

***At the time of valuation we are happy to sit down and go through the likely cost of moving which includes many factors***

***The following is a breakdown of the fees likely to apply to a house move:***

ESTATE AGENTS FEE (BASED UPON A SALE AT £.....) :	_____
SOLICITORS FEES FOR SALE:	_____
SOLICITORS FEES FOR A RELATED PURCHASE:	_____
SOLICITORS DISBURSEMENTS:	_____
STAMP DUTY* (BASED ON A PURCHASE AT £..... )	_____
REMOVAL FEES:	_____
TOTAL FEES TO COME OUT THE PROCEEDS AT COMPLETION:	_____

\*Stamp Duty (or to give it its correct name Stamp Duty Land Tax) is paid on the property you ***purchase***. The way Stamp Duty is calculated had a complete overhaul in the Chancellors Autumn Statement 2014. The new thresholds are currently as follows:

Purchase price or transfer value up to £125,000 stamp duty = NIL
Then add on the proportion of purchase price above this from £125,001 - £250,000 = 2%
Then add on the proportion of purchase price from £250,001 - £925,000 = 5%
There are higher thresholds for amounts upwards of £925,001.
A very useful Stamp Duty Calculator can be found at: <a href="http://www.telegraph.co.uk/finance/autumn-statement/11271926/Stamp-duty-calculator-how-changes-affect-you.html">http://www.telegraph.co.uk/finance/autumn-statement/11271926/Stamp-duty-calculator-how-changes-affect-you.html</a>

***The above is a guideline to the fees involved. We would stress it is down to each individual client to confirm the fees due to all third parties.***