

SALE OF A RESIDENTIAL FREEHOLD PROPERTY

Costs guidance

Please note: the figures given in this notice in relation to fees are provided as an estimate, for the purpose of our pricing transparency. If a particular matter requires additional and/or more complicated work, then the fees shown below may be greater – but in such a case, we would inform you, at an early stage. Please contact us for an accurate fee proposal based on your particular facts and circumstances.

Conveyancer's Fees & Disbursements

Your bill from us will state our legal fees, third-party disbursements and VAT if payable. (Disbursements are costs related to your matter, payable to third parties e.g. Land Registry fees. We handle the payment of the disbursements on your behalf, making it a smooth process).

Basic fees and disbursements will include the following:

- Legal fees of £1,500 to £2,700 (or greater depending on complexity and/or value of the property - see table overleaf) plus VAT at 20% (£1,800 to £3,240)
- Up-to-date Copy Title £14 plus VAT at 20% (£16.80)
- Electronic money transfer fee £30 plus VAT at 20% (£36.00)
- Standard ID & AML Verification (per person) £25.00 plus VAT at 20% (£30.00)

Supplemental/additional fees will be charged for the following:

- Dealing with properties which fall under the Building Safety Act 2022 £500.00 plus VAT at 20% (£600.00)
- Arranging Indemnity Policy if Statutory Declaration/Statement of Truth is required £150.00 plus VAT at 20% (£180.00)
- If property is being sold by a Company £350.00 plus VAT at 20% (£420.00)
- If the title is unregistered £500.00 plus VAT at 20% (£600.00)
- Dealing with Third Party Lawyers £250.00 plus VAT at 20% (£300.00)

There may be additional disbursements depending on your individual transaction. We shall contact you if we identify an issue that may give rise to costs being increased and give you an estimate of the likely additional fee based on our experience of similar situations. For your guidance, there follow a list of possible situations that may arise which will require additional time spent on your matter and therefore additional fees incurred. However, please note the list is not exhaustive:-

- Additional charges which affect the land and require attention and discharge;
- Investigation of easements, rights of way or consents in relation to access septic tanks/ drainage; water or services at the Property;

- Dealing with management company, share certificates and service charge issues on leasehold matters;
- Investigating, negotiating and approving defective titles and dealing with title indemnity insurance issues/policies;
- Settling issues which may arise as regards to what fixtures and fittings are included with the property or being purchased at extra cost and amending the contract to reflect this;
- Dealing with estate agents or solicitors who insist on frequent updates.

The following is a table of our legal fees (plus VAT at 20%) with reference to the value of the property that you are selling:

Freehold Property Sale Value	Minimum Legal Fees (plus VAT at 20%) Excluding Disbursements
250K - 299K	£1,500 plus VAT at 20% (£1,800.00 total fees)
300K - 349K	£1,550 plus VAT at 20% (£1,860.00 total fees)
350K – 399K	£1,600 plus VAT at 20% (£1,920.00 total fees)
400K – 449K	£1,650 plus VAT at 20% (£1,980.00 total fees)
450K – 499K	£1,700 plus VAT at 20% (£2,040.00 total fees)
500K – 549K	£1,750 plus VAT at 20% (£2,100.00 total fees)
550K – 599K	£1,800 plus VAT at 20% (£2,160.00 total fees)
600K - 649K	£1,850 plus VAT at 20% (£2,220.00 total fees)
650K – 699K	£1,900 plus VAT at 20% (£2,280.00 total fees)
700K – 749K	£1,950 plus VAT at 20% (£2,340.00 total fees)
750K – 799K	£2,000 plus VAT at 20% (£2,400.00 total fees)
800K – 849K	£2,050 plus VAT at 20% (£2,460.00 total fees)
850K – 899K	£2,100 plus VAT at 20% (£2,520.00 total fees)
900K - 949K	£2,150 plus VAT at 20% (£2,580.00 total fees)
950K – 999K	£2,200 plus VAT at 20% (£2,640.00 total fees)
£1,000,000 - £1,200,000	£2,250 plus VAT at 20% (£2,700.00 total fees)
£1,300,00 - £1,500,000	£2,500 plus VAT at 20% (£3,000.00 total fees)
£1,600,000 -£1,700,000	£2,600 plus VAT at 20% (£3,120.00 total fees)
£1,800,000 - £1,900,000	£2,700 plus VAT at 20% (£3,240.00 total fees)
£2,000,000 - £3,000,000	£3,500 plus VAT at 20% (£4,200.00 total fees)

