

Sale of a freehold or leasehold residential property

Our fees* cover all of the work required to complete the sale of your property, including dealing with the Land Registry.

Conveyancer's fees and disbursements**

- Legal fee £700-£1800 + VAT dependant on value of property and nature of its title (see table below)
- File opening £20 + VAT
- Electronic money transfer fee £35 + VAT
- Land registry copy documents usually £9 + VAT
- VAT payable on all "+VAT" items above, at the current rate of 20%

Estimated total including VAT: £896-£2,216 dependant on value of property and Land Registry fees

	FREEHOLD SALE	LEASEHOLD SALE
up to £100k	£700.00	£850.00
100k to 200k	£800.00	£950.00
200k to 300k	£900.00	£1,050.00
300k to 400k	£1,000.00	£1,150.00
400k to 500k	£1,100.00	£1,300.00
500k to 600k	£1,200.00	£1,400.00
600k to 700k	£1,300.00	£1,500.00
700k to 800k	£1,400.00	£1,600.00
800k to 900k	£1,500.00	£1,700.00
900k to 1m	£1,600.00	£1,800.00

Please note that in the circumstances detailed below additional legal fees may be added to the legal fees described above. Details of these fees are available on request:

- Buyer is acting as an Administrator e.g. Executor or Attorney add £100 + VAT
- Redeeming a Help to Buy mortgage
- Repayment of numerous mortgages and/or County Court Judgements
- Dealing with any restrictions on the title deeds
- Sales without vacant possession, for example when a tenant is in situ
- Rectification of any title deed defects
- Leased solar panels in situ

Additional disbursements for a freehold sale

If you are currently paying a management company for the maintenance of public spaces or communal facilities, on selling the property you will be required to pay for an information pack from this management company, to pass to your buyer. This will cost in the region of £150-400 + VAT.

Additional disbursements for a leasehold sale

- Obtaining replies to an LPE1 form from the bodies managing the site on which the property is located £300-£600 + VAT. An LPE1 form is for capturing information about a property held by landlords, management companies and managing agents - for example, information about ground rent, insurance and service charges.

*Our fee assumes that the transaction is concluded in a timely manner and no unforeseen complications arise and that all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.

**Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

How long will my house sale take?

How long it will take from you accepting an offer until the sale completes will depend on a number of factors. The average process takes between 2-4 months. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The precise stages involved in the selling of a residential 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
- Send you property information and fixtures and fitting forms for completion (and leasehold information form if leasehold property)
- Prepare and send contract documents

- Receipt of enquiries from buyers solicitor and undertaking work to obtain the answers, which may include sending them to you or additional third parties for response
- Send final contract to you for signature
- Agree completion date (date from which you no longer own the property)
- Take your authority to exchange contracts and notify you that this has happened
- Arrange for all monies to be received from buyer and sent to you/your lender
- Complete sale

Please note that the above figures and time estimates provided are purely intended as a guide. Specific estimates for your matter will be provided at the commencement and during the course of your matter.