

A HOW-TO GUIDE

Understanding Moving Costs: A Guide to Fees



MEYERS
MOVING BEYOND EXPECTATIONS



Contents

About Meyers	03
Introduction	04
Essential Selling Costs Explained	05
Essential Buying Costs Explained #1	06
Essential Buying Costs Explained #2	07
Essential Moving Costs Explained	08
What Factors Can Influence Moving Costs?	09
Additional Costs to Consider	10
Clever Tricks to Keep Moving Costs Down	11

ABOUT MEYERS

With Meyers, You'll Feel The Care.

We're a family run business, which influences the way we work. Our customers always come first and the service you receive from our 'family' of experienced professionals is tailored to exactly meet your individual needs.

Selling? We accompany around 90% of our viewings and we specialise in fast sales for customers so we aim to call you back by the end of the day.

Mortgages? Our great local connections mean you can be referred to respected and friendly professionals.



We're better value. We believe our service will not be beaten by any local agency.

We give back to the community. Our community fund has raised over £300,000 for local good causes since 2011.

Our philosophy is simple. We're friendly, experienced, determined, great value and absolutely focused on you. We really look forward to hearing from you.

Mark Meyer



Contact Us Today

Trusted Property Experts

Master Your Moving Budget.

Moving home is an exciting step, filled with new beginnings and endless possibilities, but it's important to have a clear understanding of the costs involved.

These can build up faster than you might expect and put pressure on your budget if you're not prepared.

By knowing what's ahead, you'll be in a stronger position to plan, manage your finances, and avoid any surprises along the way.

Being prepared means you can focus on the exciting parts of your move without worrying about the financial side catching you off guard.

So, let's break it down and make sure you're ready to tackle every cost with confidence.



DID YOU KNOW?

*ONS

Average estate agent fees range from 1% to 3% plus VAT.

SELLING

Essential Selling Costs Explained



When selling your home, there are some essential costs to factor into your budget.

Estate Agent Fees: Typically charged as a percentage of the final sale price. You should bear in mind that the cheapest fee doesn't always mean you'll get the best service! Consider what the fee includes, like professional photography, marketing reach, and importantly, the agent's local expertise. A slightly higher fee may deliver you a faster sale or a better final price, making it worth the investment.



Legal Fees: You'll need a conveyancer or solicitor to handle the legal side of your sale. Like estate agents' fees, legal fees vary between conveyancers and are dependent on the complexity of the transaction. You should expect to pay between £500 and £1500 plus VAT.



DID YOU KNOW?

The "Bank of Mum and Dad" is now one of the country's largest lenders!

BUYING

Essential Buying Costs Explained #1



Buying a home comes with its own set of costs. Here's what to budget for:



Deposit: This is one of the biggest upfront costs. Typically, you'll need at least 5% to 20% of the property's purchase price. The higher your deposit, the more competitive your mortgage rate is likely to be based on Loan to Value (LTV).



Mortgage Fees: There are a few different fees to be aware of when arranging a mortgage:

Arrangement Fee: Often between £500 and £2,000, this fee covers setting up your mortgage.



Valuation Fee: Charged by your lender to check the property's value. This can cost between £150 and £1,500, depending on the property's value.

DID YOU KNOW?

The average UK buyer views around 8 properties before making an offer!

BUYING

Essential Buying Costs Explained #2



Stamp Duty (SDLT): This applies to properties over a certain value. The rate depends on the purchase price. You can use the Government's Stamp Duty Calculator for an accurate figure.



Legal Fees: Conveyancing fees for buying a property are similar to those for selling. These fees cover legal searches, registering your property ownership with the Land Registry, and handling your Stamp Duty payment. Expect to pay up to £1500 plus VAT.



Property Survey Fees: A property survey checks for any issues. Costs vary depending on the type of survey:



Homebuyer Report - From £300.
A general overview of the property's condition.



Building Survey - From £500. A more detailed inspection.



DID YOU KNOW?

The average UK homemover typically has over 8,000 kg of belongings!

MOVING

Essential Moving Costs Explained



Moving day itself comes with a variety of costs. Here's what to plan for:

Removal Company Costs: This depends on the size of your property, the distance moved, and the level of service you choose. For a typical move, expect to pay between £500 and £2000.



Packing Materials: Don't forget about boxes, bubble wrap, and packing tape! Some removal companies provide these, but if not, budget around £50.



Postal Redirection Fees: Royal Mail's postal redirection service ensures you don't miss any important mail. This service costs around £40 for three months.



Storage Fees: If there's a gap between moving out and moving in, you may need storage. Costs vary based on location and size but typically start at around £80 per month.



MOVING

What Factors Can Influence Moving Costs?

The costs associated with moving can vary widely depending on your choices and circumstances.

- **Property Size:** Large properties will generally have higher moving costs due to you having more belongings.
- **Distance Moved:** Longer distances may incur additional charges from removal companies.
- **Location:** Costs can vary depending on the area you are moving to and from.
- **Services Used:** Additional services like packing, unpacking, or dismantling furniture can increase costs.

Top Tip: Get multiple quotes for removal services and compare what's included to ensure you get the best value.



MOVING

Additional Costs to Consider

While not everyone will face these costs, it's worth factoring them into your budget:

- **Deep Cleaning:** Ensuring your old home is clean for the new owners, and your new home is ready for you, can cost from £100 upwards.
 - **Utility Connection Fees:** Some providers charge connection fees when setting up utilities at your new home.
 - **New Furniture Purchases:** If you're moving to a larger property, you may need additional furniture or appliances.
 - **Tradespeople and Repairs:** You might need to hire professionals for repairs, painting, and odd jobs.
- Top Tip:** Create a post-move budget for extra expenses. Prioritise essentials and spread out non-urgent purchases.



Clever Tricks to Keep Moving Costs Down

- Compare removal quotes. Get at least three quotes to find the best deal.

Ask what's included. Check if removal quotes cover packing, dismantling furniture, or insurance to avoid surprise charges.
- Check for moving insurance. Make sure your belongings are insured during the move to avoid unexpected replacement costs.
- Plan your move mid-week. Moving on weekdays is often cheaper than weekends or at month-end.
- Avoid peak moving seasons. Costs can spike during summer, bank holidays, and school holiday periods.
- DIY where possible. Pack your own belongings and handle minor repairs or cleaning tasks to save on professional fees.
- Look for utility deals. Shop around for the best rates on gas, electricity, cable and broadband. New customer discounts can help reduce setup costs.
- Review legal fees. Ensure your solicitor's quote is comprehensive and covers all potential disbursements.

Contact us
today for
your **FREE**
valuation.



MEYERS
MOVING BEYOND EXPECTATIONS

**Find out why more people than
ever are trusting Meyers to sell
their home.**



Selling your home?

**For a free expert or instant
valuation, head to
meyersestates.com and find
your nearest branch partner
who can help.**

If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid a possible liability to pay two commissions.