Sale of a Freehold Property

Our fees for a typical sale range as shown below. These figures may vary however in cases with special complications. We always give you an individual cost estimate at the start of the transaction taking into account the actual features of your sale. We will always advise you about any complication and discuss any potential impact on price before any additional charges are incurred.

Sale price Freehold	**£0 to £399,999**	**£400,000 to £599,999**	**£600,000 to £799,999**	**£800,000 to £999,999**	**£1,000,001 to £1.5million**
Legal Fee*	£1,200	£1,350	£1,500	£1,600	£1,800
Acting on behalf of your Mortgagee*	£200	£200	£200	£200	£200

Sale price Freehold	**£1,500,001 To £2,000,000**	**£2,000,001 plus**
Legal Fee*	£2,000	0.25%
Acting on behalf of your Mortgagee*	£200	£200

*VAT will be charged at the current rate in addition to the stated fee, currently 20%.

Additional fees and Disbursements

- Bank charges for sending funds by a bank transfer-£30 plus vat per bank transfer (e.g. redemption of mortgage and payment of net sale proceeds to you on completion).

These following are costs payable to third parties that relate to your sale

- Up to date land registry title entries of freehold title (£7.00 per document if available electronically) : £14.00 per title
- Electronic Identification(£20 plus VAT per person) £24.00

Note

If your matter requires additional work that is not included in fees indicated above you will be informed of this and what the additional cost will be at the earliest possible opportunity. Our fees indicated above assume this is the sale of a registered title property and this is a standard transaction. If your property has unregistered legal title this may give rise to additional fees. If your property is part of an estate with a management company and maintenance fees are paid then this will involve additional work on our part and additional fees will be charged.

Fees indicated also assume 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 additional to the main transaction. Due to this we cannot give you a reliable estimate of the cost of us helping you until we have full details of your intended transaction.

If we are required to expedite your sale within an urgent time frame (for example if you have agreed a 7 day exchange) then there may be an additional expedition fee and please contact us to discuss.

How long will my house sale take?

How long it will take from you accepting an offer to sell your home until completion will depend on a number of factors. The average sale takes between 8 to 12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are selling to a first-time buyer who already has a mortgage in principle and you do not have a related purchase, it could take 8 weeks. However, if your sale is part of a chain of related transactions the process could be delayed or slower depending on the parties in the chain.

Stages of the process

The key stages of the process include:

- take your instructions and give you initial advice;
- send property information forms to you for completion;
- check property's legal title;
- prepare contract documents;
- submit contract documents and completed property information forms to the buyer's solicitors;
- reply to any necessary enquiries raised by buyer's solicitors;
- send final contract to you for signature;
- agree completion date (date from which you sell the property);
- exchange contracts and notify you that this has happened;
- send you final transfer documentation for signature;
- if you have a mortgage obtain repayment statement from your lender;
- prepare final financial statement showing net sale proceeds available to you on completion;
- complete sale;
- deal with repayment of mortgage and estate agent's fees (where applicable);
- account to you for net sale proceeds;

Please contact us on schana@vickers-solicitors.co.uk for a personalised estimate