



**dodds**  
S O L I C I T O R S L L P

## SALE OF A RESIDENTIAL LEASEHOLD PROPERTY

### Conveyancing fees

Our fees cover **all** the work required to completed the sale of a property (subject to the assumptions below):

**All our prices quoted below are exclusive of VAT**

Value of Transaction	Conveyancing Fees (£):
£0 - £100,00	£800.00
£100,001 - £150,000	£825.00
£150,000 – £200,000	£905.00
£200,001 – £250,000	£990.00
£250,001 – £300,000	£1,040.00
£300,001 – £350,000	£1,120.00
£350,001 – £400,000	£1,170.00
£400,001 – £450,000	£1,250.00
£450,001 – £500,000	£1,400.00
Over £500,001	To be advised upon request

### **Other costs**

We charge an extra £200.00 for the following:

- Unregistered residential property sale
- Shared Ownership residential property sale
- Residential property sale by a limited company
- Sale of property subject to a tenancy
- New build property purchase

We charge £30 per electronic bank transfer and 10 for electronic identity check on each client

### **Disbursements:**

- Official copy entries £3 for the leasehold title and £3 for the freehold title;
- Title plan £3 for the leasehold title and £3 for the freehold title;
- Any further documents from HM Land Registry £3 per document;

- Management pack which is provided by the management company which also determines the costs which can be difficult to estimate. However, the costs are often between £100.00 - £400.00.

### **How long will the sale of my property take?**

This will depend on a number of factors. However, on average it can take 8-12 weeks from the issue of the contract pack to the buyer's solicitors. For example, it may take longer than anticipated for the Buyer to obtain a formal mortgage offer.

### **Assumptions:**

Our fees assume that:

- It is a standard transaction and 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
- It is an 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

### **Referral fee**

You may have been referred to us our referrer with whom we have a referral fee agreement. Please note that we pay a fee of £100 plus VAT for any introduction they provide to us. **Please note that this is not an additional cost for you and it does not affect our ability to give you impartial legal advice.**

**If you require more information please contact us on 0116 262 8596**

**Or email enquiries@dodds-solicitors.co.uk**