

Sale of a freehold residential property

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

Our fees

- Legal fee £495.00 - £3000.00 (excluding VAT)
- Electronic money transfer fee £30.00
- VAT @ 20%

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. This list is not exhaustive.

Disbursement	Cost
Office Copies	£12.00 (£3 per document and usually need about 4)
I.D. and Money Laundering Check	£100.00

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances, whether there is a mortgage, number of parties in the chain, etc. However, below we have suggested some key stages:

- Obtain the Title Deeds and checking them thoroughly;
- Prepare the draft Contract;
- Deduce title either by way of Epitome or by obtaining Office Copies of your Title from the Land Registry;
- Provide assistance, if necessary, in completing the Seller's Information and Fixtures and Fittings forms;
- Deal with pre-contract enquires raised by the Buyer;
- Secure your signature to the Contract and Transfer Deed;
- Exchange Contracts with the Buyer's solicitor;
- Obtain redemption figures and instructions on the discharge of a Mortgage affecting the property;
- Provide you with a completion statement;
- Ensure all monies due are received on the completion date;
- Deliver the Transfer Deed and other documents to the Buyer;
- Attend to the discharge of your Mortgage and Estate Agents' invoice (if any); and
- Communicate with you on the day of completion with regard to the handing over of keys.

How long will my house sale take?

The average process takes between 8-12 weeks. However it may take longer due to the current pandemic and stamp duty holiday.

* Our fee is based on:

- a. this is a standard transaction and that no unforeseen matters arise. For example a defective title which requires remedying prior to completion or the preparation of additional documents in order to complete the transaction
- b. the transaction is concluded in a timely manner
- c. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. no indemnity policies are required. Additional disbursements will apply if indemnity policies are required.

