

RESIDENTIAL ESTIMATES OF FEES & EXPENSES - South & West Yorkshire Effective 1 January 2023**PURCHASES UP TO £500,000****Note**

1. These figures relate to purchase of **registered freehold residential** property in South & West Yorkshire up to a value £500K
2. **They do not apply** to flats, commercial/business property, or leasehold properties or properties over £500k
3. Stamp Duty Land Tax is payable unless the Inland Revenue give a certificate of exemption after completion
4. **Any requests outside the above remit or values must be referred to WH**
5. **Additional expenses may be payable at the Lenders insistence including search fees eg water or environmental searches**

Stages	Up to 80k	£80,001k to £100k	£100,001k to £200k	£200,001k to £500k
FEE	£ 680.00	£ 695.00	£ 715.00	£ 800.00
VAT	£ 136.00	£ 139.00	£ 143.00	£ 160.00
BAF Bank Administration Fee	£ 50.00	£ 50.00	£ 50.00	£ 50.00
VAT	£ 10.00	£ 10.00	£ 10.00	£ 10.00
TT fee	£ 11.00	£ 11.00	£ 11.00	£ 11.00
VAT on TT fee	£ 2.20	£ 2.20	£ 2.20	£ 2.20
AML check per person	£ 13.50	£ 13.50	£ 13.50	£ 13.50
LAS Local Authority Search BARNSELEY	£ 118.70	£ 118.70	£ 118.70	£ 118.70
MS. CA Mining Search inc VAT	£ 47.75	£ 47.75	£ 47.75	£ 47.75
Water Authority Search (YWA) (inc VAT)	£ 67.64	£ 67.64	£ 67.64	£ 67.64
CRS Chancel Repair Policy	£ 11.00	£ 11.00	£ 11.00	£ 11.00
LCS Land Charges Bankruptcy Search	£ 4.00	£ 4.00	£ 4.00	£ 4.00
LRS Land Registry Search	£ 3.00	£ 3.00	£ 3.00	£ 3.00
LRF Land Registry Fee - On Line (Scale 1)	£ 20.00	£ 40.00	£ 100.00	£ 150.00
SD Stamp Duty Land Tax	Refer to Schedule Below			
TOTAL	£ 1,174.79	£ 1,212.79	£ 1,296.79	£ 1,448.79
<i>LRF by post and portal ie first registration costs are</i>	£45.00	£95.00	£230.00	£330.00
Voluntary First Registration	£30.00	£70.00	£170.00	£250.00

ADD £400 + VAT for Leasehold - See Terms & Conditions of Business : Purchase over £500k fees negotiable

ADD £50 - each indemnity policy arranged

ADD Help to Buy ISA - £50 (each)

ADD Plot Purchase - £100

Official LA Search Prices

Barnsley	£118.70	Con 29DW Official Drainage & Water - Safe Move	£67.64
Sheffield	£132.90	Con 29M Official Coal	£47.75
Huddersfield (Kirklees)	£107.90	Groundsure Homebuyers Environmental report	£72.00
Rotherham	£149.90	Enviro All in one (on the coalfield)	£98.37
Wakefield	£77.27		
Doncaster	£120.90		

SDLT Rates effective 23.09.2022

NORMAL RATE

Property or lease premium or transfer value

	SDLT Rate
Up to £250,000	Zero
The next £675,00 (portion from £250,001 to £925.00)	5%
The next £575,00 (portion from £925,001 to £1.5 million)	10%
The remaining amount (portion above £1.5 million)	12%

FIRST TIME BUYERS

Property or lease premium or transfer value

	SDLT Rate
Up to £425,000	Zero
Proportion from £425,001 to £625,000	5%

HIGHER RATES

Property or lease premium or transfer value

	SDLT Rate
Up to £250,000	3%
The next £675,000 (portion from £250,001 to £925,000)	8%
The next £575,000 (portion from £925,001 to £1.5 million)	13%
The remaining amount (portion above £1.5 million)	15%