

Property – Sale

Sale of a residential property

At Hart Jacksons we are proud to be open and transparent with regards our costs. Whilst no property is the same and the issues arising in a sale will differ from one property to the next, we recommend that you telephone us with as much information as possible about your sale and to discuss your particular requirements so that we can provide you with an accurate quote at the outset.

We pride ourselves on our personalised service and our experience in dealing with all manner of properties, in particular those in rural locations, means that we are well placed to consider the potential issues which may arise early on in the transaction and our quotes are tailored accordingly.

Our fees cover all of the work required to complete the sale of your property, including arranging your repayment of your mortgage (if any) and your payment of the estate agents fees.

Price List

Fixed Fees on a Standard Sale		Leasehold (Add £250 plus VAT)
Up to £60,000	£400-600 plus VAT	£650-850 plus VAT
£60,000 - £80,000	£425-625 plus VAT	£675-875 plus VAT
£80,000 - £100,000	£500-700 plus VAT	£750-950 plus VAT
£100,000 - £150,000	£550-750 plus VAT	£800-1000 plus VAT
£150,000 - £250,000	£600-800 plus VAT	£850-1050 plus VAT
£250,000 - £400,000	£750-950 plus VAT	£1000-1200 plus VAT
£400,000 plus	£850-1050 plus VAT	£1100-1300 plus VAT

The above charges are based on the assumptions that:

- the property is currently held under a single title at the Land Registry with no title defects;
- you are not in a contract race

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- the sale will be on the basis of an unconditional contract and the property is to be acquired with vacant possession;
- completion takes place on the date agreed in the contract.

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. The usual disbursements are as follows:

Disbursement/Service	Amount
Land Registry and other search fees	£10.00
Electronic money transfer fee	£16.00

If it becomes apparent that there are unforeseen circumstances in connection with the sale we may have to increase our charges, but if that is the case, we would inform you before we incur any additional costs.

Key Stages and Timescales

Key Stage	Typical time line (weeks)
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The key stages of the process include:

- take your instructions and give you initial advice;
- contact your lender's solicitors if needed;
- draft the contract documents;
- respond to the enquiries of buyer's solicitors;
- give you advice on all documents and information received;

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- send final contract and Transfer to you for signature;
- agree completion date (date from which you no longer own the property);
- exchange contracts and notify you that this has happened;
- arrange for all monies needed to be sent to the lender and you;
- complete purchase;

How long will my house sale take?

How long it will take from your offer being accepted until you can move out of your house will depend on a number of factors. The average process takes between 8 -12 weeks.

It can be quicker or slower, depending on the parties in the chain.

Our Professionals

Naomi Marczak

Solicitor, Trust & Estates Practitioner, Partner

Solicitor, TEP

Areas of Law Practiced

Experience

Commercial Conveyancing

Residential Conveyancing

Trusts and Estates

13 Years

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Joelle Lewin

Solicitor

Solicitor

Areas of Law Practiced

Experience

Commercial Conveyancing
Residential Conveyancing

6 Years

Caroline Tennyson

Conveyancing Paralegal

Cilex

Areas of Law Practiced

Experience

Residential Conveyancing

2 Years

Victoria Logan

Conveyancing Paralegal

MLaw with LPC

Areas of Law Practiced

Experience

Residential Conveyancing

2 Years

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