



**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 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       | £900.00                    |
| £150,001 – £200,000  | £975.00                    |
| £200,001 – £250,000  | £1050.00                   |
| £250,001 – £300,000  | £1,100.00                  |
| £300,001 – £350,000  | £1,200.00                  |
| £350,001 – £400,000  | £1,250.00                  |
| £400,001 – £450,000  | £1,400.00                  |
| £450,001 – £500,000  | £1,500.00                  |
| £500,001 - £750,000  | £1,600.00                  |
| £750,001 - £900,000  | £1,700.00                  |
| 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
- Help To Buy sale

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

### **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
- Assignment pack is provided by the landlord or freeholder, which determines the cost. Costs are frequently between £100 and £400 plus VAT
- 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 and £400 plus VAT.

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

This will depend on a number of factors. However, on average it can take 12-16 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 mortgage or it may take longer than expected for the management company to issue the management pack to us.

**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

Please note we do not carry out work governed by the Building Safety Act 2022.

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

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