What costs to expect – buying and selling

We make our services simple and affordable for everybody. However, there are some standard fees and costs you should always expect to pay when buying or selling a property. Moving home can be stressful enough without having to worry about additional costs, so we’ve listed things you’re likely to be charged for below to help you budget and plan your move.

Purchase

Typical leasehold and freehold properties that are subject to a management company or rent charge are likely to be charged:

- **Notice of transfer fee**
  This fee, if chargeable, is set out in the lease or transfer document. The average price for this can be between £50 – £250.

- **Notice of charge fee**
  If the property is mortgaged, this fee is set out in the lease or transfer document. The average price for this can be between £50 – £250.

- **Deed of covenant fee**
  This fee is provided by the management company or landlord of the property and can be difficult to estimate. The average price for this can be between £75 – £300.

- **Certificate of compliance fee**
  This is confirmed upon receipt of the lease. The average price for this can be between £50 – £200.

*Please note* – These fees vary from property to property and can, on occasion, be significantly more than the ranges given above. We can give you an accurate figure once we have your specific documents from the relevant parties.

Sale

There are a couple of different types of sale, which means that the cost may vary depending on the kind of transaction.

- **Leasehold or Management information packs**
  Often the fees from landlords or agents can be between £150 – £350.

- **License to assign**
  This fee, set out by the landlord or agent can be between £150 - £350.

*Please note* – These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have your specific documents from the relevant parties.

Other charges when buying and selling

Ground rent and service charge are also likely to apply when you own these kinds of properties. We’ll confirm any relevant ground rent and service charges as soon as we receive this information.