



SALE OF A RESIDENTIAL FREEHOLD PROPERTY

(PROBATE SALES/ SALE OF FORMER MATRIMONIAL HOME)

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 £200,000	£850.00
£200,001 – £250,000	£1000.00
£250,001 – £300,000	£1100.00
£300,001 – £400,000	£1200.00
£400,001 – £450,000	£1300.00
£450,001 – £500,000	£1400.00
£500,001 - £750,000	£1800.00
£750,001 - £900,000	£2300.00
Over £900,000	To be advised upon request

Other costs

We charge an extra £250.00 plus VAT for sale of the following:

- Unregistered property
- Property subject to a tenancy
- Freehold management company involvement (per freehold company)
- Help to Buy sale

We charge an additional £50 plus VAT for the following:

- Redemption of mortgage
- Sourcing an indemnity policy

We also charge £30.00 plus VAT for each electronic bank transfer and £25.00 plus VAT for electronic identification per person.

Disbursements:

- Official copy entries £7 for the leasehold title and £7 for the freehold title;
- Title plan £7 for the leasehold title and £7 for the freehold title;

- Any further documents from HM Land Registry £7 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

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

Or email enquiries@dodds-solicitors.co.uk