25.00	£5.00	£30.00
Total cost to you	£2150.00	£211.00	£2361.00

Example 2 – Purchase in England of a new build property where the purchase price is £125,000 where you're buying jointly, whether married or in a civil partnership, where you will only own this property and where you have never owned or part-owned a property before and assuming this property will be your main residence.

Cost type	Cost	VAT	Total
Legal fee	£625.00	£125.00	£870.00
New build fee	£400.00	£80.00	£480.00
ID verification fee	£25.00	£5.00	£30.00
Search fees e.g. environmental, water & drainage, local search	£250.00	£50.00	£300.00
Bankruptcy fee (£2.00 per person +VAT)	£4.00	£0.80	£4.80
Land Registry priority search fee	£3.00	£0.60	£3.60
Electronic money transfer fee	£25.00	£5.00	£30.00
HM Land Registry fee	£95.00		£95.00
SDLT	£0		
SDLT submission fee	£25.00	£5.00	£30.00
Total cost to you	£1452.00	£271.40	£1723.40

Example 3 – Sale of a residential property in England with a selling price of £190,000

Cost type	Cost	VAT	Total
Legal fee	£725.00	£145.00	£870.00
Office copy	£6.00	£1.20	£7.20
ID verification fee	£25.00	£5.00	£30.00
Electronic money transfer fee	£25.00	£5.00	£30.00
Mortgage redemption fee	£50.00	£10.00	£60.00
Total cost to you	£831.00	£166.20	£997.20

Costs published in November 2018 and may be subject to change.