



Moving home in the West Midlands in 2026 is expected to cost between £5,000 and £15,000+ for a typical home purchase, depending on the property value, whether you are buying/selling, and the level of service chosen.

With an average property price of approximately £247,000 - £263,000 in the region as of early 2026, costs can stack up quickly.

Here is a breakdown of the typical costs associated with moving in the West Midlands, based on 2026 projections:

1. Stamp Duty Land Tax (SDLT) - Highest Potential Cost

- Average Cost: £0 to £3,800+ (highly dependent on purchase price and status).
- Details: Following changes in April 2025, SDLT thresholds make purchases more expensive for many.
- First-Time Buyers: Often receive relief on properties up to £300,000.
- Note: If purchasing a second home, an additional surcharge applies.

2. Legal Costs (Conveyancing)

- Average Cost: £1,300 – £2,000+ (including VAT and disbursements).
- Details: Includes legal fees for conveyancing, local searches (£250–£450), and Land Registry fees (£200–£300).
- Note: Leasehold properties generally cost roughly £300 more to move due to extra legal work.

3. Estate Agent Fees (For Sellers)

- Average Cost: 1.44% – 2.4% of the sale price.
- Example: On a £250,000 house, this is roughly £3,600 – £6,000 (including VAT).
- Tip: These are generally negotiable.

4. Removal Costs

- Average Cost: £800 – £1,700 for a 3-4 bedroom house for local moves.
- Details: Costs depend on volume, distance, and whether you pay for packing services (which adds £250–£700).

5. Other Associated Costs

- Mortgage Arrangement Fees: £1,000 – £1,500 (sometimes added to the mortgage).
- Survey Fees: £500 – £1,000+ depending on the type of survey (e.g., RICS Home-Buyer vs. Building Survey).
- Mail Redirection: ~£35 for three months.
- Packing Materials: £50–£100 (if packing yourself).

Summary: Average Cost Scenario (Buying & Selling in West Midlands)

Based on a £250,000 home, the total costs for a home move in the West Midlands often total around £8,000 - £12,000+ when accounting for stamp duty, fees, and removal services, with higher-value homes pushing this over £15,000.

The Home Counties are the English counties that surround London. While there is no official administrative boundary, the term universally covers the six counties that directly border the capital, with broader definitions including a few others in the wider commuter belt.

The coverage area generally includes:

- The Core Counties (directly bordering London):
 - Berkshire
 - Buckinghamshire
 - Essex
 - Hertfordshire
 - Kent
 - Surrey
- Widely Included Counties (part of the extended commuter belt):
 - East Sussex and West Sussex
 - Bedfordshire
- Occasionally Included Counties:
 - Cambridgeshire
 - Hampshire
 - Oxfordshire



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