



CABLE WHARF

by
love living homes



Boys & Maughan new build conveyancing services

Boys & Maughan is here to help you buy your new Cable Wharf home. With over 100 staff and 200 years of experience, we have the expertise to make the home buying process as effortless and smooth as possible for you.

We will work closely with Sandersons to ensure your Cable Wharf purchase progresses swiftly and everyone is kept informed throughout.

Boys & Maughan has one of Kent's largest residential property teams and we have won multiple awards for our conveyancing services in recent years. We have five offices each with a team led by a Partner who has a wealth of experience and the ability to apply a common sense approach to your move. Furthermore, we believe continuity makes the process more seamless and therefore you will be appointed a lawyer who will deal with your move from beginning to end and you will not be passed between teams.

What can I expect to happen?

Buying a new build property can be time sensitive. Your developer will want you to exchange within 28 days of the contract package being issued to us. It is therefore important a new build purchase receives the attention required to meet these timeframes.

Once you have instructed us, Sandersons will issue a contract pack which we will review. We will then raise only appropriate and relevant enquiries and apply for searches. Your lawyer will report to you at key stages so you are kept informed of progress. Updates will be sent to you by email and text, then when everything is settled and you are happy, we will report to you with the paperwork for signing in readiness for exchange.

If you are also selling we can help with that too. We will provide a contract package to your buyer's solicitor and deal with any enquiries they raise.

Again, you will be kept informed and we will ensure your buyer is working towards any timeframe Sandersons requires for exchange.

Your actual completion date will depend on whether the property is structurally complete. If it is not ready a completion date will be agreed later.

For further information please see our guide to buying.

Contact us

Please phone Victoria Simpson on 01227 931052 or Liz Thomson on 01227 931059 to discuss your move or to confirm your instructions for us to act on your behalf.

Alternatively write to us by email:

Victoria Simpson

ves@boysandmaughan.co.uk or

Liz Thomson

et@boysandmaughan.co.uk

Our address is:

Boys & Maughan Solicitors,
32 St George's Place, Canterbury,
Kent, CT1 1UT

How much will it cost?

Boys & Maughan has agreed with Sandersons to charge the following legal fees for dealing with your purchase. If you have a related sale please contact us and we can provide a quote for handling that too:

	Fee (£)	VAT (£)
Boys and Maughan legal fees	950.00	190.00
Mortgage fee	145.00	29.00
Identification check (per client)	12.00	
Stamp Duty Land Tax form fee	50.00	10.00
Search package (approximately)	250.00	
Help To Buy Equity Loan (if applicable)	150.00	30.00
Bank transfer fee	35.00	7.00
Land Registry search	3.00	
Land Charges search	4.00	

Land Registry fee	(£)
Up to £500,000	270.00
£500,000 to £1 million	540.00

Stamp Duty

Stamp Duty is currently charged as follows:

	Usual rate between 8 July 2020 and 31 March 2021	Additional Rate for second homes
Up to £500,000	0%	3%
£500,001 to £925,000	5%	8%
£925,001 to £1.5 million	10%	13%
Above £1.5 million	12%	15%

Stamp duty rates are subject to government change. First time buyer relief is available up to £500,000.

The additional rate of 3% will apply if you will own more than one property as a result of buying this new home. We will, of course, discuss your stamp duty position with you.

In addition to the above, you will be required to pay your share of any service charge and ground rent and further fees may be due to Sandersons' solicitor for providing the documentation. This will all be set out in a clear statement which we will send to you before completion.

