



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

### **Disbursements:**

- HMLR Official copy entries £7 for the leasehold title and £7 for the freehold title
- HMLR Title plan £7 for the leasehold title and £7 for the freehold title;
- Any further documents from HM Land Registry £7 per document;
- Bankruptcy searches, where necessary, £6 per person
- All HMLR disbursements exclude VAT

## **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

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

**Or email [enquiries@dodds-solicitors.co.uk](mailto:enquiries@dodds-solicitors.co.uk)**