

Probate

1. Probate – hourly rate with range of costs

The exact cost for the Probate work we undertake will depend ultimately on the individual circumstances of the matter. For example, if the estate is not complicated and for example, there is only one beneficiary and no property and limited assets to collect, costs will be at the lower end of the range. If there are multiple beneficiaries, a property and multiple bank accounts and other assets the costs will be at the higher end.

This information about the costs is for estates where:

- There is a valid will
- There is no more than one property
- There are no intangible assets
- There are no disputes between beneficiaries on division of assets. If disputes arise this is likely to lead to an increase in costs
- There is no inheritance tax payable and the executors do not need to submit a full account to HMRC
- There are no claims made against the estate and the estate does not include:

A business, farms, farmhouses or farmland, an interest in another estate, loans or mortgages payable to the deceased, foreign assets, assets held in trust, national Heritage assets or unlisted stocks and shares and control holdings.

Legal Fees and Disbursements: Note: Disbursements are costs related to your matter that are payable to third parties, such as court fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.	Applying for the grant, collecting and distributing the assets: This work will usually take between 12.5 and 25 hours work at between £177 and £201 per hour. The range of hourly rates applied will vary according to the seniority and qualifications of the people handling the probate. The fees could therefore be between £2500 and £3500 plus VAT(the current rate of VAT is 20%) So for example, if the work takes 10 hours to complete and the hourly rate of the person, handling the matter is £200 to £225, the legal fee charged will be £2,000.00 to £2,250.00 plus VAT at 20%).
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	<p>When you instruct us we will send a letter to you setting out the basis upon which we will charge our fees.</p> <p>Possible Disbursements:</p> <ul style="list-style-type: none"> • Probate application fee of £155 • £7 Swearing of the oath (per executor) • Bankruptcy-only Land Charges Department searches (£2 per adult beneficiary) • Approx £ 170 Post in The London Gazette & in local newspaper – Protects against unexpected claims from unknown creditors.
<p>What services does this fee include:</p>	<p>The following steps are included:</p> <ul style="list-style-type: none"> • Identify the legally appointed executors or administrators and beneficiaries and establish the extent of the estate by identifying the various assets and liabilities • Prepare the Grant of Probate and have it sworn by the executor(s) and submitted to the appropriate Probate Registry together with the Will, if there is one • Once the Grant is received from the Probate Registry it is submitted to the various organisations with which assets are held in order to secure the release of or the sale of the assets. • All estate liabilities have to be paid before the estate can be distributed among the beneficiaries; • Confirming that tax is paid up to date and there are no outstanding HMRC claims; • Preparation of the Estate accounts and distribution of the estate in accordance with the terms of the Will. <p>Potential additional costs include:</p> <ul style="list-style-type: none"> • If there is no will or the estate consists of any share holdings (stocks and bonds) there is likely to be additional costs that could range significantly depending on the estate and how it is to be dealt with. We can give you a more accurate quote once we have more information. • If any additional copies of the grant are required, they will each cost 50p (1 per asset usually). • Dealing with the sale or transfer of any property in the estate is not included.
<p>The experience of the people who may carry out the work for you:</p>	<p>We provide links to existing profiles on our Website.</p>
<p>The typical timescales and key stages of the purchase transaction</p>	<p>Typically, obtaining the grant of probate can take between 2- 6 months.</p> <p>On average, estates that fall within this range are dealt with to conclusion within 9-12 months.</p>

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<p>Law Society Guidelines on Bills (probate):</p>	<p>Where appropriate, charges may consist of two elements:</p> <p>(a) Hourly rate This should be an inclusive figure incorporating the fee earner's expense rate and any appropriate care and conduct uplift.</p> <p>(b) Value element Account may be taken of the value of the Assets in the estate. In calculating the value element of the charge, the following approach may be helpful:</p> <p>Consider the value, nature and number of assets:</p> <p>It is usual to divide the estate (i.e. total value of the assets left after death) into two parts:</p> <p>(i) The Deceased's residence The value of the deceased's home, or as much of it as he or she owned, if it was shared with another person. For example, where the property is jointly owned, the value is reduced by half.</p> <p>(ii) Value of rest of the estate</p> <p>Apply an appropriate percentage:</p> <p>An appropriate percentage should be considered in the light of the circumstances of the case but the following may be helpful.</p> <ul style="list-style-type: none"> • Solicitor not acting as executor Value of gross estate less residence 1% Value of residence 0.5% • Solicitors acting as sole executor or joint executor with another person Value of gross estate less residence 1.5% Value of residence 0.75% <p>The final figure should always be reviewed to ensure that the charges are fair and reasonable having regard to all</p>
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<p>Updated June 2021</p>	<p>circumstances and VAT at 20% will be added.</p> <p>High value estates:</p> <p>When dealing with high value estates, consideration should be given to reducing the value element percentage charged in order to ensure that the overall level of charge is fair and reasonable. For general guidance on this point, see the case of Jemma Trust v Liptrott[2003] EWCA Civ 1476. The Court Appeal suggested an appropriate charging regime as set out in Appendix 3.</p> <p>The Court of Appeal further noted that in the appropriate circumstances a regressive scale may need to be applied to the value element relating to the principle residence.</p> <p>It is for practitioners to exercise their professional judgement as to whether or not to apply a value element when charging for the administration of an estate.</p>
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Residential Conveyancing

