

RESIDENTIAL CONVEYANCING PRICE INFORMATION

Because all properties are different with different issues affecting Title of the property, we cannot give you a precise cost of dealing with the property that you are buying or selling until we have all the information regarding your proposed transaction but as a guide we set out below our general fee scale.

PRICE OF PROPERTY	FREEHOLD	LEASEHOLD
Up to £100,000	£450 plus VAT	£450 plus VAT
£100,000 to £200,000	£525 plus VAT	£625 plus VAT
£200,000 to £300,000	£645 plus VAT	£745 plus VAT
£300,000 to £400,000	£710 plus VAT	£810 plus VAT
£400,000 to £500,000	£745 plus VAT	£845 plus VAT
£500,000 to £600,000	£810 plus VAT	£910 plus VAT
£600,000 to £800,000	£895 plus VAT	£995 plus VAT
£800,000 to £1,000,000	£995 plus VAT	£1,095 plus VAT
Over £1,000,000	Please contact us	

In addition to the estimated fees a fee of £30 plus VAT is payable for each electronic money transfer we arrange through the banking system.

We will be in a position to give you a detailed estimate of your conveyancing costs once we have discussed the details of the sale or purchase with you and can at that time provide you with a calculation of the stamp duty and probable disbursements.

If you are purchasing a Shared Ownership Property or a Right to Buy Purchase please contact us with the details and we will provide a specific estimate.

You may wish to remortgage your property to change your lender. We can deal with the legal issues including advising on the mortgage documentation, certifying the title to the new Lender and dealing with any mortgage redemption. Our fees for a remortgage would range between £250.00 plus VAT to £500.00 plus VAT depending on circumstances.

Disbursements are expenses related to your transaction that are payable to other parties such as Searches and Land Registry fees. We will arrange payment of these. VAT is payable on certain expenses which would be set out in our quote estimate.

We will provide an estimate of the fees and disbursements which we would expect in this case. This is on the assumption that the transaction will not prove substantially more complex or time consuming than expected. The disbursements (other than our fees) are based on the latest figures known to us. However, you will appreciate that they are outside our control and may go up before your transaction is completed. Where this is the case, you will be liable for any increase.

Work relating to a purchase will consist of the following :-

- investigating the title to the property to include :

- (i) carrying out searches with respect to title and local government information for the property
- (ii) reviewing replies given by the seller to pre-contract enquiries
- agreeing the form of the purchase contract
- preparing and agreeing a transfer document
- preparing a report on title for your mortgagee
- proceeding to exchange of contracts and then completion of the purchase
- transferring funds by telegraphic transfer to the seller's solicitors and for relevant taxes
- preparing and submitting to HM Revenue & Customs the SDLT form and
- registering the purchase and the mortgage at the Land Registry

Where you are also selling a property, or if the transaction is only a sale with no related purchase, we shall obtain details of your ownership of the property and prepare and submit a contract to the buyers solicitor. You will be asked to complete the Property Information Form and Fixtures and Contents Questionnaire for supply to the buyers solicitors. We shall then liaise with you regarding any additional enquiries raised by the buyers solicitors. We will organise the simultaneous exchange of contracts for both your sale and purchase, if appropriate. If there is a mortgage on the property being sold, we will obtain from the mortgagee of your current property details of the outstanding sum to be paid to release your existing mortgage and will deal with that repayment on the day of completion of your sale.

As soon as we perceive that extra work, over and above the expected level, will be necessary, we shall advise you. Any additional work will be charged to you on the basis of the additional time spent dealing with your file. This includes meetings with you; considering, preparing and working on documents; correspondence and making and receiving telephone calls and before that work is commenced we shall agree the additional fee with you. It is only in unusual circumstances that we would find it necessary to increase the fee which we have quoted.

We are required to add VAT to our charges at the rate that applies when the work is carried out. At present, this rate is 20%. VAT is also payable on certain expenses at the appropriate rate, but where this is the case, it will be specified.

If we are dealing with a Leasehold sale, for example in respect of a sale of a flat, it is usual to obtain a Management Pack providing detailed information regarding service charges buildings insurance fire risk assessments, and possibly asbestos reports from the Landlord or Managing Agent. There will be a fee payable for this Management Pack but we would not be in a position to confirm the fee until confirmation has been obtained from the Landlord or Managing Agent. The fee is likely to vary depending on the Agent involved and can typically be in the region of £100.00 to £300.00 plus VAT.

