

Residential Conveyancing Sale of a Leasehold

CONVEYANCING FEES



£1,500,001 ▶ £2,000,000	£3,000
£1,000,001 ▶ £1,500,000	£2,500
£900,001 ▶ £1,000,000	£2,100
£800,001 ▶ £900,000	£2,000
£700,001 ▶ £800,000	£1,900
£600,001 ▶ £700,000	£1,800
£500,001 ▶ £600,000	£1,700
£400,001 ▶ £500,000	£1,600
£300,001 ▶ £400,000	£1,500
£200,001 ▶ £300,000	£1,400
Up to £200,000	£1,300
AGREED SALE PRICE	FEE

All fees are subject to VAT at 20% and Disbursements (costs related to your matter that are payable to third parties)

Our fee assumes that:

- This is a standard transaction and that no unforeseen matters arise, including for example, (but not limited to) a defect in title, which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction.
- This is the assignment of an existing Lease and is not the grant of a new Lease.
- The transaction is concluded in a timely manner and no unforeseen complications arise.
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation.
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Our fees cover all of the work required to complete the sale of your home, including redeeming the mortgage.

Conveyancer's fees and disbursements:

- Legal fees: as per the previous table plus VAT
- Electronic money transfer fee: **£30** plus VAT per transfer
- Land Registry documents: **£7** plus VAT per document (minimum)
- AML search: **£7** plus VAT per search (minimum)
- Lawyercheck fee: **£15** plus VAT per search (minimum)
- Leasehold Management Pack: **£100 - £400** (minimum)

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents. Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements, which will be set out in the individual Lease relating to the property.

How long will my house sale take?

How long it will take from the offer being accepted until you can move out of your house will depend on a number of factors. The average process takes between 8-12 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if a first time buyer is involved. However, if you are selling leasehold property that requires an extension of the Lease, this can take significantly longer. In such a situation, additional charges would apply.

Stages of the process:

The precise stages involved in the sale of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice.
- Preparing and submitting the Contract package to the buyers' Solicitors and dealing with any enquiries raised by them.
- If applicable, obtaining a mortgage redemption statement and details of estate agents' costs.
- Exchanging Contracts when a completion date has been agreed with your buyers.
- On the completion date receiving the purchase money from your buyers' solicitors, paying off your old mortgage and discharging the estate agents account. Any surplus will usually be sent to you immediately but, in any case within 48 hours after checking with our accounts department.



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