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Calthrops Solicitors LLP

Sale of Leasehold Property

Prices as @ 6th December 2018

Sale of a Leasehold residential property

Below is a **sample** of our charges to cover all of the work required to complete the sale of your home (this is based on a typical sale of £200,000).

Conveyancer's fees and disbursements on a typical sale of £200,000

- Legal fee
 - £1,120.00
- VAT @ 20%
 - £224.00
- Disbursements
 - Office Copies - £12 (Freehold and Leasehold Title)
- Electronic money transfer fee
 - £30
- Mortgage Redemption (if you have a mortgage)
 - £50
- Indicative total: £1,436.00

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

Increased Charges:

There are several factors that can increase costs such as:

- Defective Title
- Title Issues
- Planning permissions or Building Regulations not obtained
- Leasehold Management Packs (approx. £150+ dependent on Management Company)

This is not an exhaustive list and are just examples of how our costs can increase. However, if we feel that your property transaction will go down the more complex route by say one of the reasons mentioned above we will write to inform you of the circumstances and additional charges as soon as we become aware.

How long will my leasehold sale take?

How long it will take 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.

Stages of the process

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

- Take your instructions and give you initial advice
- Receive and advise on contract documents
- Give you advice on how to complete documents required such as the Sellers Property Information form and the Fixtures and Fittings List.
- Send final contract to you for signature
- Agree completion date
- Exchange contracts and notify you that this has happened
- Arrange for all monies received from your Purchaser
- Complete sale