

A GUIDE TO THE CONVEYANCING PROCESS AND OUR FEES

Sale of a freehold or leasehold residential property

Our fees are calculated by reference to the time spent on the matter by members of the firm and details of the hourly rates of the relevant individual members of the property team will be provided to you at the outset.

The fees involved will depend upon a number of factors including the purchase price, the location, the tenure (freehold or leasehold) whether registered or unregistered, the complexity of the transaction, the number and importance of documents to consider and the urgency required to complete.

On the sale of a property ranging from £250,000 to £2,000,000 fees will be between £750-£2,500 plus VAT.

For example, the sale of a property for private individuals at a sale price of £250,000;

Conveyancer's fees and disbursements

- Legal fee £750-£950 plus VAT
- Electronic money transfer fee £30 plus VAT (to redeem a mortgage if appropriate)
- Copy title documents from HM Land Registry £12.00 plus VAT
- Leasehold properties will require us to obtain a sales pack from the managing agents/management company who will charge a fee for the pack which varies from company to company

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.

Additional fees

There may be circumstances where the fees may change (the list below is not exhaustive).

- Redemption of a Help to Buy loan
- Where the mortgage lender is separately represented
- Arranging bespoke indemnity insurance
- Shared ownership properties
- The legal title is defective
- There are issues with building regulation approval or planning permission

How long will my house sale take?

The time it will take from the buyer's offer being accepted until you can sell your house will depend on a number of factors and sadly it is not possible to identify how long an individual transaction may take. This is because, in almost all cases, your transaction is not 'standalone' but needs to be coordinated with other transactions in a chain and/or the requirements of a lender. The average process takes between 8 - 10 weeks but it can be quicker or slower, depending on the parties in the chain but we will keep you advised of the progress of your transaction and identify any potential delaying factors when we become aware of them.