RESIDENTIAL PROPERTY

Leasehold Residential Purchase

Clear advice. Transparent pricing. Support from offer to completion.

Buying a home can involve many moving parts. At Solomons Solicitors, our Residential Property team will guide you through the legal process, explain what is happening in plain English and keep you informed from instruction through to registration.

CLEAR PRICING

Straightforward fees. Practical advice.

We confirm the fee applicable to your matter before you instruct us.

PRICING INFORMATION

Fees and third-party costs in this guide are stated as at October 2026 and are reviewed periodically. Charges may change. We will confirm the current fees and likely third-party costs for your transaction before you instruct us.

Your legal fee

Property value	Legal fee	Fee incl. VAT
Up to £600,000	**£1,925 + VAT**	**£2,310**
£600,001 to £1,000,000	**£2,175 + VAT**	**£2,610**
Over £1,000,000	**0.25% + VAT**	**Quoted individually**

SEARCH PACK

£450 + VAT

Local authority, drainage and environmental searches. Specialist or location-specific searches are additional.

AML and onboarding

£70 + VAT per person on a purchase file. This is charged in addition to the legal fee.

Third-party costs

Third-party costs are payable in addition to our legal fees. The exact amount depends on the property, price, mortgage and title.

Property value	Legal fee	Fee incl. VAT
Land Registry priority search	**£8.80**	**Per title**
Bankruptcy search	**£7.80**	**Per person**
HM Land Registry registration fee	**Variable**	**Based on transaction**
Stamp Duty Land Tax / Land Transaction Tax	**Variable**	**Based on circumstances**
Notice of transfer / notice of charge	**Variable**	**Set by landlord or managing agent**
Deed of covenant / certificate of compliance	**Variable**	**Based on lease requirements**
Landlord, management-company or managing-agent administration charges	**Variable**	**Set by relevant third party**
Management information or additional management documents, if payable by the buyer	**Variable**	**Where applicable**

Additional searches

Depending on location and title, mining, chancel, flood or other specialist searches may be recommended. We will identify these in your quotation or after reviewing the property information.

Leasehold-specific costs

The lease, landlord, management company or managing agent may require additional payments or documents. These are variable third-party costs, payable in addition to our legal fees where they fall to the buyer, and are often not known until the lease and management information have been reviewed.

These may include notice of transfer and notice of charge fees, a deed of covenant fee, a certificate of compliance fee, management company or landlord administration charges, and apportionments of ground rent, service charge or other estate charges.

The amounts are set by the relevant third party and are outside our control. We will confirm the known charges when the information is available.

Tax and SDLT/LTT

Our standard purchase fee includes preparing and submitting the usual Stamp Duty Land Tax return for a property in England, or Land Transaction Tax return for a property in Wales, based on the information you provide to us.

Our standard fee does not include specialist tax advice, detailed consideration of unusual or complex tax circumstances, or advising upon or making claims for exemptions, reliefs, refunds or repayments. This includes circumstances involving multiple dwellings, mixed-use property, linked transactions, previous property ownership, trusts, companies, partnerships or other unusual ownership arrangements.

Where specialist advice may be appropriate, we may recommend that you obtain advice from an independent tax adviser. If we expressly agree to undertake additional work relating to a relief, exemption, claim or repayment, that work will be subject to a separate fee which we will confirm with you.

Planning and regulatory issues

Our standard fee includes reviewing the planning and building-regulations information supplied as part of the transaction and raising usual conveyancing enquiries. It does not include obtaining retrospective consent, regularisation certificates or other approvals, preparing applications, negotiating with a local authority or other regulatory body, or advising upon or resolving an actual or suspected breach of planning control, building regulations, listed-building control or another regulatory requirement.

If additional legal work is required, we will explain the available options and provide a separate estimate. Fees charged by planning consultants, architects, surveyors, local authorities, insurers or other third parties will be additional.

