

CONVEYANCING COSTS SELLING A PROPERTY



TRANSPARENT, FIXED-FEE CONVEYANCING WITH NO HIDDEN EXTRAS

LCF Residential is accredited under the Law Society's Conveyancing Quality Scheme. We provide clear, fixed-fee pricing and keep you informed throughout your transaction.

What will my property sale cost?

All costs detailed below include VAT (the current rate is 20%) except where no VAT is applied. These items are denoted with *

We work on a fixed-fee basis for properties up to £999,999.99. For properties of £1 million or more, our legal fees are 0.15% of the purchase price (plus VAT).

Example: Selling a £250,000 freehold property

Item	Amount	VAT	Total
Legal fees	£1,050.00	£210.00	£1,260.00
On boarding costs including anti-money laundering and ID verification (per person)	£25.00	£5.00	£30.00
Bank transfer administration	£28.50	£5.70	£34.20
Disbursements:			
Land Registry documents*	£14.00	n/a	£14.00
Bank transfer fee	£8.50	£1.70	£10.20
Total estimated cost	£1,126.00	£222.40	£1,348.40

Leasehold properties typically incur additional fees of £360-£900. Your actual costs will depend on your specific circumstances.

Our fixed legal fees

Property sale price	Legal fee (inc VAT)
Up to £199,999.99	£1,140.00
£200,000 - £399,999.99	£1,260.00
£400,000 - £599,999.99	£1,314.00
£600,000 - £799,999.99	£1,434.00
£800,000 - £999,999.99	£1,560.00

Our legal fees assume:

- 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
- The property is within our locale
- For leasehold properties, this is the assignment of an existing lease and is not the grant of a new lease
- The transaction is concluded in a timely manner and no unforeseen complications arise
- All parties to the transaction are cooperative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required

What our legal fee includes:

- Preparing the sale contract and property information forms
- Responding to enquiries from the buyer's solicitors
- Coordinating with your estate agent
- Managing exchange of contracts and completion
- Redeeming your existing mortgage (if applicable)
- Transferring the sale proceeds to you

Disbursements explained

Disbursements are costs paid to third parties on your behalf. We handle the payment of these disbursements to ensure a smoother process.

Land Registry documents

£7.00 per copy - for obtaining official copies of your property title from HM Land Registry.

Bank transfer fee

£10.20 (inc VAT) - for the secure electronic transfer of funds.

Additional costs for leasehold properties

Example: Selling a £250,000 leasehold property

Item	Amount	VAT	Total
Legal fees	£1,050.00	£210.00	£1,260.00
On boarding costs (including anti-money laundering and ID verification per person)	£25.00	£5.00	£30.00
Bank transfer administration	£28.50	£5.70	£34.20
Leasehold supplement (Fee)	£300.00	£60.00	£360.00
Disbursements:			
Land Registry document*	£21.00	n/a	£21.00
Bank transfer fee	£8.50	£1.70	£10.20
Total estimated cost	£1,433.00	£282.40	£1,715.40

Additional leasehold disbursements

There are certain disbursements which will be set out in the individual lease relating to the property. The disbursements which we anticipate may apply are set out below. This list is not exhaustive and other disbursements may apply depending on the terms of the lease. We will update you on specific fees upon receipt and review of the lease from the seller's solicitors.

Item	Typical cost (inc VAT where applicable)
Notice of Transfer fee	£144 (inc VAT)
Notice of Charge fee (if the property is mortgaged)	£144 (inc VAT)
Deed of Covenant fee	£144 (inc VAT)
Certificate of Compliance fee	£144 (inc VAT)

These fees vary from property to property and can on occasions be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as we receive this information.

When costs may increase

Our fees are fixed. However, there may be factors which would typically increase the cost of the fees estimated above. Where there is likely to be any additional cost, we will make sure you are informed of this at the earliest opportunity and a clear estimate of those extra costs will be provided.

Factors that may lead to an increase in cost include:

- If a legal title is defective or part of the property is unregistered
- If crucial documents we have previously requested from you have not been provided to us
- If there is a registered Help to Buy Equity Loan
- If the property is shared ownership
- If there is more than one mortgage or loan registered against the property

What we don't provide

We do not provide tax advice. For specialist tax guidance, you should consult an independent financial adviser.

Regulatory information and complaints

Our regulation

LCF Residential is authorised and regulated by the Solicitors Regulation Authority.

SRA number: 446540

As an SRA-regulated firm, we maintain professional indemnity insurance and you are protected by the SRA Compensation Fund.

How to complain

We are committed to providing high-quality legal services. If something goes wrong, we need you to tell us so we can put things right and improve our service.

How to make a complaint:

If you are unhappy with any aspect of our service, please follow our [complaints procedure outlined here](https://lcf.co.uk/company-legal/complaint-information) (<https://lcf.co.uk/company-legal/complaint-information>)

The Legal Ombudsman

If we cannot resolve your complaint to your satisfaction, you can refer it to the Legal Ombudsman:

- **Website:** www.legalombudsman.org.uk
- **Email:** enquiries@legalombudsman.org.uk
- **Telephone:** 0300 555 0333
- **Address:** Legal Ombudsman, PO Box 6806, Wolverhampton, WV1 9WJ

You must normally refer your complaint to the Legal Ombudsman within six months of receiving our final response to your complaint and within either:

- Six years of the problem happening, or
- Three years from when you should reasonably have known there was a problem

The Solicitors Regulation Authority

You can also raise concerns about our conduct with the Solicitors Regulation Authority:

Website: www.sra.org.uk/consumers/problems

Telephone: 0370 606 2555

The SRA investigates concerns about the professional conduct of solicitors and law firms but cannot award compensation.

Ready to sell your property?

Get your instant conveyancing quote online: [insert URL]

Call us:

- Bradford: 03456 800 277
- Leeds: 0113 244 0876
- Harrogate: 01423 502 211
- Ilkley: 03456 800 277

Email: enquiries@lcf.co.uk

Visit our website: <https://lcf.co.uk>

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LCF Residential is a trading name of LCF Residential Limited, registered in England and Wales.
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The firm is authorised and regulated by the Solicitors Regulation Authority ID 446540



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PRICES LAST UPDATED: [INSERT DATE]

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