If you are buying a Leasehold property, it is usual to be required to give Notice of the Change of Ownership to the Landlord or Managing Agent, for which a fee will again be payable and once again we cannot give you this information until the fee has been confirmed by the appropriate Landlord or Managing Agent.

It is also sometimes necessary to obtain a Consent from a Landlord or other Developer to comply with a Restriction registered against the Title of the property for which a fee would

again be payable, but this would need to be confirmed with the appropriate party during the course of our investigations before we can confirm the same to you.

LASTING POWER OF ATTORNEY PRICE INFORMATION

There are two forms of Power of Attorney that can be completed. One relating to Health and Welfare and the other relating to Property and Financial Affairs. Once the Powers have been granted, before they can be utilised by the Donee of the Power, they have to be registered with the Office of the Public Guardian and there is a registration fee payable to the Court of £82.00 for each Power that is registered.

You will need to decide who you wish to appoint as Donee of the Power. It is quite often a good idea to have a substitute Donee should anything happen to the first named person or alternatively to grant the power to Joint Attorneys but we would be happy to discuss that.

Our fee for preparing and completing both Forms of Power of Attorney would be £425.00 plus VAT (£85.00), but if you decide only to complete one Power of Attorney (and many of our clients simply do the Power of Attorney relating to Property and Financial Affairs) then our fee would be £325.00 plus VAT (£65.00).

If a married couple complete both Forms of Power of Attorney our fees would be £650.00 plus VAT (£130.00) but if they decide to complete only one Power of Attorney each our fees would be £450.00 plus VAT (£90.00).

Please contact us to discuss your full requirements.

WILL PRICE INFORMATION

If you want to make a Will please contact us to discuss your requirements. We normally ask you to complete a simple questionnaire, detailing your wishes and who you wish to benefit, so that we can prepare an initial draft for consideration and discussion.

Our costs for preparing “mirror“ Wills for a couple by which each leaves everything to the survivor on the first death and on the second death to family members would be £345 plus VAT. For a single Will our costs would be £190 plus VAT. For more detailed provisions, please call us to discuss your wishes and proposals.

GRANT OF PROBATE OR LETTERS OF ADMINISTRATION PRICE INFORMATION

A Grant of Probate is required to administer a person's estate where they have left a Will, or if they have not left a Will then it is necessary to take out a Grant of Letters of Administration and the estate would be distributed in accordance with the Intestacy Rules. You will appreciate that it is not possible to estimate the cost of obtaining a Grant of Probate or Letters of Administration until we have information on the nature of a Deceased person's estate and the nature of the assets they possess and their family circumstances. We are happy to discuss with you your requirements in connection with obtaining a Grant of Probate or Letters of Administration.

Our fees are likely to be in the range of £800.00 to £1,500.00 plus VAT for a simple estate where there are small number of beneficiaries and no land or house to deal with, and no Inheritance Tax is payable.

If an estate is more complex where there are numerous assets including a property that has to be transferred or sold, but nevertheless no Inheritance Tax is payable our fees are likely to range from £1,500.00 to £3,000.00 plus VAT. We would also deal with the sale of the property but please refer to the section above regarding Conveyancing costs.

For a larger estate where there are multiple assets and investments and Inheritance Tax then we would like to fully consider the extent of the estate and we will then provide you with an estimate of the cost.

If a Grant of Probate or Letters of Administration is required, you will also be liable for expenses. For example at the moment the fees of the Probate Court to obtain the Grant are currently £155.00 plus 50p for additional copies of the Grant although the Government are currently proposing to significantly increase probate fees and we are waiting the implementation of a new scale. We will advise you of any other expenses that are likely to be incurred in connection with the administration of the estate.

At the outset of a transaction we will take your instructions and consider the terms of any Will that has been made by the Deceased, ascertain the value of the Deceased's assets as at the date of the Deceased's death, prepare a Return of the assets in the estate for submission to HMRC, prepare the Statement of Truth for signature by the Executor or Administrator, if necessary calculate the Inheritance Tax payable and arrange the payment from any bank account held in the name of the Deceased, submit the application for the Grant, liquidate all assets and prepare an estate account confirming the distribution of the assets.