

RESIDENTIAL CONVEYANCING

No property is exactly the same and our fees will reflect the particular requirements of your sale or purchase. For example, dealing with a leasehold listed building may, because of the added complexities, cost more than dealing with a recently constructed freehold property.

Because of this, we can't give you a reliable estimate of the cost of us acting on your behalf until we have details of your intended transaction but there does tend to be a correlation between the value of the property and the level of our fees.

Taking account of these variables our average fee for a residential transaction is £1,250 exclusive of VAT and disbursements. This will include:

- Reviewing title dealing with enquiries agreeing the form of the transaction documentation
- Reporting to you on the key terms
- Effecting exchange and completion.

Note that as residential conveyancing is not a core part of our business we are not appointed to many of residential banking panels which means we would be unable to represent them jointly with you on a purchase. The disbursements incurred should be minimal on a sale but on a purchase will include search costs of between £250 and £500 together with SDLT/LTT (depending on whether the property is situated in England or Wales) and Land Registration fees in addition.

Both SDLT/LTT are based on the value of the property and also take account of existing property ownership and the purchasing entity. Land Registry fees are similarly linked to the value of the Property currently capped at £910 for purchases over one million pounds. We typically undertake 25 residential transactions a year excluding bulk sales and purchases undertaken on behalf of our commercial clients.

We have a range of highly experienced lawyers with in excess of ten years post qualification experience used to dealing with high value commercial residential schemes who offer all necessary and appropriate to the junior lawyers who will typically manage the residential conveyancing file. Whilst a small percentage of Acuity's legal services we are committed to providing the same high standards to which our commercial clients have become accustomed over many years.

The people who would carry out this work are members of our real estate & construction team, whose details can be found [here](#).