

Sale of a leasehold 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 the work required to complete the sale of your property, including dealing with your mortgage company and HM Land Registry and dealing with the payment of the estate agent's commission.

Our fees and disbursements

- Our legal fees will depend upon the sale price but will start typically from £750 plus vat.
- HM Land Registry fee will be £12 in order to obtain your title documents from the HM Land Registry.
- 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. There is a disbursement, which your managing agents will charge in order to prepare the Management Pack; the buyer will need to have sight of this as it sets out certain details relating to the ground rent and service charge. The average cost of obtaining a Management Pack is around £300.

Stages of the Process

Precise stages involved in the sale of a residential leasehold property vary according to the circumstances, however, below we have set out some key stages:-

- Take your instructions and give you initial advice
- Check finances are in place to redeem the mortgage and pay the estate agent's commission
- Draft and advice on contract documents
- Obtain HM Land Registry title documents
- Obtain further planning documentation, if required
- Deal with any necessary enquiries received from the buyer's solicitor

- Give you advice on all documents and information involved
- Obtain the mortgage redemption figure
- Send a final contract to you for signature
- Approve Transfer Deed
- Agree completion date (date from which you no longer own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from buyer
- Complete sale
- Deal with redemption of the mortgage
- Deal with the estate agent's commission

[How long will my house sale take?](#)

How long it will take from your offer being accepted until you can move out of your house will depend on a number of factors. We have set out above the length of time that an average process takes. It can be quicker or slower, depending on the parties in the chain. For example, if the buyer is a first time buyer, purchasing a new build property with a mortgage in principle; or, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer; in such circumstances, additional charges would apply.

Our fee assumes that this is a standard transaction and that no unforeseen matters arise including for example (but not limited to):-

- a. a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- b. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.