

Selling a property

When selling a residential property there are a number of additional expenses you are likely to have to pay as part of your sale. These may include estate agency fees to market and sell your home and conveyancing and associated expenses.

www.switch.law



Our conveyancing calculator will provide a quote for a straightforward sale, purchase or remortgage. If this does not meet your requirements, please contact our new business team on +44 (0)3700 862 200 or new.business@switch.law

Our fees

Our fees for acting in a residential property sale are subject to and inclusive of VAT, currently 20%.

Our approach is to wherever possible provide a fee and expenses illustration at the start of each transaction so you can confidently include these anticipated fees and expenses into your budget.

For a quote please visit our [conveyancing calculator](#).

Please note the fees on our calculator assume that as a client you are instructing us directly and not being introduced to us through an intermediary, e.g. an estate agent, broker or lender with whom we may have existing commercial referral agreements.

Our fees are influenced by five elements:

- Price (of the property)
- Title (whether the land is registered at the Land Registry and the number of titles involved)
- Funding
- Extent of drafting and negotiations; and
- For more complex transactions, the seniority of the legal adviser appointed.

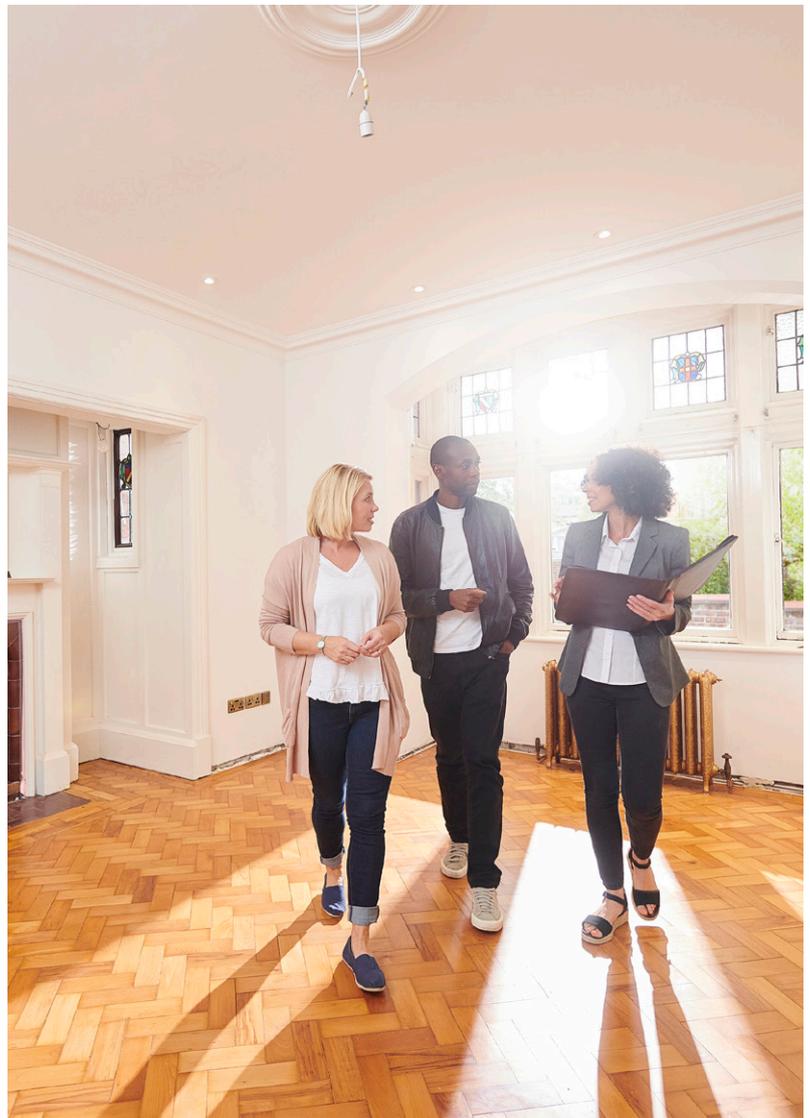
Our fees increase according to the agreed sale price of the property to reflect the proportionate risk of carrying out higher value transactions for our clients.

The nature of your property title

In addition to our property price fee scale, we charge further fees where a property is a new build sale or where your title has never been registered at the Land Registry to cover the additional work anticipated to prepare the more extensive contract documentation.

Where you have outstanding financial liabilities secured against your property's title

If your title is subject to outstanding mortgages, charges or orders, these must be paid from the sale proceeds at completion. We charge a fee for each debt that we need to pay on your behalf to cover the expense of obtaining a financial settlement statement, drafting the discharge documentation and providing professional undertakings to the buyer's conveyancer to confirm the debts will be discharged on completion.



The level of negotiations in the transaction

Some matters may involve the drafting, reviewing or negotiating of less common or ancillary matters or negotiating contingency insurance where a further fee would be charged for these separate aspects. If the sale is the subject of a matrimonial settlement, we also charge additional fees for liaising with your ex-partner or their legal representative. If applicable, we will advise you of the relevant fee before carrying out any work.

The experience of the legal adviser supervising the transaction

In a minority of complex transactions, our fees may be increased to reflect the experience of a partner or associate solicitor, where required. This would typically involve more technical transactions where drafting, supervision and legal advice requires specialist input.

Expenses

Information to supplement your sale contract

Before we can proceed, we will require an upfront payment to cover the cost of obtaining Land Registry information to enable us to prepare your sale contract. For leasehold sales there will be a further cost to enable us to obtain form LPE1 (Landlord Property Enquiries) from your landlord and/or management company, which contains information relating to ground rent and service charges; details of any future works to the building, current buildings insurance details and other important information necessary to progress the sale of your property.

Who will carry out my work?

[Please click here](#) for details of the experience and qualifications of the individuals who may work on your transaction.

How long will my matter take?

This will depend largely on the complexity of the transaction. [Please click here](#) to view our 'Buying and selling' guide to provide you with further details.

Other conveyancing services and fees

Other services we offer are:

- Buying a residential property
- Remortgaging a residential property
- Transferring equity in a residential property
- Staircasing a shared ownership leasehold interest in a residential property.

Whilst our explanations of the fees and expenses typically involved in conveyancing transactions try to cover the overwhelming majority of instructions that we encounter, there may be more discrete and exceptional instructions on which we are asked to provide fee and expenses illustrations which would be too wide and varied to detail here.

These may include either a disposition of part of a title; an extension to the length of years remaining on a leasehold title; an application for first registration of unregistered property; Help to Buy; reconstruction of title where deeds have been lost; application for first registration based upon adverse possession; dealing with auction contracts and dealing with contract races. This is however not an exhaustive list.

Client feedback

[Please click here](#) to read our client reviews on Trustpilot.



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