



Conveyancing - Residential Property Sale

Pricing Guide - All fees below are subject to VAT charged @20% and disbursements

Property Price	Leasehold	Freehold
Up to £500,000	£1,500 - £2,500	£1,500 - £1,800
£500,000 - £1,000,000	£2,000 - £3,000	£1,800 - £2,900
£1,000,000 - £1,500,000	£3,000 - £4,000	£2,900 - £3,900
£1,500,000 - £2,000,000	£4,000 - £5,000	£3,900 - £4,000
£2,000,000 - £5,000,000	£5,000 - £6,000	£4,000 - £9,000

The fee quotes above cover all the work required to complete a sale of a residential property. Any fees originally quoted may be reviewed and revised if the transaction becomes protracted or complicated.

Additional Costs

Price brackets are affected by individual transaction requirements including, but not limited to, registration of Unregistered Land, any required Deed of Covenant, assistance with Licence to Assign, Deeds of Variation, Indemnity Policies, Stock Transfer Forms, and Lost Share Certificate Indemnity Forms.

Disbursements

Disbursements are payable in addition to the fees quoted.

Please see below an example of disbursements that may be incurred for a sale of a property:

- £30 plus vat for bank fees for each transaction
- £14 - £50 for HM Land Registry fees (if required)
- £30 plus VAT per ID check
- £7 per Bankruptcy check

If the property being sold is a leasehold property, additional disbursements will be as follows:

Management Pack	Approx. £200 - £700 inc. VAT@20%
Assistance with Licence to Assign	Approx. £1,500 - £2,000 inc. VAT @20%

Services, Process and Steps

The fee quotes above cover all the work required to complete the sale of a residential property. The step-by-step process and services can be broadly summarised as follows:

Pre-Exchange

- Take instructions
- Confirm your identity
- Check for conflicts of interest
- Confirm instructions and provide you with a Client Engagement Letter
- Review the legal title to the property
- Prepare the pre-contract package (including a draft Contract)
- Send pre-contract package to the buyers' solicitors
- Answer any additional enquiries raised by the buyers' solicitors, with your input
- Approve or amend the draft Transfer
- Arrange for you to sign the Contract and the Transfer
- Exchange contracts

Post-Exchange

- Obtain a redemption statement from your existing lender (where applicable)
- Reply to requisitions on title from the buyers' solicitors (including an undertaking to redeem your mortgage, where applicable)
- Obtain a copy of the estate agents' commission invoice
- Prepare a 'Completion Statement' and invoice to send to you

Completion and post-completion

- Redeem your mortgage (where applicable)
- Pay the estate agents' commission and our own invoice
- Account to you with the balance of net proceeds (or send the net proceeds of sale to any probate matter we are also helping you with)

Timescales

Residential property transactions can be quite variable in terms of how long they take but will generally fall between 6 to 20 weeks from offer to completion. Where exactly within this range your particular transaction might fall will depend on several factors, including the size of the chain. We will always aim to progress matters as quickly as possible and in line with any requirements or desired timescale you might notify us of in advance, but all transactions are different.

Assuming there is no chain it typically takes between 6 – 8 weeks from when a solicitor receives/sends the contract pack to the point of exchange of contracts. When you are part of a chain, due to factors beyond our control, it will typically take a minimum of 8 - 10 weeks from when a solicitor receives/sends the contract pack to the point of exchange of contracts.

Transactions can complete more quickly if all parties are committed to doing so and the documentation and funding is in place, but may take longer if they are not, or if there are complications within the process itself. Title issues, mortgage offers, delayed searches, management packs and information from third parties are all factors that can influence the time a transaction takes, as well as the loss of a buyer either on your transaction or somewhere else in the chain.