

Selling a Freehold Property

Our fees cover all of the work required to complete the sale of your freehold property.

Why Choose Francis & Buck?

- All matters are overseen by a qualified solicitor, keeping you in safe hands.
- We are specialists in conveyancing with over 30 years' experience with a wealth of local knowledge and an excellent reputation.
- We offer a direct and personal service. No call centres, just easily contactable, friendly faces, on the phone or in person.
- We always have you in mind so that whether you are speaking to an assistant or partner we aim to ensure that you receive the highest possible service throughout your transaction.

For more information on our solicitors and support staff please click [here](#).

Average Conveyancing Fees (please note that this is not a quote and is simply an illustration). To receive a fully personalised quote please complete our [online quote form](#) or call 029 2034 4995.

Cost of Sale	Average Conveyancing Fee
Up to £400,000	£1250 plus VAT @ 20%
£400,000 - £600,000	£1350 plus VAT @ 20%
£600,000 - £800,000	£1550 plus VAT @ 20%
£800,000 - £1,000,000	£1750 plus VAT @ 20%
£1,000,000+	On application

Breakdown of costs not included in the above:

- ID Check £25.00 plus VAT @ 20% *(if we act for you on a sale and a purchase in a chain, we will only charge this once)*
- Obtaining Official Copy of Title Deed £15.00 plus VAT @ 20%
- Same-Day Bank Transfer Fee (CHAPS) £35.00 plus VAT @ 20%
- Contribution to Professional Indemnity Insurance £50.00 plus VAT @ 20%
- For a full list of other possible additional charges please click [here](#)

Subtotal of costs not included in our Conveyancing Fee: £125.00 plus VAT @ 20%

Disbursements/Third Party Costs

Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process.

If required, these costs are not included in our fees.

- Agent Commission (*costs agreed by client directly*)
- Mortgage Redemption (*dependent on lender*)

Example of Estimated Total*

For example, if you are looking to sell a £300,000 property in Wales, **the estimated total** (including required disbursements/third party) would be around: **£1496.00 inc. VAT @ 20%.**

*There are a range of factors that could increase the cost of our service. For example:

- *If legal title is defective or part of the property is unregistered.*
- *If we discover building regulations or planning permission has not been obtained.*
- *If crucial documents we have requested from you or a third party have not been provided.*
- *If we need to obtain Indemnity Insurance Policy (if required) £30 + VAT @ 20% (Policy premium paid by client and varies based on purchase price).*
- *For a full list of other possible additional charges please contact us*

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How long will my house sale take?

How long it will take for you to sell your house will depend on a number of factors. The average process for **selling a freehold property** takes around 8-10 weeks.

It can be quicker or slower, depending on the parties in the chain. In such situations, additional charges could apply.

Stages of the process

The precise stages involved in the **sale of a freehold residential property** vary according to the circumstances. However, below we have suggested some common key stages:

- 1. Take your instructions and send out initial paperwork**
- 2. Proof of identity checks, fittings and contents form and property information form(s) for completion.**
- 3. Obtain title deeds from deeds holder or official copies of the title register and any other documents required by The Land Registry along with details of the amount outstanding on any existing mortgage**
- 4. Prepare the draft contract and send this along with the supporting contract documentation to the buyer's Conveyancer**
- 5. The Buyer's Conveyancer checks the contract and supporting documentation and raises any relevant enquiries with us**
- 6. Buyer's Conveyancer confirms they have acceptable results from their searches, are happy with the answers to pre-contract enquiries and are in receipt of a mortgage offer (if any)**
- 7. Seller and buyer agree on a completion date and contracts are formally exchanged**
- 8. Transfer deed checked and sent to the seller for signature in readiness for completion**
- 9. Complete Sale**
- 10. Redeem any mortgage and pay any estate agent commission**
- 11. Once all the payments have been made all the remaining money from the sale will be transferred to the seller, usually by bank transfer on the day of completion.**

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Please be aware that our pricing is subject to revision.