

Sale of a Property

The following fees will apply to standard transactions. **All amounts shown are inclusive of VAT**

Sale of a Freehold Property

Value	Legal Fees	Estimated Expenses and Disbursements	Total
Up to £175,000	£756.00	£48.00	£804.00
£175,001.00 to £250,000.00	£876.00	£48.00	£924.00
£250,001.00 to £300,000.00	£996.00	£48.00	£1,044.00
£300,001.00 to £400,000.00	£1,116.00	£48.00	£1,164.00
Over £400,000.00	0.2% of value	£48.00	

Sale of a Leasehold Property

Value	Legal Fees	Estimated Expenses and Disbursements	Total
Up to £175,000.00	£900.00	£48.00	£948.00
£175,001.00 to £250,000.00	£1,020.00	£48.00	£1,068.00
£250,001.00 to £300,000.00	£1,140.00	£48.00	£1,188.00
£300,001.00 to £400,000.00	£1,194.00	£48.00	£1,242.00
Over £400,000.00	0.2% of value	£48.00	

If you are selling a property where a Help to Buy Loan has to be redeemed, or a shared ownership property, the legal fees quoted above will increase by £180.00 (inc VAT) to cover the extra work involved with regard to this.

What do the legal fees cover?

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

- obtaining up to date entries of the register of title from the Land Registry
- sending the necessary property information forms to you for completion
- preparing and submitting a full contract package to the Buyers' Solicitors
- dealing with any enquiries arising out of the contract package
- sending the final contract and transfer to you for signature
- exchanging contracts and notifying you of the completion date
- redeeming any existing mortgages on the property on completion
- When dealing with a leasehold property we will send the LPE1 to the Landlord/Managing Agent and then send replies on to the Buyer' Solicitor

What disbursements should I expect?

Likely Disbursements on a sale would include the fee for obtaining up to date register entries from the Land Registry. (£12.00)

For leasehold properties there will also be a fee payable to any management company or landlord (if applicable) with regard to production of replies to the LPE1 and management pack which you are required to produce as referred to below. This fee will differ depending upon the property and managing agent and can range from £240.00 inc VAT to £600.00 inc VAT.

Other likely costs and Expenses

You will be required to pay a fee of £30.00 plus VAT in respect of bank charges for each bank for redeeming any existing mortgage or for sending funds to your bank account if necessary.