Above £3,000,000	Fees will be charged at 0.2% of the property value. Factors that may influence the level of fees include value and complexity, for example, listed building issues and planning issues.
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Our fees cover all the work required to complete the sale of your home. This will include: preparing a contract pack and deducing title to the buyers' solicitors, dealing with the redemption of your mortgage (if your property is subject to one), replying to any additional enquiries raised and liaising with your buyer's solicitors to negotiate the contract and transfer in order to complete the sale of your property.

Our fee in the table above assumes that:

- 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;
- The transaction is concluded in a timely manner and no unforeseen complications arise;
- All parties to the transaction are co-operative and there are no unreasonable delays from third parties providing documentation or otherwise;
- No indemnity policies are required; please note that additional disbursements may also apply if indemnity policies are required.

Worked Example: Basic Freehold Sale for a property with a sale price of £500,000 with a mortgage to redeem – Fees, Disbursements and VAT will include the following:

	Fee	VAT AT 20%	TOTAL FEES
W Davies legal fees	£1,750.00	£350.00	£2,100.00
Official Copy Entries of registered title and plan	£14.00	£2.80	£16.80
Electronic money transfer fee	£30.00	£6.00	£36.00
Sub-totals	£1,794.00	£358.80	£2,152.80

Estimate for total of fees and disbursements (including VAT at 20%): £2,152.80

Note: There may be additional costs in respect of obtaining documents from the Land Registry such as an old Conveyance or second title document but this will not be ascertainable until we see a copy of your title from the Land Registry.

How long will my house sale take?

How long it takes from acceptance of your buyer's offer until you can move out of your house depends on numerous factors – but the average process takes between 8 and 12 weeks. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The precise stages in a residential sale vary according to circumstances. However, we set out below some key stages in our conveyancing work:

- Taking your instructions and giving you initial legal advice
- Complying with Anti Money Laundering requirements
- Providing paperwork to complete in relation to the property being sold including a fixtures and fittings list and a seller's property information form
- Obtaining copy title from the Land Registry
- Providing draft contract pack to purchaser
- Receiving and replying to any additional enquiries received from purchaser
- Obtaining redemption figure if the property is charged with a mortgage
- Giving general advice on the progress of the transaction
- Approving the transfer
- Agreeing on a completion date
- Exchanging contracts and notifying you that exchange has taken place
- Submitting our invoice and financial statements
- Completing the sale and arranging for monies to be paid to your lender to redeem any mortgage and paying the balance to you
- Advising you of completion and next steps

Team Members

The solicitors and support staff in our Residential Property Department along with their qualification can be viewed at the following link:

<https://wdavies.com/team/#residential-property>

Regardless of who works on your matter, they will be supervised by Frederick Lawson, Head of the Residential Property Department. All of our more junior solicitors/ legal executives are supported and supervised appropriately by senior members/ practitioners within the Residential Property Department. Our paralegals and trainee solicitors, whilst not qualified, have extensive training and are continually supervised by a qualified solicitor or licensed conveyancer of at least 5 years' experience.

Hourly Rates

	Hourly Rate	Hourly Rate inclusive of VAT
Senior Solicitor	£200.00 plus VAT at 20%	£240.00
Solicitor	£185.00 plus VAT at 20%	£222.00
Licensed Conveyancer	£195.00 plus VAT at 20%	£234.00
Paralegal	£125.00 plus VAT at 20%	£150.00
Consultant	£250.00 plus VAT at 20%	£300.00

Document revised – September 2026