Surveys and the condition of the property

Our role is to advise you on the legal aspects of the purchase, including the title, contract, searches and other legal information supplied to us.

We do not inspect the property or advise on its physical condition, construction, structure, fabric, services, boundaries on the ground or state of repair. Searches and title documents are not a substitute for a survey and may not reveal physical defects or problems affecting the property.

We recommend that you arrange an appropriate survey by a suitably qualified surveyor before exchange of contracts. If the survey identifies an issue with legal implications, please provide the report to us promptly so that we can advise on those legal implications and, where appropriate, raise further enquiries.

What is included?

- take your instructions and provide initial advice;
- review the contract, title and property information;
- review the lease, management information, service-charge information and relevant landlord or management-company requirements;
- carry out searches and raise enquiries;
- report to you on the legal title, contract, searches, relevant property information and any mortgage offer;
- advise on joint ownership where relevant;
- prepare for and complete exchange and completion;
- submit the relevant property tax return and payment;
- apply to HM Land Registry to register your ownership.

What may cost more?

- a defective, unregistered or unusually complex title;
- missing documents or additional documents required to complete the transaction;
- new-build, shared ownership, right-to-buy or other specialist arrangements;
- a short or defective lease, an absent landlord, a substantial service-charge issue, anticipated major works or a building-safety issue requiring additional investigation;
- additional landlord, managing-agent or management-company requirements, including deeds of covenant, certificates of compliance, licences, notices or retention arrangements;
- lease extensions, variations, licences, deeds of covenant or additional lender requirements;
- unusually complex source-of-funds or source-of-wealth enquiries, including funds derived from overseas assets or accounts, multiple or complex gifts, trusts, companies, cryptocurrency, the sale of other assets, or numerous contributors or funding sources;

- investigating or seeking to resolve planning, building regulations, listed-building, conservation-area or other regulatory breaches, including missing consents, certificates or approvals;
- additional legal work arising from matters identified in a survey, valuation or specialist inspection, including further enquiries, title investigation, contractual protection, indemnity insurance or liaison with other professionals;
- unusual or complex Stamp Duty Land Tax or Land Transaction Tax circumstances, or additional work concerning an exemption, relief, refund or repayment;
- an accelerated timetable, simultaneous exchange and completion, or substantial additional work;
- indemnity insurance, specialist searches or other third-party requirements.

If additional work becomes necessary, we will explain why and provide an updated estimate before undertaking significant extra work.

YOUR QUOTE

Personal to your transaction

The published figures are a guide for standard transactions, not an automatic tariff.

How long will it take?

A typical transaction is expected to take approximately 10–20 weeks. The actual timetable depends on the chain, mortgage arrangements, the title, searches, enquiries, third parties and the circumstances of the transaction.

TYPICAL TIMESCALE

Approximately 10–20 weeks

An indication only. More complex matters may take longer.

Our assumptions

- this is a standard purchase with no unforeseen title defect or substantial additional documentation;
- all parties co-operate and third parties respond within a reasonable period;
- any mortgage lender is one we are able to act for;
- the transaction does not involve unusual tax arrangements, unusually complex source-of-funds or source-of-wealth enquiries, or a planning, building-regulations or other regulatory issue requiring substantial investigation or remedial work;
- you will obtain any survey, valuation or specialist inspection you consider appropriate and will tell us promptly about any matter identified which may have legal implications;
- this is an assignment of an existing registered lease and not the grant of a new lease;
- no lease extension, deed of variation, licence, consent or other supplemental leasehold document is required;
- the landlord, management company and managing agent provide the required information and documents within a reasonable period;

Our Residential Property Team

Your matter will be handled by a member of our Residential Property team with appropriate experience and supervision. We are proud to hold the Law Society's Conveyancing Quality Scheme accreditation.

READY TO MOVE?

Start with a conversation.

Speak to our Residential Property team on 01202 802 807 or visit www.solomonslaw.co.uk.