



**HADFIELD BULL & BULL**  
**SOLICITORS & ADVOCATES**

**Sale of a leasehold residential property**

Our fees cover all of the work required to complete the sale of your new home.

**Conveyancer's fees and disbursements**

- Legal fee *from* £795 plus VAT
- Electronic money transfer fee £45 including VAT made up as to £25 plus VAT plus £15 administration
- VAT payable 20%

Disbursements are costs related to your transaction 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. Disbursements are not included in our fee ranges, however, these typically include:

- HM Land Registry fee £15
- Landlord's/Managing agent's administrative fee for supplying leasehold package

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 complications 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. Additional disbursements may apply if indemnity policies are required.
- e. The Lease is acceptable to the buyer's solicitor in its current form.

### How long will my house sale take?

This will depend on a number of factors. The average process takes between 8 to 12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are selling to a first time buyer, it could take 8 weeks. However, if you are selling a property in a long chain this can take significantly longer. Further, if your lease requires an extension, the process could be delayed for 2 to 3 months.

### Stages of the Process

- Take your instructions and give you initial advice
- Obtain title documentation
- Send protocol documentation to you for completion and return
- Draft contract documents
- Request leasehold management package from landlord/managing agent
- Deal with enquiries raised by the buyer's solicitor
- Send final contract to you for signature
- Approve Transfer and send to you for signature
- Agree completion date
- Exchange contracts and notify you that this has happened
- Complete sale
- Deal with redemption of mortgage, payment of agent's fees and forward net proceeds to you