

Cross Solicitors Cost Guide for a Sale of a Residential Property

The guide is not intended to be a binding quote but we can provide you with costs information for your particular transaction should you want us to do so and once we have been able to discuss the details with you.

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	£1,100.00	£220.00	£1,320.00
Over £150,000.00 – £250,000.00	£1,200.00	£240.00	£1,440.00
Over £250,000.00 – £500,000.00	£1,350.00	£270.00	£1,620.00
Over £500,000.00 – £1,000,000.00	£1,650.00	£330.00	£1,980.00
Over £1,000,000.00	Please contact us		

Supplemental fees not included within "typical steps" of a standard transaction			
Supplemental Fees	Costs	VAT (20%)	Total Costs (Including VAT)
Case Management Fee	£50.00	£10.00	£60.00
Unregistered Land Epitome of Title Fee	£500.00	£100.00	£600.00
Archive Storage Fee	£40.00	£8.00	£48.00
Mortgage Administration Fee	£100.00	£20.00	£120.00
Telegraphic Transfer Fee	£45.00	£9.00	£54.00
A Leasehold Transaction	£1,000.00	£200.00	£1,200.00
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)	£30.00	£6.00	£36.00
First Registration	£300.00	£60.00	£360.00
Reconstruction of Deeds (Lost Title)	£695.00	£139.00	£834.00
Dealing with 3 rd Party Lenders	£625.00	£125.00	£750.00

Disbursements (payments to third parties)	
Land Registry Official Copies (£7.00 per document) - Usually 3 required.	£21.00
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.