

Sale of a Property – 2026 Estimates

The following fees will apply to standard transactions.

Sale of Freehold Property

Value	Legal Fees (+ VAT)	Estimated Expenses and Disbursements
Up to £250,000.00	£1,500.00	£48.00
£250,001 to £300,000.00	£1,550.00	£48.00
£300,001 to £400,000.00	£1,650.00	£48.00
£400,001 to £500,000.00	£1,750.00	£48.00
£500,001 to £600,000.00	£1,850.00	£48.00
£600,001 to £700,000.00	£2,000.00	£48.00
£700,001 to £800,000.00	£2,300.00	£48.00
£800,001 to £900,000.00	£2,600.00	£48.00
£900,001 up to £1.5 million	£2,900.00	£48.00
Over £1.5 million	Price on application	

Sale of Leasehold Property

Value	Legal Fees (+ VAT)	Estimated Expenses and Disbursements
Up to £250,000.00	£2,000.00	£48.00
£250,001.00 to £300,000.00	£2,050.00	£48.00
£300,001.00 to £400,000.00	£2,100.00	£48.00
£400,001.00 to £500,000.00	£2,150.00	£48.00
£500,001 to £600,000.00	£2,200.00	£48.00
£600,001 to £700,000.00	£2,400.00	£48.00
£700,001 to £800,000.00	£2,600.00	£48.00
£800,001 to £900,000.00	£2,800.00	£48.00
£900,001 up to £1.5 million	£3,100.00	£48.00
Over £1.5 million	Price on application	£48.00

If you are selling a property where a **Help to Buy Loan** must be redeemed, or a shared ownership property, the legal fees quoted above will increase by £450.00 (plus VAT) to cover the extra work involved regarding this.

Where the **BSA 2022** applies add an extra £750 plus VAT.

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's 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. (estimate £25.50 plus VAT for 3 documents)

For leasehold properties there will also be a fee payable to any management company or landlord (if applicable) regarding 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 £35.00 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.