

Service	FREEHOLD SALE																											
Cost	<p><u>Sale Freehold</u></p> <table border="1"> <thead> <tr> <th>Value £</th> <th>Fees £</th> <th>VAT £</th> </tr> </thead> <tbody> <tr> <td>0-100k</td> <td>600</td> <td>120</td> </tr> <tr> <td>101-200k</td> <td>625</td> <td>125</td> </tr> <tr> <td>201-250k</td> <td>650</td> <td>130</td> </tr> <tr> <td>251-500k</td> <td>700</td> <td>140</td> </tr> <tr> <td>501-650k</td> <td>850</td> <td>170</td> </tr> <tr> <td>651-850k</td> <td>1050</td> <td>210</td> </tr> <tr> <td>851-999k</td> <td>1200</td> <td>240</td> </tr> <tr> <td>1m+</td> <td>1600</td> <td>320</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Bank transfer fee £36 per transfer <p>Other factors which would increase costs are implementing indemnity policies for example missing documents, planning permissions building regulations</p> <p>Our fee assumes that:</p> <ol style="list-style-type: none"> this is a standard transaction and that 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 this is the 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 complication arise all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation no indemnity policies are required. Additional disbursements may apply if indemnity policies are required. 	Value £	Fees £	VAT £	0-100k	600	120	101-200k	625	125	201-250k	650	130	251-500k	700	140	501-650k	850	170	651-850k	1050	210	851-999k	1200	240	1m+	1600	320
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Basis for charges	Fixed fees & Vat @ 20%																											
Description of and cost of any likely disbursements	<p>Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.</p> <p>Anticipated Disbursements</p> <ul style="list-style-type: none"> • Office Copy Entry Fee £7.80 per registered title • Identification Documents £15.00 per client 																											
Additional Information regarding potential fees	<p>We have provided you with an illustration of our conveyancing fees and anticipated expenses associated with your proposed transaction. However, there can be certain circumstances where other optional services may be requested by you or required to fulfil your instructions. For complete transparency, we set out below our fixed price menu of optional conveyancing services. In those cases, no additional work will be</p>																											

carried out until we have agreed the fees or charging mechanism with you first. VAT will be charged on these fees at the current variable rate.

Alteration of Register fee

For altering your records at the Land Registry at your specific request or to correct a defect. £50

Appointing an additional Trustee fee

For preparing documentation appointing a further Trustee, to enable the sale to proceed. £75

Arranging Indemnity Insurance fee

To repair a defective legal title or other insurance coverage as required. £75

Auction fee

For creating your sale legal information pack to your auctioneer's specifications. £300

Cheques Returned Unpaid fee

If your cheque bounces. £35

Cheques to a Third Party fee

For issuing a cheque to a non-standard third party on completion at your specific request. £35

Companies House Search fee

For obtaining Companies House documentation for the Buyer's lawyer. £20

Contract Race fee

Drafting an additional contract and issuing a separate legal pack for a contract race. £250

Deed of Grant Approval fee

For approving or varying a Deed of Grant regarding legal rights of way. £150

Deed of Grant Variation fee

For varying a Deed of Grant regarding legal rights of way. £400

Electronic Money Transfer fee

For transferring money by CHAPs transfer or Faster Payment. £30

Evidence of debt removal fee

Providing evidence, at your request, of removal of your secured debt from Land Registry records. £40

Funds BACS Transfer fee

For transferring money by a BACS transfer within 3 days. £15

Help to Buy Redemption fee

Dealing with the Help to Buy agency to remove their secured legal charge from your property. £150

