

Cross Solicitors Cost Guide for a Sale of a Residential Property

Our costs are a **fixed fee** and based on the value of the property. There may then be other aspects of the transaction that affect the final costs.

For dealing with the “typical steps” of the Sale of a Residential Freehold Property.

Sale Price	Costs	VAT (20%)	Total Costs (Including VAT)
Price up to £150,000.00	£750.00	£150.00	£900.00
£150,001.00 – £250,000.00	£850.00	£170.00	£1,020.00
£250,001.00 – £500,000.00	£1,000.00	£200.00	£1,200.00
£500,001.00 – £1,000,000.00	£1,300.00	£260.00	£1,560.00
Over £1,000,000.00	Our costs range from £2,000 to £5,000 plus vat @ 20% (totalling £2,400 - £6,000) depending upon the value of the property and the complexity of the transaction. In exceptionally complex matters, our costs may exceed this range, but we would discuss this with you and provide a detailed cost estimate at the outset.		

Supplemental fees not included within “typical steps” of a standard transaction

Supplemental Fees	Costs	VAT (20%)	Total Costs (Including VAT)
Unregistered Land Epitome of Title Fee	£200.00	£40.00	£240.00
Telegraphic Transfer Fee	£25.00	£5.00	£30.00
A Leasehold Transaction	£200.00	£40.00	£240.00
A house with solar panels	£150.00	£30.00	£180.00
A house with a management company	£200.00	£40.00	£240.00
Islamic Mortgage	£500.00	£100.00	£600.00
Help to Buy Equity Charge	£150.00	£30.00	£180.00
Limited Company Selling	£200.00	£40.00	£240.00
Statutory Declarations being Drafted	£150.00	£30.00	£180.00
Indemnity Policies being organised	£50.00	£10.00	£60.00
Sale with a Sitting Tenant subject to an AST	£150.00	£30.00	£180.00
Electronic ID Check (per client)	£16.67	£3.33	£20.00
First Registration	£300.00	£60.00	£360.00
Reconstruction of Deeds (Lost Title)	£1,200.00	£240.00	£834.00
Dealing with 3 rd Party Lenders	£625.00	£125.00	£750.00

Disbursements (payments to third parties)	
Land Registry Official Copies (£3 per document) - Usually 3 required.	£9
On a Leasehold sale – management information pack from Managing Agents and / or Landlord (typically)	£360

Work included and key stages

The precise work and stages involved in the purchase of a residential property vary according to the circumstances. However, we have set out the “typical steps” involved in a typical purchase transaction:

- Take your instructions and give you initial advice
- Contact your lender (if any) for a redemption statement and request a management pack from your landlord
- Draft contracts and issue the sales pack
- Reply to enquiries raised by the buyer’s solicitor
- Agree the transfer deed
- Send final contract and transfer deed to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Complete sale
- Deal with redemption of any mortgages

Services excluded

Our service will **not** include any of the following:

- Advice on the value of the property
- A physical inspection of the property.
- Advice on any planning implications unless instructed to do so which may be subject to additional charges.
- Checks on the property to ensure that it has been built in accordance with any planning permissions granted.
- Advice on tax or other accounting matters.

Timescales

The average time taken from first instructing a conveyancer to completing our transaction is between **eight and twelve weeks**.

However, times vary from situation to situation as there are many factors that can alter the speed of this process; sales that involve large or complex chains can sometimes take up to six months whereas, a short chain with no complex issues can complete in a month.

Our Team

Our ongoing success is largely due to our team of exceptional solicitors, case handlers and dedicated support staff.

The stability and strength in depth of the company is reflected by our excellent staff retention rate; the large majority of our staff have been with the firm for over 10 years. This provides many inherent benefits to our clients including continuity, familiarity and a breadth of experience that is difficult to replicate.

There are four separate teams in our conveyancing department with the following case handlers, although you can be sure that whoever is assigned to your matter they will have the knowledge and experience to deal with it professionally and efficiently.

- Byron Cross, solicitor and partner, with over 15 years experience in conveyancing
- Jasmin Boyes, also a partner with over 10 years experience in conveyancing.
- Callum Jones, trainee solicitor.
- Pamela Hollingsworth, conveyancing executive with over 30 years experience.

The supervisor of all work in the conveyancing department is Brian Cross, solicitor with over 40 years experience.