

## **RESIDENTIAL PROPERTY SALES** **(Oct 2023)**

### **RESIDENTIAL CONVEYANCING: SALES**

The Solicitors Regulation Authority, the body which regulates law firms, requires us to provide you with information on our costs in relation to certain legal services which we provide. This is so that you have the information you need to make an informed choice of legal service provider, and an understanding as to what the total cost of that service may be.

One such legal service is the sale, purchase and mortgage of residential property.

The fees which we charge for residential conveyancing depend on a wide variety of factors including but not limited to whether the transaction is a sale or purchase, where the property is, and whether it is a flat or a house.

We have provided information on the potential costs for sales and purchases and listed the factors which may cause those costs to increase. However, fees will vary from property to property and can on occasion be significantly more than the ranges given. We can give you an accurate figure once we have specific information about the property including having sight of the relevant documentation.

This page details our pricing structure for property sales.

The legal fees you will pay for a property sale is based on the price of the property, the location of the property and any specific circumstances.

Our fees cover all the work required to complete the sale of your property.

Table 1 below shows the range of fees we can charge for a property of a particular price. For a specific quote, please contact us. The specific circumstances are shown in table 2 and disbursements in table 3.

**Table 1 Estimate**

Property Price	Fee Range excl VAT	Fee Range incl VAT
£0-100,000	£700-850	£840-1,020
£100,001-200,00	£750-900	£900-1,080
£200,001-300,000	£800-950	£960-1,140
£300,001-400,000	£900-1100	£1080-1320
£400,001-500,000	£1050-1250	£1260-1500
£500,000-750,000	£1200-1500	£1440-1800
£750,000-1,000,000	£1400-1800	£1680-2100
£1,000,000-2,000,000	0.20% of sale price plus VAT @ 20%	

We will charge additional fees (in addition to the fees referred to above) for each of the following specific circumstances:

**Table 2**

Circumstance	Fee excl VAT	Fee incl VAT
A Leasehold Flat*	£350	£420
A Shared Ownership sale (where you currently own a share in a property and the landlord owns the other share)*	£350	£420
Redeeming a Help To Buy Equity Loan	£150	£180
Selling a property with Solar Panels (owned outright / leased airspace)	£200 / £400	£240 / £480
Selling where the lender has issued repossession proceedings	£150	£180
Electronic Money Transfer Fee	£25	£30
Unregistered deeds or part sale	£150-300	£180-360

There will also be disbursements payable. These are costs relating to your matter that are payable to third parties. We handle the payment of these fees to the third party to both ensure a smoother process.

**Table 3**

Disbursement	Cost excl VAT	Cost incl VAT
Index Map Search	£4.00	£4.80
Copies of the register of title and plan (per title number)	£6.00	£7.20
Copies of documents referred to in the register of title (per document)	£3.00	£3.60
Compliant land registry deed plans for sale of part	at cost of plan drawer	

\*There will be additional disbursements payable where a property is leasehold. These will be set out in the specific lease relating to the property. These disbursements are usually payable to the Freeholder or Management Company (or both). We will advise you on the actual disbursements once we have had sight of the lease.

**Our fees assume that:**

- This is a standard transaction and that no unforeseen matters will 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, a first registration of title prior to a sale, or a sale of part.
- The transaction is concluded in a timely manner and no unreasonable complications arise.
- All parties in the transaction are cooperative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may be required if an indemnity policy is required.
- That the transaction is in the name of an individual only and not a company. If you are selling in the name of a company, please call our office for a quotation.
- That the transaction is not in connection to or relating to any commercial transaction. If this is the case, please call our office for a quotation.