

Sale of a freehold residential property – information on pricing

The precise stages involved in the sale of a residential freehold property vary according to the circumstances. However, below we have suggested some key stages:

- Take your instructions and give you initial advice
- Send out draft contract on receipt of initial documents
- Obtain initial redemption figures on all charges secured on the property
- Receive enquiries and reply to them
- Send final contract to you for signature
- Arrange for signing of draft Transfer
- Agree completion date (date from which you will receive the sale funds)
- Obtain final redemption figure
- Provide completion statement
- Complete purchase
- Deal with redemption of charges

How long will my house sale take?

How long it will take from the offer being accepted until you can receive the sale proceeds will depend on a number of factors. The average process takes between 12 and 16 weeks. It can be quicker or slower, depending on the parties in the chain.

How much will my house sale cost?

Use our conveyancing calculator to work out our costs.

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. A fee of £50 plus VAT and disbursements may apply if indemnity policies are required;

- e. the land is registered. If it is unregistered, an additional fee of £200 plus VAT will be charged;
- f. completion of this transaction takes place after 10 days of exchange of contracts. (An earlier completion date attracts an additional charge of £100 plus VAT);
- g. none of a declaration of trust, deed of variation or statutory declaration are required. (If one or other is needed, we will apply an additional charge, based on the additional work required, to prepare the necessary documentation);

Conveyancing Team