

Sale of a freehold residential property

Who will deal with your matter?

Our team has over 26 years of collective experience in delivering high quality work in all matters relating to residential conveyancing.

We have two members of the team who may work on your matter which will be supervised by Jack Cranage, Solicitor, who is our Head of Conveyancing.

How much will it cost to sell my property?

Our fees cover all of the work required to complete the sale of your property, including dealing with your mortgage company to redeem the mortgage as well as liaising with your Estate Agent.

Our fees and disbursements

- Our legal fee will depend upon the sale price but will start from £600 plus VAT.
- HM Land Registry fee will be £6 in order to obtain a copy of the register and plan.
- Electronic money transfer fee £22 plus VAT.

Disbursements are costs related to your matter that are payable to third parties, such as HM Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

How long will my house sale take?

How long it will take from the offer being accepted until you can move will depend on a number of factors. The average process takes between 8-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if the buyer is a first time buyer, purchasing with a mortgage, it could take 12 weeks, however, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such a situation, additional charges would apply.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances, however, some key stages include:

- Take your instructions and give you initial advice
- Check finances are in place to redeem the mortgage and contact lender's solicitors, if needed

- Draft and advise on contract documents
- Obtain further planning documentation, if required
- Deal with any enquiries from purchaser's solicitor
- Send a final contract to you for signature
- Agree a completion date (date from which you no longer own the property)
- Exchange contracts and notify you that this has happened
- Arrange for the mortgage to be redeemed, the estate agent to be paid and the balance, less our fees, to be sent to you
- Complete purchase