

Conveyancing [Purchase] Price List

Purchase Price	Legal Fees	Disbursements
Up to £80K	£575.00 + VAT	<p>Search Pack £189.90</p> <p>Land Registration Fee £20.00</p> <p>Bankruptcy Search £2.00 + VAT per person</p> <p>Land Registry Priority Search £3.00+ vat</p> <p>ID & Source of Funds verification £12.00 plus VAT per person</p> <p>Land Registry Digital AP1 Fee £4.00 + VAT</p> <p>HMRC Digital SDLT Fee £4.00 + VAT</p> <p>Infotrack admin fees £0.75 +VAT</p> <p>Post Completion & Archive Fee £25 + VAT</p> <p>SDLT Admin Fee £40.00 + VAT</p>
Over £80k -£100k	£600.00 + VAT	Same as above but Land Registration Fee is £40.00

Over £100k -£200k	£625.00 + VAT	Same as above but Land Registration Fee is £100.00
Over £200k - £350.00K	£650.00 + VAT	Same as above but Land Registration Fee is £150.00
Over 350k- £500.00	£750.00 + VAT	
Over £500k -£1m	£850.00 + VAT	Same as above but Land Registration Fee is 295.00
Over £1m	£1,700.00 + VAT	Same as above but Land Registration Fee is £500.00

In addition to the above fixed fees, additional charges may be applicable. This is due to the additional work involved in dealing with the transaction:-

Telegraphic Transfer administration fee per transfer- £40.00 plus VAT

New Build transaction-£150.00 plus VAT

Gifted Deposit-£50.00 plus VAT

Leasehold transaction-add-£150.00 plus VAT

Help to Buy ISA/equity mortgage- £50.00 plus VAT

Shared ownership-£150.00 plus VAT

Trust Deed-£50.00 plus VAT

Unregistered transaction-£100.00 plus VAT

Auction Fee-£150 + VAT

***Disbursements are costs that are payable to third parties i.e. land registry fees. These are paid in addition to the firm's fees.**

**** The above disbursements do not include stamp duty (if applicable).**

***** If the property is unregistered then the Land Registry fees differ to those stated above. Please visit <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> to see a list of fees.**

****** VAT is currently charged at 20%**

*******Search pack comprises of the following searches:-**

- Local Authority search (mandatory if obtaining a mortgage)
- Water & Drainage search (mandatory if obtaining a mortgage)

- **Environmental search includes flooding and planning (mandatory if obtaining a mortgage)**

Conveyancing [Sale] Price List

Sale Price	Legal Fees	Disbursements
Up to £80K	£550.00 + VAT	Land Registry Title Documents £13.50 (inclusive of provider fee and VAT elements) ID Verification Fee £12.00 per person + VAT
Over £80k -£100k	£575.00 + VAT	(as above)
Over £100k -£200k	£600.00 + VAT	(as above)
Over £200k -£350K	£675.00 + VAT	(as above)
Over £350k-£500k	£700.00 + VAT	(as above)
Over £500k -£1m	£850.00 + VAT	(as above)
Over £1m	£1,650.00 + VAT	(as above)

In addition to the above fixed fees, additional charges may be applicable. This is due to the additional work involved in dealing with your transaction:-

Telegraphic Transfer administration fee per transfer- £40.00 plus VAT

Unregistered title matters-£100.00 plus VAT

Leasehold matters-add £150.00 plus VAT

Help to Buy mortgage redemption-add £75.00 plus VAT

***Disbursements are costs that are payable to third parties i.e. land registry fees. These are paid in addition to our fees.**

**** VAT is currently charged at 20%**

**Obtaining the Grant of Representation only
(No Inheritance Tax Liability)**

Probate Price List

Legal Fee

£550.00 plus VAT**

Disbursements*

Court Fee £273.00

Additional copies of the Grant £1.50 each

Work to include:-

- Identifying the assets and liabilities of the estate and ascertaining the estate's value;
- Completing the relevant HMRC IHT205 form (if appropriate) and Court application;
- Attending upon the personal representatives to go through a prepared Legal Statement;
- Making the application to the Probate Court on behalf of the estate's personal representatives;
- Obtaining the Grant of Representation and providing this to the personal representatives for their use.
- Typically, this matter can take 8-12 weeks to obtain the Grant but this very much depends on court timescales

**Obtaining the Grant of Representation Only
(Potential Inheritance Tax Liability and completion of IHT400 and accompanying forms)**

Legal Fee

£850.00 plus VAT

Disbursements

Court Fee £273.00

Additional copies of the Grant £1.50 each

Work to include:-

- Identifying the assets and liabilities of the estate and ascertaining the estate's value;
- Completing the relevant HMRC IHT400/accompanying forms and Court application;
- Attending upon the personal representatives to go through a prepared Legal Statement;
- Making the application to the Probate Court on behalf of the estate's personal representatives;
- Obtaining the Grant of Representation and providing this to the personal representatives for their use;
- Typically, this matter can take 8-16 weeks to obtain the Grant but this very much depends on court timescales

Legal fee

Solicitor's hourly charging rate:-
£210.00 plus VAT

Disbursements

Court fee £273.00
Additional copies of the Grant £1.50 each
Bankruptcy search £2.42 plus VAT per search
Land Registry search fee £3.25 plus VAT per search
Notice to creditors in The London Gazette & local newspaper (if applicable) approximately £300 plus VAT

We can handle the estate administration process for you from start to finish. This will involve obtaining the Grant of Representation as detailed above, locating the estate's assets and liabilities and distributing to the beneficiaries. A straightforward uncontested estate administration matter, where there is a valid Will and assets are held within the UK, is likely to take 6-12 months to finalise.

Work on this type of matter is charged on an hourly rate basis. The exact cost will very much depend on the individual circumstances of the case and the amount of time spent dealing with the matter. It is therefore advisable that you contact a member of our team (01642 050800) who can provide a quote and assist you further.

Our charges are likely to range from £1,000.00-£4,500.00 plus VAT but this does very much depend on the complexity of the case.

***Disbursements are costs that are payable to third parties i.e. court fees. These are paid in addition to our fees. We handle the payment of disbursements to third parties on your behalf.**

**** VAT is currently charged at 20%**

***** We offer house, hospital and care home visits. Please note that these incur additional charges due to the time spent away from our office. Home visit charges start from £50.00 plus VAT [covering a 5 mile radius from our office].**