

Sale of a Freehold Residential Property

Our fees cover all the work required to complete the sale of your home, including dealing with issuing draft contract papers and dealing with all enquiries raised by the buyer's solicitors.

Conveyancer's fees and disbursements *

Full market value of property	Our fees (from)
£0 – £99,999	£1,500.00 (+VAT)
£100,000 – £200,000	£1,550.00 (+VAT)
£200,001 – £300,000	£1,585.00 (+VAT)
£300,001 – £400,000	£1,650.00 (+VAT)
£400,001 – £500,000	£1,700.00 (+VAT)
£500,001 – £700,000	£1,750.00 (+VAT)
£700,001 – £900,000	£1,800.00 (+VAT)
£900,001+	Price on request (+VAT)

Plus (if applicable)

Expedited completion fee	£150.00 (+VAT) (exchange and completion within 2 weeks)
Redemption of mortgage fee	£120.00 plus VAT (per redemption required)
TT fee	£40.00 plus VAT (per bank transfer required)
Indemnity Insurance fee	£25.00 plus VAT (per policy required)

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

Land Registry office copies (per document)	£8.50 (+VAT)
ID check & Onboarding fee (per person)	£12.00 (+VAT)

Process

The precise stages involved in the sale of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice.
- Obtain a redemption figure for your existing mortgage and advise you of the balance owing.
- Obtain copies of your title, together with relevant documents.
- Receive the memorandum of sale from the estate agents.
- Issue draft contract documents.
- Deal with all pre-contract enquiries raised by the buyer's solicitors and assist you in also providing replies.
- Obtain further planning documentation on your behalf, if required.
- Send final contract and transfer to you for signature.
- Agree completion date (date from which you own the property).
- Exchange contracts and notify you that this has happened.
- Receive the purchase monies from the buyer's solicitors and complete your sale.
- Settle your mortgage redemption and estate agent's fees together with payment of any outstanding ground rent or service charge arrears.
- Deal with any post-completion points.

How long will my sale take?

How long it will take from you accepting an offer until you complete your sale will depend on a number of factors. The average process takes between 8-10 weeks. It can be quicker or slower, depending on the parties in the chain.

****Our fee assumes that:***

- a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
- b. this is the assignment of an existing lease and is not the grant of a new lease.
- c. the transaction is concluded in a timely manner and no unforeseen complication arise.
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.
- f. the legal title is not defective.
- g. the legal title is registered.
- h. all crucial documents requested are provided and we do not have to chase for these from our client.