

MOGINIE JAMES

Costs of selling



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If you are selling your property it is worth calculating potential costs associated with the process so that you are not met with any nasty surprises along the way. Below is a breakdown of anticipated costs related to selling a property.

Estate Agency Fees

Estate agency fees can vary depending on the level of service provided. Be mindful that you generally get what you pay for. Ensure you choose an agent that will help you achieve the best possible price for your property and safeguard against any potential sale falling through. Estate agents generally charge a commission rate based on the sale price of the property, which are sometimes negotiable, while some agents will offer a flat fee.

Solicitor Fees

You will need to hire a solicitor or licensed conveyancer to complete the legal aspects of selling a property. Similarly they will generally charge either a flat fee or percentage of the value of the property. Moginie James is happy to recommend trusted solicitors to guide you through this process.

EPC Costs

Providing potential buyers with an energy performance certificate (EPC) for any property is a legal requirement. Valid for ten years and required to be conducted by an accredited domestic energy assessor, an EPC provides information about the energy efficiency of a property, grading the home from A to G, with A being the most efficient. Moginie James can arrange for an EPC for your property, costing £...

Removals

After you have sold your property it is time to move your belongs out. Depending on the size of the property it can be well advised to hire a removals company to take care of this task. Not only will this save you lugging your heavy furniture around you should be able to relax knowing your cherished belongs are in safe hands.