

RESIDENTIAL PROPERTY

Residential Sale

Clear advice. Transparent pricing. A smoother move.

Selling a property can feel demanding, particularly where a chain, mortgage lender, managing agent or title issue is involved. At Solomons Solicitors, our Residential Property team will prepare the legal paperwork, deal with the buyer's solicitor and keep you informed through to completion.

CLEAR PRICING

Straightforward fees. Practical advice.

We confirm the fee applicable to your matter before you instruct us.

PRICING INFORMATION

Fees and third-party costs in this guide are stated as at October 2026 and are reviewed periodically. Charges may change. We will confirm the current fees and likely third-party costs for your transaction before you instruct us.

Your legal fee

Freehold sale

Property value	Legal fee	Fee incl. VAT
Up to £300,000	£1,475 + VAT	£1,770
£300,001 to £600,000	£1,575 + VAT	£1,890
£600,001 to £1,000,000	£1,675 + VAT	£2,010
Over £1,000,000	0.25% + VAT	Quoted individually

Leasehold sale

Property value	Legal fee	Fee incl. VAT
Up to £600,000	£1,875 + VAT	£2,250
£600,001 to £1,000,000	£1,975 + VAT	£2,370
Over £1,000,000	0.25% + VAT	Quoted individually

AML and onboarding

£40 + VAT per person on a sale file. This is charged in addition to the legal fee.

Third-party costs

Property value	Legal fee	Fee incl. VAT
Official copy title document	£8.80	Per document
Lease or filed document	£8.80	Per document
Managing agent / landlord sale pack	Variable	Set by third party
Mortgage redemption / transfer costs	Variable	Where applicable

For a leasehold sale, the landlord, managing agent or management company will usually charge for the management information pack. Their fee is outside our control and is payable in addition to our legal fee.

What is not included?

- tax advice or calculation of Capital Gains Tax;
- resolving substantial title defects or registering an unregistered title;
- lease extensions, deeds of variation or licences;
- indemnity insurance or specialist third-party fees;
- separate work for a related purchase.

What is included?

- take your instructions and obtain title documents;
- prepare the draft contract and supporting papers;
- obtain mortgage redemption information where required;
- deal with enquiries raised by the buyer's solicitor;
- report to you and arrange signature of the contract and transfer;
- agree the completion date and exchange contracts;
- complete the sale, redeem secured lending and account to you for the balance.

What may cost more?

- a defective, unregistered or unusually complex title;
- missing documents or additional documents required to complete the transaction;
- new-build, shared ownership, right-to-buy or other specialist arrangements;
- lease extensions, variations, licences, deeds of covenant or additional lender requirements;
- an accelerated timetable, simultaneous exchange and completion, or substantial additional work;
- indemnity insurance, specialist searches or other third-party requirements.

If additional work becomes necessary, we will explain why and provide an updated estimate before undertaking significant extra work.

YOUR QUOTE

Personal to your transaction

The published figures are a guide for standard transactions, not an automatic tariff.

How long will it take?

A typical transaction is expected to take approximately 10–20 weeks. The actual timetable depends on the chain, mortgage arrangements, the title, searches, enquiries, third parties and the circumstances of the transaction.

TYPICAL TIMESCALE

Approximately 10–20 weeks

An indication only. More complex matters may take longer.

Our assumptions

- this is a standard registered sale with no unforeseen title defect;
- you provide completed property forms and requested documents promptly;
- the transaction proceeds in a timely manner and all parties co-operate;
- for leasehold property, the management information is available and no lease extension or variation is required.

Our Residential Property Team

Your matter will be handled by a member of our Residential Property team with appropriate experience and supervision. We are proud to hold the Law Society's Conveyancing Quality Scheme accreditation.

READY TO MOVE?

Start with a conversation.

Speak to our Residential Property team on 01202 802 807 or visit www.solomonslaw.co.uk.