Houses in Multiple Occupation fee

For the extra work required regarding enquiries on your HMO Licence. £200

Housing Association fee	
Requesting information from a Housing Association to meet Buyer's Lawyers requirements.	£150
International Bank Transfer fee	
For transferring money electronically abroad.	£100
Key Undertaking fee	
Preparation or approval of a key & access undertaking, enabling the Buyer access before completion.	£75
Lease Extension approval fee	
For approving or varying a Deed extending the Lease term.	£250
Lease Extension preparation fee	
For preparing a Deed extending the Lease term.	£400
Legal Aid Charge Transfer fee	
For transferring your Legal Aid charge to your new property on completion.	£190
Licence to Assign fee	
For obtaining the Landlords written permission to transfer the property to your buyers.	£150
Management Enquiries on a Freehold Property fee	
Requesting these to meet Buyer's lawyers requirements.	£165
Matrimonial fee	
Dealing with separate matrimonial solicitors or a non-occupying co-owner on a sale.	£200
Merger of Titles fee	
For merging your freehold and leasehold title at the Land Registry at your specific request.	£100
Name Declaration fee	
For preparing a Declaration for Land Registry to resolve a name discrepancy on your title.	£25
Power of Attorney or Court Order fee	
For checking the Power of attorney or Court Order is valid, and registered, if appropriate.	£150
Private Mortgage fee	
For liaising with a private owner of a secured charge, to remove it from your registered title.	£150
Reconstitution of Title fee	
Reconstructing a legal title, for registration by Land Registry, when evidence of ownership is absent.	£250
Restriction fee	
Dealing with removal or registration of a Notice or Restriction on your legal title.	£125

Retention administration fee	Dealing with retentions of service charge etc on Leasehold Properties, at the Buyer's lawyers request.	£100
Share Transfer fee	Handling the transfer of your Share Certificate or Membership in a Management Company.	£50
Solar Panels fee	For checking, assigning or rectifying a lease of solar panels on your property.	£150
Staircasing fee	For handling the process which increases your ownership share in a Housing Association owned property.	£150
Stamp Duty Land Tax (SDLT. Staircasing fee	For completing and submitting the SDLT forms to HMRC when you staircase.	£75
Statutory Declaration fee	Drafting a Statutory Declaration to address a title defect or shortcoming.	£75
Subject Access Request fee	For sending you personal data from your file; this is a set statutory fee.	£10
Third Party Lawyer fee	Dealing with different lawyers who act for you on related transactions e.g.: remortgage, probate.	£125
Transfer of Part fee	For preparing or approving a TP1 Transfer Of Part of your land, which will create a new, separate legal title.	£345
Undertaking fee	Request to give a legal undertaking on ID to the Buyer's Lender.	£50
Unregistered title fee	Covering the additional legal work involved on a Property that is not yet registered at the Land Registry.	£150
Unrepresented Party fee	For advising you of the implications of selling to a buyer who isn't using a lawyer.	£100
Upgrading Title fee	For preparing documentation to upgrade your legal title, e.g.: from possessory title to absolute.	£50
Voluntary Registration of a Property	Land registry fees based on the value of the property will apply.	£150
Disbursements		
	Bankruptcy Searches	£2.90 per search
	ID and Source of Funds Check	£14.40 per person
	Land Registry pre completion search	£3.90 per search
	Additional Office Copies	£3.90 per document

	<p>Electronic signature Fee £4.80 per deed</p> <p>Companies House submission fee £15.00 per charge document</p>
Key stages of the matter	<p>The precise stages involved in the sale of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:</p> <p>The precise stages involved in the sale of a residential leasehold property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:</p> <ul style="list-style-type: none"> • Take your instructions and give you initial advice • Download Land Registry Documents and review the property title • Draft contract documents and sent to the buyers solicitors • Deal with any enquiries raised by the Buyers solicitors • Deal with any additional enquiries which may be raised by the buyers solicitors which will need to be passed to third parties such as freeholders and management companies • Obtain further planning documentation if required • Give you advice on all documents and information received • Send final contract to you for signature • Agree completion date (date from which you own the property) • Exchange contracts and notify you that this has happened • Deal with any ground rent and service charge apportionments • Complete sale • Discharge any mortgages of charges registered against the property.
Timescales	<p>How long it will take from your offer being accepted until you can move will depend on a number of factors. The average process takes between 10 - 14 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage, in principle, it could take 6 - 8 weeks.</p>