

HEALD NICKINSON
SALE OF A LEASEHOLD RESIDENTIAL PROPERTY

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

COSTS AND DISBURSEMENTS

Conveyancer's fees and Disbursements

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.

Below is an example of Heald Nickinson's fees and the likely disbursements for a sale based on a sale price of £250,000

Legal fee	750.00
Electronic money transfer fee – per transfer	30.00
Estimated legal fee	£ 780.00

The above fees will be subject to VAT. Possible additional charges: -

- Office copy entries – allow £15 however if further documents are required there will be additional Land Registry fees
- If you have a second charge or further charges over your property, then there will be an additional charge of £150 plus VAT per additional charge to attend to the redemption on completion.
- If there is a Residents Association the Landlord/Management Company may charge a fee for providing information about the property and which the buyer's solicitors will require in order to proceed. We cannot confirm what their fees will be at this stage, but you should allow at least £150-£400 plus VAT.
- 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.

Note – the above list is not exhaustive – prices and disbursements are subject to change dependent on varying factors– for a full quote and breakdown of related disbursements please use our “residential request a conveyancing quote” section on our website.

FAQs

How long will my house sale take?

How long it will take from accepting an offer to completion of the sale (the day you move out) will depend on several factors. The average process takes between 8 – 12 weeks. It can be quicker or slower, depending on the parties in the chain.

What are the stages of the process?

The precise stages involved in the sale of a residential property vary according to the circumstances but some of the key stages are: -

- Take your instructions and give you initial advice.
- Take your instructions on the Property Information Forms that you will need to complete.
- Liaise with the management company(ies) to obtain information packs.
- Prepare the contract and supporting papers.
- Reply to additional enquiries raised by the buyers' solicitor.
- Obtain further documentation if required.
- Send final contract to you for signature.
- Agree completion date (date from which you will have to move out of the property).
- Exchange contracts and notify you that this has happened.
- Send Transfer Deed to you for signature.
- Complete the sale.
- Repay any mortgages.

Who will be dealing with my case?

We have several members of the team who may work on your matter. Regardless of who works on your matter, they will be supervised by Tony Struve, the firm's Senior Partner. For more information on our conveyancing team, please see our website.