

Freehold Residential Sale

Average Legal Fees for your Sale

Sale Price	Fees	VAT	Total
Minimum fee	£1,050.00	£210.00	£1,260.00
Average fee for a sale up to £500,000	£1,250.00	£250.00	£1,500.00
Average fee for a sale up to £1,000,000	£1,400.00	£280.00	£1,680.00
Average fee for a sale up to £1,500,000	£1,600.00	£320.00	£1,920.00
Sale price over £1,500,000	TBC		

Additional Legal Fees if relevant to you

Item	Fees	VAT	Total
Fee for carrying out anti-money laundering checks (per person)	£10.00	£2.00	£12.00
Fee for a telegraphic transfer to redeem mortgage	£30.00	£6.00	£36.00
Fee for dealing with the redemption of a mortgage	£50.00	£10.00	£60.00
Fee for dealing with the redemption of a second mortgage/charge	£150.00	£30.00	£180.00
Fee if the property is unregistered	£250.00	£50.00	£300.00
Fee if there is an estate management company	£100.00	£20.00	£120.00
Fee if a Deed of Variation is required	£850.00	£170.00	£1,020.00

Disbursements (payable to third parties)

Item	Cost
Anti money laundering and ID verification search fees (per person)	£23.70
Copy title documents (per document)	£4.20

healdnickinson

SOLICITORS

Possible additional charges: -

- If there is a Residents Association/Management Company, they may charge a fee for providing information about the property and which the buyer's solicitors will require in order to proceed. You should allow approximately £400 plus VAT for this.
- Under the terms of the original Transfer Deed of the property a Deed of Covenant may be required. The Residents Association/Management Company will require a fee for attendance to this aspect of the conveyancing. We will also charge an additional fee for dealing with this aspect of the transaction.
- If we are required to obtain copies of FENSA, Gas Safe certificates, NHBC documentation, planning/building regulation consents or other certificates that relate to the property that may have been misplaced the governing body/Local Authority will make a charge for providing the replacements/copies.

This estimate of our charges assumes that the transaction proceeds to a normal conclusion without any unforeseen complications. If it does not proceed to a completion, then a charge is made for the abortive work based on the work done and payments made at an hourly charging rate.