



Terms and conditions for the purchase of freehold

- A non-refundable amount of £50 must be included with your initial application which will cover the cost of drafting the documents.
- If you proceed to complete the purchase, this amount will be deducted from the council's total costs.
- You will be responsible for the payment of any charges made by your own solicitor. We would normally recommend you instruct a legal professional to represent you rather than undertake this process yourself.
- After the transfer document has been signed by both yourself and the council your purchase will then have to be registered at the [Land Registry](#) at Birkenhead. The necessary completed application form will be provided which you will need to check, sign, and send with the transfer document to the Land Registry together with their fee of £40. The Land Registry will then register the Transfer on their records and ground rent will no longer be payable.
- In addition to the purchase price of the freehold, you will pay a contribution of £900 towards the council's legal and administration costs plus disbursements not exceeding £35 if required.

Please also note that there has been a change in the law introducing the Stamp Duty Land Tax, which came into force on 1 December 2003. On completion of the transaction you will be required to complete a Stamp Duty Land Tax Return Form (SDLT1) which can be obtained by telephoning 0845 302 1472. The council cannot assist you with the completion of this document, **although if you instruct a Solicitor, they would normally do this for you.**

To take advantage of this offer simply complete and return the attached form to me with an initial payment of £50 (non refundable) towards the initial legal work. **Please note that this does not constitute a deposit towards the sale of the freehold itself, as this will be subject to contract as with any land sale.** The council's legal officers will then arrange for the appropriate documentation to be sent to you. If you intend to engage a Solicitor to act on your behalf please enter the name and address in the space provided on the application form.

Please note that by completing this form you are confirming that you meet all of the eligibility criteria.

