

raeburn christie clark&wallace

Solicitors & Estate Agents, 12-16 Albyn Place, Aberdeen AB10 1PS Tel: 01224 332400
www.raeburns.co.uk

Costs involved in selling a property

Home Improvements

When selling your property it is important to ensure it is presented at its best. The way in which your property is presented will influence viewers and ultimately the sale price you achieve. Before marketing your property you may wish to consider giving your property a good "spring clean" or freshen up the décor. The cost of this is something you may need to consider.

Solicitors Fee

This will comprise a fee for:-

1. Estate Agency. The fee will include taking your instructions and preparing a Schedule of Particulars of Sale; arranging viewings, where required and providing feedback on a weekly basis; advising on all matters and concluding the contract when an acceptable offer is received.
2. Additional Marketing Costs. This will include an insertion fee to Solicitors Property Centre; Cost of Photographs; Cost of Premier Schedule (where applicable) and any Newspaper Advertising.
3. Conveyancing. This fee will cover examining and exhibiting title deeds and Searches and settling the transaction. Where applicable, this will also include redemption and discharge of any existing Standard Security over the property.

Home Report

As of 1st December, 2008 almost every property advertised for sale in Scotland must have a Home Report carried out by a surveyor. The seller is responsible for the cost of this report which must be made available to every potential Purchaser. The cost of this is based upon the value of your property and is determined by the Surveyor. Our Property Sales Team can provide you with an estimate of costs for this and can arrange for the Home Report to be carried out on your behalf (See our "What is a Home Report Guide").

Removals

Whether you intend to move your furniture and belongings to your new home yourself or by employing a firm to do this, remember to consider the costs involved (e.g. hiring a self-drive van/truck). If you are not moving into your new home immediately you may need to budget for the cost of storing your belongings until your new house is available.

For further details on any aspect of SELLING a property please contact our Property Department



Terry Knox
Property Sales Consultant

Office Address
399 Union Street
Aberdeen
AB11 6BX

telephone: 01224 564636
email: property@raeburns.co.uk