

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 £240,000 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	£1,075	£215	£1,290
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	£0	£95.00
SDLT	£2,300	£0	£2,300
SDLT submission fee	£25.00	£5.00	£30.00
Total cost to you	£3,800.00	£281.00	£4,081.00

Example 2 – Sale of a residential property in England with a selling price of £190,000

Cost type	Cost	VAT	Total
Legal fee	£1,075.00	£215	£1,290
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	£1,181.00	£236.20	£1,417.20

Costs published in April 2022 and may be subject to change.