

## Sale of a Freehold Residential Property

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

Our Legal fees, in relation to freehold residential sales, are as per the table set out below:-

### Conveyancing Costs as at June 2019

Sale Price	Our Fee
Up to £100,000	£500.00 plus VAT
£100,001 - £200,000	£650.00 plus VAT
£200,001 - £300,000	£700.00 plus VAT
£300,001 - £750,000	£750.00 plus VAT
Above £750,001	Please contact us for a bespoke quotation on 01384 440069

## Disbursements associated with Sale Matters

- Land Charges Act Searches of between £2.00-£8.00 (assuming that the property that you are selling is **unregistered** at Land Registry).
- Search of the Index Map fee will be £4.00 (again, assuming that the property that you are selling is **unregistered** at Land Registry).
- Official Copy Entries and Filed Plan from Land Registry will be £6.00 (assuming that the property that you are selling is **registered** at Land Registry).
- Telegraphic Transfer/Bank Charge fee will be £20.00 to redeem a Mortgage secured against the property that you are selling upon completion and if you wish to receive the balance sale proceeds from us by way of same-day telegraphic transfer then, again, a further £20.00 fee will apply.
- ID Checking fee will be £4.80 (inclusive of VAT) per person.

There are sometimes matters which arise during the course of a purchase or sale transaction that may cause an extra charge to be levied by us. Please see below examples on when this may happen.

This Guide has been prepared to explain the additional services that may fall outside of work associated with the residential property sale or purchase. Whilst such additional services are not generally needed for standard sales or purchases, if such extra work is needed then it will be charged for in accordance with the following details:-

- **Multiple Titles** – if the property you are selling or buying has more than one registered or unregistered Title, the fee for the additional legal work in dealing with those Titles will be £75.00 plus VAT.
- **Multiple Sellers** – if there is more than one Seller who we have to deal with at different addresses then there will be an additional charge of £75.00 per person plus VAT.
- **Redemption of Mortgages** – If you have more than one loan on a property you are selling then we will be required to clear the additional loan on completion and the fee for the additional legal work involved in dealing with each additional loan on completion will be £75.00 plus VAT plus an additional £20.00 telegraphic transfer fee.
- **Retrospective Consent** – If, in the course of selling or re-mortgaging your property, it becomes necessary to obtain retrospective consent, for example, consent for extensions or alterations (under an earlier covenant) then the fee for the legal work involved in obtaining retrospective consent will be £75.00 plus VAT.
- **Statutory Declaration** – If, during the sale or purchase, it is necessary for us to prepare a Statutory Declaration then the fee for the legal work in preparing such a document will be £100.00 plus VAT.

- **Third Party Solicitors/Managing Agents** – If, during the transaction, we need to deal with another firm of Solicitors then the fee for the legal work involved in those dealings will be £100.00 plus VAT.
- **Unregistered Titles** – If the property you are buying or selling has not been registered with the Land Registry then the fee for additional legal work undertaken with the unregistered Title will be £100.00 plus VAT.

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