

DIRECTION LAW

SPECIALIST NEW BUILD SOLICITORS



Congratulations on finding your new home. This is an exciting time but can also be quite daunting, especially for first-time buyers, so we aim to make the purchase of your new home simple and trouble free.

Direction Law is a friendly but professional firm and we pride ourselves on communicating with our clients clearly and concisely. Our goal is to progress cases to exchange and completion for you as swiftly as possible, ending up leaving you a satisfied client who has achieved owning the house of your dreams with minimum fuss.

We offer:

- Highly competitive transparent fees with no hidden charges
- Nationwide service - offices in London, South East, South West & Midlands
- The ability to achieve exchange and completion within your agreed timescales with the developer

Our New Business Team are there to provide you with an immediate quote and to deal with any initial enquiries that you may have on this or general advice on your transaction. Our quotes are always competitive, transparent and fully itemised.

If you decide to proceed, you will then be passed to our dedicated New Build Team who will work with you towards exchanging contracts within your agreed reservation period. Our New Build Team has extensive expertise in all forms of ownership within the industry including Help to Buy and Discount Market schemes. Please note we also have a separate team specialising in New Build Shared Ownership purchases.

We are delighted you have reserved your new property and we look forward to helping you move into your dream home.

For an instant quotation, contact our New Business Team:

T: 0800 158 8281

E: enquiries@directionlaw.co.uk

QUOTATIONS

Our quotations are clear, easy to understand and highly competitive.

All New Build purchase conveyancing fees start from £649 + VAT.

If you have a property that you are selling, our fees start at £675 + VAT.

FOR AN INSTANT ONLINE QUOTATION, PLEASE CLICK BELOW

Get a Quotation

STAMP DUTY

Under the current "Stamp Duty Holiday" no SDLT is payable on purchases up to £500,000. If your purchase price is higher, then SDLT is payable & if you're buying a second home or investment property, then an additional 3% tax is payable on the whole purchase price. If your purchase completes between 1 July 2021 and 30 September 2021, the nil rate band is reduced from £500,000 to £250,000 and, where applicable, a surcharge for overseas buyers will also apply (ask us for details). If your purchase completes on or after 1 October 2021 then different rates apply.

SEARCHES

Your lender will usually require that we do a Local Authority Search on the property you are purchasing. If you are able to use our search company our fixed fee is £100, which is cheaper than many of our competitors. Other searches might also be required depending on the property's location.

HELP TO BUY AND ISA

If you are buying using the government backed Help to Buy scheme, a further charge of £199.00 + VAT will be applied. If you are using a Help to Buy or Lifetime ISA an additional fee of £50.00 incl VAT will also be applied.



Conveyancing Process Video Guide



OVER 3,000
New Build purchases
April 2020 -2021

www.directionlaw.co.uk