



For the purposes of this guide any reference to VAT is calculated at the standard rate for goods and services, currently 20%.

Calculation of fees for a sale of a freehold registered residential property

It is important to note that no conveyancing matter is the same and therefore the costs will depend on the individual circumstance. Our fees cover all the work* required to complete the sale of your new home, including drafting the contract and transfer, issuing the contract pack, assisting with queries raised by the buyer's Solicitors and dealing with the distribution of funds.

Conveyancer's fees and disbursements:-

Legal fees based on value	Fee (VAT at the rate of 20%)
Legal fee up to the value of £200,000.00	£800.00 plus VAT (£160.00)
Legal fee up to the value of £300,000.00	£1,150.00 plus VAT (£230.00)
Legal fee up to the value of £400,000.00	£1,300.00 plus VAT (£260.00)
Legal fee up to the value of £500,000.00	£1,550.00 plus VAT (£310.00)
Legal fee up to the value £600,000.00	£1650.00 plus VAT (330.00)
Legal fee up to the value of £750,000.00	£1900.00 plus VAT (£380.00)
Legal fee up to the value £1,000,000.00	£2200.00 plus VAT (£440.00)
Legal fee over the value of £1,000,000.00	0.25% of the value of the property plus VAT.
Telegraphic transfer fee (to redeem any mortgage)	£30.00 plus VAT (£6.00)
Leasehold Properties fee (if applicable)	£150.00 plus VAT (£30.00)
Mortgage Redemption fee (if applicable)	£90.00 plus VAT (£18.00)
Freehold Management Pack (if applicable)	£180.00 plus VAT (£36.00)
Identification checks	£10.00 plus VAT (£2.00)

Disbursements

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. There are certain disbursements which will apply depending on the individual circumstances of each case.

Item	Fee (VAT at the rate of 20%)
HM Land Registry copy title document and plan	£6.00 plus VAT (£1.20)
Copies of documents referred to on title	£4.00 plus VAT (£0.80)
Index Map Search fee	£4.00 plus VAT (£0.80)
Leasehold sales pack – this price can vary	£180.00 plus VAT (£36.00) to £450.00 plus VAT (£90.00)

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Obtaining a copy of your title and checking the same
- Verification of your identity



- Initial contact with the buyer's solicitors and estate agents
- Preparing contract and transfer documents
- Obtain further planning documentation or title documents if required
- Giving you advice on all documents and information received
- Obtaining initial redemption statements
- Obtain final statement for any secured loans
- Establishing the estate agent's fees
- Replying to any enquiries raised
- Send final contract and transfer to you for signature
- Agree completion date (the date from which you sell the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be paid to any secured lender to be paid and the balance to be paid to you
- Arranging the payment of the estate agent's fees
- Complete sale

In providing the above fees there is an assumption that the transaction is a standard one, and that no complex matters arise that would mean that additional work over and above the norm would be required.

How long will my sale take?

How long it will take from your offer being accepted until you can complete will depend on a number of factors. The average process takes between 10-12 weeks. It can be quicker or slower, depending on the parties in the chain.

* Our fee assumes that:

- a) 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
- b) the transaction is concluded in a timely manner and no unforeseen complication arise
- c) all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d) no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

This illustration is to provide you with an outline of the likely costs of a conveyancing matter. Whilst we aim to be as accurate as possible, we strongly suggest you contact us directly to obtain a bespoke solution. For Residential Property matters email hk@djm.law.co.uk or telephone 01792 946183.