

# Pricing Guide

## Residential Property Sale

### Our Fees

Property Price	Leasehold	Freehold
<b>All fees noted below are subject to VAT @ 20%</b>		
Up to £500,000	£1,400 - £2,000	£1,200 - £1,700
£500,000 – £1,000,000	£1,800 – £3,000	£1,500 – £2,700
£1,000,000 - £1,500,000	£2,800 – £3,800	£2,500 – £3,200
£1,500,000 – £2,000,000	£3,500 – £4,400	£3,000 – £4,000
£2,000,000 – £5,000,000	£4,200 – £9,000	£3,800 – £8,500

The fee quotes above cover all the work required to complete a sale of a residential property. Any fees originally quoted may be reviewed and revised if the transaction becomes protracted or complicated.

### Additional Costs

Price brackets are affected by individual transaction requirements including, but not limited to, registration of Unregistered Land, any required Deed of Covenant, Licence to Assign, Deeds of Variation, Indemnity Policies, Stock Transfer Forms, Lost Share Certificate Indemnity Forms, and the redemption of Help to Buy loans.

### Disbursements

Disbursements are payable in addition to the fees quoted. Please see below an example of disbursements that may be incurred for a sale of a property:

Land Registry documents fees	Approx. £20 (no VAT chargeable)
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If the property being sold is a leasehold property, additional disbursements will be as follows:

Management pack	Approx. £200 - £700 incl. VAT @ 20%
Licence to Assign	Approx. £1,500 - £2,000 incl. VAT @ 20%

Please note that there is a £42 (inclusive of VAT @ 20%) fee payable per same day credit transfer we are required to make (e.g. transfer of the funds to you on completion and/or redemption of any existing mortgage).

## Services, Process and Steps

The fee quotes above cover all the work required to complete the sale of a residential property. The step by step process and services can be broadly summarised as follows:

### Pre-Exchange

- Take instructions
- Confirm your identity
- Check for conflicts of interest
- Confirm instructions and provide you with a Client Engagement Letter
- Review the legal title to the property
- Prepare the pre-contract package (including a draft Contract)
- Send pre-contract package to the buyers' solicitors
- Answer any additional enquiries raised by the buyers' solicitors
- Approve or amend the draft Transfer
- Arrange for you to sign the Contract and the Transfer
- Exchange contracts

### Post-Exchange

- Obtain a redemption statement from your existing lender (where applicable)
- Reply to requisitions on title from the buyers' solicitors (including an undertaking to redeem your mortgage)
- Obtain a copy of the estate agents' commission invoice
- Prepare a 'Completion Statement' and invoice to send to you.

### Completion and Post-Completion

- Redeem your mortgage (where applicable)
- Pay the estate agents' commission and our own invoice
- Account to you with the balance of net proceeds (or use it for your purchase where applicable)

## Timescales

Residential property transactions can be quite variable in terms of how long they take, but will generally fall between 6 to 20 weeks from offer to completion. Where exactly within this range your particular transaction might fall will depend on a number of factors, including the size of the chain. We will always aim to progress matters as quickly as possible and in line with any requirements or desired timescale you might notify us of in advance, but all transactions are different.

Assuming there is no chain it typically takes between 6 – 8 weeks from when a solicitor receives/sends the contract pack to the point of exchange of contracts. When you are part of a chain, due to factors beyond our control, it will typically take a minimum of 8 - 10 weeks from when a solicitor receives/sends the contract pack to the point of exchange of contracts.

Transactions can complete more quickly if all parties are committed to doing so and the documentation and funding is in place, but may take longer if they are not, or if there are complications within the process itself. Title issues, mortgage offers, delayed searches, management packs and information from third parties are all factors that can influence the time a transaction takes, as well as the loss of a buyer either on your transaction or somewhere else in the chain.

## The Team

Our Residential Property Teams are led in Lewes and London by Heads of Teams who oversee solicitors, licenced conveyancers and paralegals who may be involved in your matter.

### London Team

[Zahra Shah](#) - Partner and Head of London Residential Property Team

[Colin Pace](#) - Senior Associate Solicitor

[Sharna Radford](#) - Paralegal

### Lewes Team

[Andrew Tress](#) - Partner and Head of Lewes Residential Property Team

[Amy Goldstone Sharma](#) - Associate Solicitor

[Sara Stuart](#) - Conveyancing Executive

### Robin's Property Team (Lewes)

[Robin Illingworth](#) - Senior Partner and Head of Commercial Property Team

[Samina Islam](#) - Conveyancing Executive

[Adri Smalley](#) - Conveyancing Assistant

### Further Help & Advice

#### Lewes

Trinity House, School Hill, Lewes, Sussex  
BN7 2NN

Tel 01273 480616

DX 3100 Lewes 1

Email [lewes@adamsandremers.com](mailto:lewes@adamsandremers.com)

#### London

Chancery House, 53-64 Chancery Lane,  
London WC2A 1QS

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