



SALE OF A RESIDENTIAL FREEHOLD PROPERTY

Conveyancing fees

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

All our prices quoted below are exclusive of VAT

| Value of Transaction | Conveyancing Fees (£): |
|----------------------|----------------------------|
| Up to £150,000 | £750.00 |
| £150,001 – £200,000 | £800.00 |
| £200,001 – £250,000 | £850.00 |
| £250,001 – £300,000 | £900.00 |
| £300,001 – £400,000 | £1000.00 |
| £400,001 – £450,000 | £1,200.00 |
| £450,001 – £500,000 | £1,300.00 |
| £500,001 - £750,000 | £1,500.00 |
| £750,001 - £900,000 | £1,750.00 |
| Over £900,000 | 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 sale

We charge £30 per electronic bank transfer and £25 plus VAT for electronic identity check on each person.

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;

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
- 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 by a referrer with whom we have a referral fee agreement. Please note that we pay a fee of £120 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