We are rated **4.9** out of **5**

Trustpilot

setfords

74 North Street
Guildford, Surrey, GU1 4AW
DX: 2401 Guildford
19th of June 2025

YOUR QUOTE FROM **SETFORDS**
AN AWARD-WINNING UK TOP 100 LAW FIRM

Your reference: Purchase of 4 Chichester House

Dear Henry and Catharine Thompson,

Thank you for requesting a quote from Setfords, one of the UK's leading conveyancing firms. Please find a full breakdown of our estimated costs below.

Not all quotes are like for like. If you need help making sense of it all, please call me on 01604 216 505 to discuss.

This quote is valid for 21 days and will expire on 10/07/2025.

Leasehold Purchase for £350,000.00

Fees	
Our legal fee	£1,300.00
Leasehold Supplement	£250.00
SDLT/LTT admin	£75.00
Acting for lender	£250.00
Other Costs:	
Telegraphic transfer fee per payment[1]	£50.00
BACs transfer fee per payment[3]	£10.00
ID Checks[4]	£23.00
Third party charges that we handle on your behalf (Disbursements)[5]	
Electronic submission platform (Est.)[2]	£4.90
Search Pack (Est.)	£240.00
Pre completion searches	£35.00
Government charges	
Land Registry fee[6]	£150.00
Stamp duty (SDLT)	£25,000.00
VAT	£391.60
Total	**£27,779.50**

How was your Stamp duty calculated:

Property value	Percent	Value	Stamp duty
£0 to £125000	5%	£125,000.00	£6,250.00
£125001 to £250000	7%	£125,000.00	£8,750.00
£250001 to £925000	10%	£100,000.00	£10,000.00
£925001 to £1500000	15%	£0.00	£0.00
£1.5 million +	17%	£0.00	£0.00
Total			**£25,000.00**

Fee notes

In property transactions, some lenders raise an additional administration charge. The amount of this charge varies by lender (and is not currently charged by all lenders), but is likely to be about £35 + VAT.

Our lawyers are free to set their own fees for work undertaken. This quote is only valid for the lawyer who provided the quote, or for a case undertaken by a lawyer designated to you by Head Office. This quote is non-transferable between lawyers who work directly or consult at Setfords Law Ltd, unless the lawyer agrees to the quoted price.

1. Telegraphic transfer fee refers to an electronic means of transferring sums of money which is processed by banks. There may be more than one telegraphic transfer fee during a transaction. The number of fees will depend on the requirements and circumstances of your transaction.
2. Electronic submission platform: the processing fee charged by our electronic search provider.
3. Three day electronic payments and receipts, processed via BACS Ltd (formerly known as Bankers Automated Clearing Services). There may be more than one BACS transfer fee during a transaction. The number of fees will depend on the requirements and circumstances of your transaction.
4. We need to verify the identities of our clients by making electronic checks. This provides an extra layer of security for you and an additional service particularly where it is inconvenient for you to produce your identity documents in person at one of our offices and/or if we are instructed to act for your lender on a purchase. We charge £23 plus VAT per person to cover the administration and cost. When a company is involved in the transaction, there will be an additional charge of £29 plus VAT. These checks are valid for a certain period so if you are a repeat client your consultant will let you know if these need to be carried out again.
5. Disbursements are transactional costs payable to 3rd parties. We keep it simple by handling those payments on your behalf and including the cost in the fees you pay to us. These expenses should be similar irrespective of the law firm you choose.
6. This fee may be lower depending on conditions of the transaction, we've quoted the higher fee for peace of mind
7. Leasehold supplement fee: Our fee covers the additional work involved where the property is leasehold.
8. Acting for lender: Our fee for acting for your lender and carrying out the work and legal formalities they require, relating to the mortgage involved in this transaction(s).
9. SDLT/LTT admin: This is the work we carry out strictly as your agent which is limited to completing the SDLT return form based on the information you provide, submitting the form on your behalf and (subject to receipt from you to make the payment) paying the tax due.

* Please note there are many variables with a Transfer of Equity transaction in relation to SDLT and Land Registry Fees. The calculation provided for these is on an estimated basis only and will be subject to further review with you should you proceed with your instruction.

Please note this estimate is subject to our terms and conditions details of which will be provided should you decide to go ahead.
If you have any questions on our estimate please get in touch.

Karen Stewart
Consultant Residential Property Solicitor

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