



## **Example of a sale of a freehold registered residential property under £300,000.00 in Swansea**

It is important to note that no conveyancing matter is the same and therefore the costs will depend on the individual circumstance. Our fees cover all the work\* required to complete the sale of your new home, including drafting the contract and transfer, issuing the contract pack, assisting with queries raised by the buyer's Solicitors and dealing with the distribution of funds.

**Please contact us to obtain a property specific quotation which takes account of your individual circumstances.**

### Conveyancer's fees and disbursements

- Legal fee £700.00
- HM Land Registry title document and plan £6.00
- Electronic money transfer fee to redeem any mortgage £30.00
- Sim Search £4.00
- Legal fee for the redemption of a charge £90.00
- VAT £166
- Subtotal £830.00

Estimated total: £996.00

### **Disbursements**

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will apply depending on the individual circumstances of each case.

\*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Obtaining a copy of your title and checking the same
- Preparing contract and transfer documents
- Obtain further planning documentation if required
- Give you advice on all documents and information received
- Obtain final statement for any secured loans
- Send final contract to you for signature
- Agree completion date (date from which you sell the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be paid to any secured lender to be paid and the balance to be paid to you
- Complete sale



- Deal with payment of Stamp Duty/Land Transaction Tax
- Deal with application for registration at Land Registry

### **How long will my sale take?**

How long it will take from your offer being accepted until you can complete will depend on a number of factors. The average process takes between 8-10 weeks. It can be quicker or slower, depending on the parties in the chain.

\* 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 complication 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.

**This illustration is to provide you with an outline of the likely costs of a conveyancing matter. Whilst we aim to be as accurate as possible, we strongly suggest you contact us directly to be able to provide a bespoke solution. For Residential Property matters [hk@djm.law.co.uk](mailto:hk@djm.law.co.uk) or telephone 01792 946183.**