

### Conveyancing Costs – Sale

Here you can find our costs in relation to a sale of a property. ***If you have any queries regarding the costs in this table, please contact us so that we may provide a personalised quote.*** Vat is included where indicated. Our fees are based on whether one of our Conveyancers or Directors carries out the work on your behalf.

We do not and never will pay or receive referral fees for conveyancing work; rather our clients choose us based on word of mouth, referrals from previous clients and our good name. We do not charge additional fees in the event that there is a delay between exchanging contracts and completion, unlike many large conveyancing firms.

#### FEEs FOR MARIE TICKLE & HELENE JOHNSON

	<b>£0 - £150k</b>	<b>£151-£200K</b>
Fees	£495.00	£550.00
VAT	<del>£ 99.00</del>	£110.00
TT to redeem <del>mge</del>	<del>£ 35.00</del>	£ 35.00
VAT	£ 7.00	£ 7.00
Office Copies	<del>£ 6.00</del>	<del>£ 6.00</del>
	<b><u>£642.00</u></b>	<b><u>£708.00</u></b>

	<b>£200-£250k</b>	<b>£251k-£350k</b>
Fees	£625.00	£750.00
VAT	£125.00	£150.00
TT to redeem <del>mge</del>	<del>£ 35.00</del>	£ 35.00
VAT	£ 7.00	£ 7.00
Office Copies	<del>£ 6.00</del>	<del>£ 6.00</del>
	<b><u>£798.00</u></b>	<b><u>£948.00</u></b>

PLEASE NOTE THAT OFFICE COPIES ARE £6.00 PER SET EXTRA COPIES WILL BE REQUIRED IF THE PROPERTY IS LEASEHOLD

A sale of an apartment will attract an additional fee of £200 plus VAT.

Long Leasehold properties will attract an additional fee of £50.00 plus VAT.

Fees to verify identification will attract an additional fee of £10.00 plus VAT per person

## FEEES FOR DIRECTORS

	<b>£0 - £80k</b>	<b>£80-£100K</b>	<b>£100-£150k</b>
Fees	£495.00	£525.00	£575.00
VAT	£ 99.00	£105.00	£115.00
Bank Transfer Fee	£ 35.00	£ 35.00	£ 35.00
VAT	£ 7.00	£ 7.00	£ 7.00
Office Copies	<u>£ 6.00**</u>	<u>£ 6.00**</u>	<u>£ 6.00**</u>
	<b><u>£642.00</u></b>	<b><u>£678.00</u></b>	<b><u>£738.00</u></b>

	<b>£150-£200k</b>	<b>£200-£250k</b>	<b>£250-£350k</b>
Fees	£675.00	£775.00	£ 875.00
VAT	£135.00	£155.00	£ 175.00
Bank Transfer Fee	£ 3 5.00	£ 35.00	£ 35.00
VAT	£ 7.00	£ 7.00	£ 7.00
Office Copies	<u>£ 6.00**</u>	<u>£ 6.00**</u>	<u>£ 6.00**</u>
	<b><u>£858.00</u></b>	<b><u>£978.00</u></b>	<b><u>£1098.00</u></b>

	<b>£350-£500k</b>	<b>£500-£600k</b>	<b>£600-£750k</b>
Fees	£ 995.00	£1250.00	£1500.00
VAT	£ 199.00	£ 250.00	£ 300.00
Bank Transfer Fee	£ 35.00	£ 35.00	£ 35.00
VAT	£ 7.00	£ 7.00	£ 7.00
Office Copies	<u>£ 6.00**</u>	<u>£ 6.00**</u>	<u>£ 6.00**</u>
	<b><u>£1242.00</u></b>	<b><u>£1548.00</u></b>	<b><u>£1848.00</u></b>

\*\* Office Copies are £6.00 per title

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**The basis of our costs** is by way of fixed fee however unforeseen complexities may arise which affects the overall cost. In these circumstances we will discuss additional costs with you and refer to our hourly rates.

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. this is the assignment of an existing lease and is not the grant of a new lease
- c. the transaction is concluded in a timely manner and no unforeseen complication arise
- d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Disbursements are costs which we have to pay out on your behalf, i.e. to third party search providers.

### **Conveyancer timescales and key stages**

How long it will take from you accepting an offer to selling will depend on a number of factors. The average process takes between 6-10 weeks. It can be quicker or slower, depending on the parties in the chain.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances.

- Take your instructions and give you initial advice
- Draft contract documents
- Obtain further documentation from you or third parties if required
- Respond to any necessary enquiries of buyer's solicitor
- Give you advice on all documents and information
- Send final contract and transfer to you for signature
- Agree completion date (date from which you hand over possession of the property)
- Exchange contracts and notify you that this has happened
- Complete sale

## **Conveyancer Profiles**

### **Andrew Cropper**, Director, Senior Solicitor and Supervisor

Andrew obtained his Law Degree LLB (Hons) at Leeds University in 1990. He has 24 years' post-qualification experience. Andrew has vast experience of all type of property transactions which include purchases, sales, transfers and mortgages, Andrew spends approximately half of his time on such transactions, the other half being spent on all areas of Private Client work including Probate and Administration of Estates, Wills and Powers of Attorney. Andrew is a Conveyancing Supervisor and head of our Conveyancing, Private Client department and our Estate Agency.

### **Keith Powell**, Director, Senior Solicitor and Supervisor

Keith obtained his Law Degree LLB (Hons) at Newcastle University in 1982 and his Solicitor Final Exams in 1983. He has 33 years' post-qualification experience. Keith has vast experience of all type of property transactions which include purchases, sales, matrimonial transfers and mortgages, Keith spends approximately 40% of his time on such transactions, the other time being spent on his Family Law, Matrimonial and Mediation practice. Keith is a Supervisor and been head of our Family Law department for over 20 years.

### **Marie Tickle**, Legal Executive Conveyancer

Marie became a Fellow of the Chartered Institute of Legal Executives, Manchester College in 2002. She has 16 years' experience dealing with Conveyancing. Marie has vast experience of all type of property transactions which include purchases, sales, transfers and mortgages, Help to Buy, Right to Buy and newbuilds. Marie spends all of her time on such transactions.

### **Helene Johnson**, Conveyancer

Helene is a Conveyancer and has been dealing with Conveyancing Transactions for 36 years and has been supervising her own transactions for 16 years. Helene has vast experience of all type of property transactions which include purchases, sales, transfers and mortgages, Help to Buy, Right to Buy and newbuilds. Helens spends all of her time on such transactions.

### **Stephen Owens**, Solicitor

Stephen obtained his Law Degree LLB (Hons) at Liverpool John Moores University in 2014, Master of Laws and Legal Practice Course PGDip at BPP University 2016. Stephen is a Solicitor with this firm and has been with Barrow & Cook for three years. Stephen specialises in Private Client and in Conveyancing and has experience of a number of both freehold and leasehold sales and purchases and spends around one third of his time on Conveyancing.