



PROBATE 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 £200,000	£1100.00
£200,001 – £250,000	£1250.00
£250,001 – £300,000	£1350.00
£300,001 – £400,000	£1450.00
£400,001 – £450,000	£1550.00
£450,001 – £500,000	£1650.00
£500,001 - £750,000	£2050.00
£750,001 - £900,000	£2550.00
Over £900,000	To be advised upon request

Other costs

We charge an extra £250.00 for the following:

- Unregistered residential property sale
- Sale of property subject to a tenancy
- Help To Buy sale
- More than one management company involvement

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;
- The management pack is provided by the management company and they can set their own price. However, the costs often exceed £400.00.

How long will the sale of the 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
- 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