

Our residential property team specialises in the sale, purchase, and financing of residential properties. We provide a bespoke service tailored to the individual needs of our clients and their particular transaction.

Our fees cover the work required to complete the sale of your freehold or leasehold property on your behalf including the redemption of up to one mortgage (if applicable).

Our fees are based on hourly rates, which range from £150 per hour (plus VAT at 20%) to £250 per hour (plus VAT at 20%) depending on the experience of the fee earner involved.

Depending on the complexity of the transaction we expect a typical freehold or leasehold residential sale transaction of the type we typically deal with will take between 10 – 25 hours at the hourly rate of the team member dealing with the transaction.

The exact costs will be dependent on the individual circumstances of the matter and the factors as set out in 'Our Assumptions' below.

If, for example, the transaction is a straight-forward sale of a single registered title freehold property in an urban area, with no title defects and no mortgage to redeem, the costs will be at the lower end of the range.

A detailed fee quote based on your particular transaction can be provided on request and will be provided at the outset of any transaction on which we are acting.

In addition to our fees, you will be required to pay disbursements. Disbursements are costs related to your matter that are payable to third parties, such as search fees. We will deal with the payment of disbursements on your behalf.

Fees and disbursements on the sale of a residential freehold or leasehold property are as follows:

Legal fees	£700.00 – £4,000.00 (plus VAT at 20%).
Official copy title and plan fees	£6.00 (per title).
Obtaining official copy of document	£4.00 (per document referred to as filed in the registered title).
Telegraphic transfer fee	of £16.00 (plus VAT at 20%)

How long will the process take?

How long the legal process will take will depend on a number of factors. On average the process takes between 6 -12 weeks; however it can be quicker or slower, depending on the position of the parties in the chain, the type of property and whether the buyer requires a mortgage.

Stages of the process

The stages involved in the sale of a residential property can vary according to the circumstances. Below are some of the key stages which a transaction would usually include:

- Taking your instructions and giving you initial advice and scoping of the transaction.
- Contacting your existing mortgage lender to obtain redemption figures.

- Obtaining your replies to standard property information forms and a fixtures and fittings form and obtaining from you supporting documents.
- Drafting the contract, obtaining copies of your property title from the Land Registry and sending the contract pack to buyer's solicitors.
- Replying to enquiries raised by the buyer's solicitor and agreeing the contract
- Sending the final contract and transfer to you for signature.
- Exchanging contracts and notifying you that this has happened.
- Completing the sale.
- Dealing with redeeming any existing mortgage, paying the estate agent's fees and paying the net sale proceeds of sale to your account.

Our assumptions

Our fee estimate assumes that:

- This is a standard transaction and that no unforeseen matters arise for example a defect in title which requires remedying prior to completion, or the preparation of additional documents (including advising upon or drafting a Deed of Easement or Overage Provisions).
- The property is sold with vacant possession.
- The transaction is concluded in a timely manner without any specific need for urgency or delay.
- The contract is not a conditional contract.
- All parties are co-operative and there is no unreasonable delay.
- No indemnity policies are required. Additional fees and disbursements may apply if indemnity insurance policies are required.
- The property is not a new build property.
- The property is for residential use only.
- There is no sale of part of a registered title to the property nor is the title to the property (or any part of it) unregistered.
- There is no sale under a court order nor matrimonial transfer on divorce, nor is it a repossession sale.
- There is no lack of building regulation consents, planning consents or listed building consents for works carried out to the property.
- The sale does not involve an auction.
- We will not be advising on planning.
- We will not be advising on tax.
- If the property is leasehold, no landlord's or third party's consent is required.
- We will not be advising on any claim for overpaid SDLT.

- If the property is being sold by Attorneys there is a registered valid Power of Attorney in place.

Additional fees and disbursements are likely to apply to the sale of a residential leasehold property, some of which will be set out in the individual lease relating to the property. This list is not exhaustive and other disbursements may apply depending on the terms of the lease and its requirements in connection with any sale of the property. We will update you on the specific fees following receipt and review of the lease. Anticipated disbursements in relation to leasehold properties can include:

Landlords/managing agents/ management company replies to landlord/managing agents property enquiry forms	The fee is provided by the freeholder or management company for the property and can be difficult to estimate as landlords and managing agents charge different fees from property to property. Usually it is between £350.00 – £600.00 (plus VAT at 20%).
Licence to assign or rent deposit deed if required by the lease	The fee is provided by the freeholder or their lawyers for the property and can be difficult to estimate as landlords and their lawyers charge different fees from property to property. Usually it is between £250.00 – £750.00 (plus VAT at 20%).

Who will work on your case?

Typically, a solicitor, licensed conveyancer, associate, or a Partner will work on your case, and they may be assisted by a paralegal, a trainee solicitor, or a solicitor apprentice.

Supervision of the work will be undertaken by a Partner in the Residential Property team. If a Partner works on your case, they may be supervised by a licensed conveyance, solicitor, associate, or another Partner.

For further details of the experience and qualifications of the individuals who may work on your case, please [click here](#).