

Conveyancing (Residential)

Sales

Our Conveyancing Service* for residential sales includes:

- Considering the formal offer, carrying out required Anti-Money Laundering (AML) checks and taking your detailed instructions on it;
- Ordering titles;
- Issuing qualified acceptance and concluding missives (binding contracts);
- Ordering multi-search reports;
- Revising draft documents from Purchaser's solicitor;
- Before repaying the mortgage, obtaining redemption statement from current lender and providing you with a copy;
- Preparing Discharge of Mortgage and repaying same from the sale proceeds and obtaining and registering Discharge of Mortgage;
- Notifying factor, if any and Council Tax Department of the change of ownership;
- Repaying any mortgages and registering the deeds for this;
- Paying Net Sale Proceeds to you.

**Conveyancing Fees and Outlays based on average or typical sales until completion.*

Sale Price (Up to £145,000)

	Charge	V.A.T.	
Conveyancing Fee	£675.00	£135.00	£810.00
AML and Compliance Fee	£35	£7	£42
Outlays			
Multi-search Report (includes reports from Registers of Scotland and local authority)	£120	n/a	£120
Coal Mining Report (not required for properties on the Isle of Bute)	£55		£55
Registration Dues for Advance Notice	£20		£20
Registration Dues for Discharge of Mortgage (if the property has a mortgage)	£80		£80
Electronic Money Transfer Fee (if repaying lender)	£25	£5	£30
Electronic Money Transfer Fee (to pay seller)	£25	£5	£30
Digital Archiving of File	£15	£3	£18

Sales (cont.)**Sale Price (Over £145,000 Up to £250,000)**

	Charge	V.A.T.	
Conveyancing Fee	£695	£139	£834
AML and Compliance Fee	£35	£7	£42
Outlays			
Multi-search Report (includes reports from Registers of Scotland and local authority)	£120	n/a	£120
Coal Mining Report (not required for properties on the Isle of Bute)	£55		£55
Registration Dues for Advance Notice	£20		£20
Registration Dues for Discharge of Mortgage (if the property has a mortgage)	£80		£80
Electronic Money Transfer Fee (if repaying lender)	£25	£5	£30
Electronic Money Transfer Fee (to pay seller)	£25	£5	£30
Digital Archiving of File	£15	£3	£18

Sale Price (Over £250,000)

	Charge	V.A.T.	
Conveyancing Fee	£750	£150	£900
AML and Compliance Fee	£35	£7	£42
Outlays			
Multi-search Report (includes reports from Registers of Scotland and local authority)	£120	n/a	£120
Coal Mining Report (not required for properties on the Isle of Bute)	£55		£55
Registration Dues for Advance Notice	£20		£20
Registration Dues for Discharge of Mortgage (if the property has a mortgage)	£80		£80
Electronic Money Transfer Fee (if repaying lender)	£25	£5	£30
Electronic Money Transfer Fee (to pay seller)	£25	£5	£30
Digital Archiving of File	£15	£3	£18