

Sale of a freehold residential property

Our fees cover all of the work* required to complete the sale of your property, including dealing with discharge of your existing mortgage where applicable. Please note that these fees only apply to the sale of freehold residential properties with a value of up to £149,999. For properties over this amount, the Legal Fees will be higher, with the other fees and charges being on a similar scale.

Conveyancer's fees and disbursements

Quote for Freehold Property Sale on properties up to £149,999	
Legal Fees	
Legal Fees	£750.00
Additional Costs	
Mortgage Admin Fee	£125.00
Case Management Fee	£25.00
Anti-Money Laundering Check (per person)	£4.00
Lawyer Checker (if applicable)	£22.50
CHAPS TT Fee	£24.00
Rent Charge Fee	£100.00
Sub total of the above	£1,050.50
VAT on the above charged at 20%	£210.10
Disbursements	
Office Copies (per title)	£6.00
Bank Charge	£16.00
VAT on Bank Charge charged at 20%	£3.20
Estimated Total:	£1,285.80

*Whilst every effort has been made to ensure that the estimate is accurate, we reserve the right to raise further charges if the complexity or amount of work involved exceeds the levels anticipated at this stage, or if prices change after the date the estimate was provided.

Please note that these fees do not apply to any referral arrangements we have in place. If a referral arrangement applies we will confirm the relevant fees to you.

Disbursements

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 your offer being accepted and instructing us until you the new buyers can move in to the house will depend on a number of factors. The average process takes between 6-12 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a selling the property to a first time buyer with a mortgage in principle, it could take 12 weeks.

Key stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have set out key stages that you should expect to encounter:

- Take your instructions and give you initial advice
- Issue you with a client care pack
- Receive completed initial documentation and signed client care letter from you
- Carry out identification checks
- Draft contract documents
- Obtain initial redemption statement from your lender
- receive enquiries from the buyer's solicitor
- Take instructions from you on the enquiries which relate to the property
- Deal with enquiries which relate to the legal title
- Send final contract to you for signature
- Approve draft Transfer
- Send final Transfer to you for signature
- Agree completion date (date from which you own the property)
- Obtain final redemption statement from your lender
- Exchange contracts and notify you that this has happened
- Complete sale
- Redeem your mortgage
- Pay the estate agents