



Residential Conveyancing Process (sale)

Prices

Sale Price Band	Fees	VAT at 20%
£0 - £250,000	£500	£100
£250,000 - £400,000	£695	£139
£400,000 - £500,000	£850	£170
£500,000 - £750,000	£895	£179
£750,000 - £1,000,000	£950	£190
£1m - £2m	0.125% of sale price	20% thereon
Over £2m	0.15% of sale price	20% thereon

Other Fees:

Item Description	Fees	VAT at 20%
Bank Transfer Fee (each)	£26	£5.20
If Property is Leasehold	£200	£40
If Property is a Retirement Property	£400	£80
If Property is Shared Ownership	£100	£20

Other Expenses (often referred to as disbursements):

Item	Estimated Cost	VAT
Land Registry Documents	£20	£4

There may be other costs that might be payable. These are items payable to third parties who set their own fees. Common examples are:

Item	When Might it Arise?	Payable To	Typical Cost
Management Information	Where you have a management company or freeholder (landlord)	Management Company or Freeholder	£150-£400
Indemnity Insurance	Where a title defect has been identified	Indemnity Insurance Company	£50-£500
Planning and Building Control Documents	Where the buyer has requested documents for works	Local Council or Professional Trade Body such as GAS SAFE	£6-£40

Services

Services that we provide as part of the sale process

- Obtaining title documents from the Land Registry
- Drafting legal documents such as the contract for sale and, in some instances, the transfer deed
- Corresponding with your buyer's solicitors or licensed conveyancers
- Assisting with responding to additional enquiries where appropriate under the Conveyancing Quality Scheme
- Obtaining certain information that a buyer reasonably requires from a seller such as planning and building control documents.
- Where appropriate, assisting with obtaining information concerning the management of the building (in the case of flats) or the estate where there is an estate management company
- Exchanging contracts with your buyer's solicitors
- Administering the completion process including the redemption of mortgages on the property
- Verifying your identity as part of the sale

Services that we do not provide as part of the sale process

- Marketing of your property
- Assisting with disputes with other parties such as your buyer, mortgage lenders or estate agents
- Negotiating the price or other terms for the property and its contents
- Dealing with matters that relate to the physical condition of the property
- Matters that fall outside of the Law Society's Conveyancing Quality Scheme
- Advising on tax issues such as income, inheritance or capital gains tax