1. Freehold Sale
2. Freehold Purchase
3. Leasehold Sale
4. Leasehold Purchase
5. Mortgages and Remortgages

1. Purchase of Freehold Property - Our fees cover all of the legal work required to complete the purchase of the property, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

The information is based on a number of assumptions and particular the fee assumes that:

- This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction**
- The transaction is concluded in a timely manner and no unforeseen complication arise**
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation**
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.**

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise: -

<p>Conveyancing Legal Fees and Disbursements:</p> <p>Note: Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.</p>	<table> <tr> <th data-bbox="770 188 1391 228">Property Value</th><th data-bbox="1397 188 2009 228">Fees and Disbursements</th></tr> <tr> <td data-bbox="770 233 1391 448">£0 to £150,000</td><td data-bbox="1397 233 2009 448"> <ul style="list-style-type: none"> • Legal fee £450-£525 • Search fees £210 • HM Land Registry fee £20-£95 • Electronic money transfer fee £30 • VAT payable £90-£105 • Subtotal £800-£965 </td></tr> <tr> <td data-bbox="770 453 1391 668">£150,000 to £300,000</td><td data-bbox="1397 453 2009 668"> <ul style="list-style-type: none"> • Legal fee £475-£575 • Search fees £210 • HM Land Registry fee £95-£135 • Electronic money transfer fee £30 • VAT payable £95-£115 • Subtotal £905-£1065 </td></tr> <tr> <td data-bbox="770 673 1391 888">£300,000 to £500,000</td><td data-bbox="1397 673 2009 888"> <ul style="list-style-type: none"> • Legal fee £500-£625 • Search fees £210 • HM Land Registry fee £135 • Electronic money transfer fee £30 • VAT payable £100-£125 • Subtotal £975-£1125 </td></tr> <tr> <td data-bbox="770 893 1391 1098">£500,000 To £1,000,000</td><td data-bbox="1397 893 2009 1098"> <ul style="list-style-type: none"> • Legal fee £650-£750 • Search fees £210 • HM Land Registry fee £270 • Electronic money transfer fee £30 • VAT payable £130-£150 • Subtotal £1295-£1410 </td></tr> </table>	Property Value	Fees and Disbursements	£0 to £150,000	<ul style="list-style-type: none"> • Legal fee £450-£525 • Search fees £210 • HM Land Registry fee £20-£95 • Electronic money transfer fee £30 • VAT payable £90-£105 • Subtotal £800-£965 	£150,000 to £300,000	<ul style="list-style-type: none"> • Legal fee £475-£575 • Search fees £210 • HM Land Registry fee £95-£135 • Electronic money transfer fee £30 • VAT payable £95-£115 • Subtotal £905-£1065 	£300,000 to £500,000	<ul style="list-style-type: none"> • Legal fee £500-£625 • Search fees £210 • HM Land Registry fee £135 • Electronic money transfer fee £30 • VAT payable £100-£125 • Subtotal £975-£1125 	£500,000 To £1,000,000	<ul style="list-style-type: none"> • Legal fee £650-£750 • Search fees £210 • HM Land Registry fee £270 • Electronic money transfer fee £30 • VAT payable £130-£150 • Subtotal £1295-£1410
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<p>Stamp Duty or Land Tax</p>	<p>You will also have to pay Stamp Duty or Land Tax. The amount depends on the purchase price of your property and whether you own any other properties. You can calculate the amount you will need to pay by using HMRC's website https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro or if the property is located in Wales by using the Welsh Revenue Authority's website https://beta.gov.wales/land-transaction-tax-calculator</p>										

<p>The typical timescales and key stages of the purchase transaction</p>	<p>How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes between 8-12 weeks.</p> <p>Stages of the process</p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> •Take your instructions and give you initial advice •Check finances are in place to fund purchase and contact lender's solicitors if needed •Receive and advise on contract documents •Carry out searches •Obtain further planning documentation if required •Make any necessary enquiries of seller's solicitor •Give you advice on all documents and information received •Go through conditions of mortgage offer with you •Send final contract to you for signature •Agree completion date (date from which you own the property) •Exchange contracts and notify you that this has happened •Arrange for all monies needed to be received from lender and you •Complete purchase •Deal with payment of Stamp Duty/Land Tax •Deal with application for registration at Land Registry
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*** If Leasehold flat or apartment, an additional fee of £125 + vat will be payable in respect of additional work involved.**

*** Should your Mortgage be assisted by a Help to Buy Mortgage there will be additional Solicitor fee of £100 + vat due to increase levels of administrative work for transaction of this nature.**

*** Please also note that the following source of deposits will incur additional Solicitor fee of £50 + vat.**

1. Help to Buy

2. Life Time ISA

3. Forces Help to Buy

2. Sale of Freehold Property - Our fees covers all of the legal work required to complete the sale of the property based in England & Wales.

The information is based on a number of assumptions and particular the fee assumes that:

- This is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- The transaction is concluded in a timely manner and no unforeseen complication arise
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise: -

Conveyancing Legal Fees and Disbursements:	Property Value	Fees and Disbursements
Note: Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease.	£0 to £150,000	<ul style="list-style-type: none">• Legal fee £400-£500• Electronic money transfer fee £30• VAT payable £80-£100• Subtotal £510-£630 Anticipated Disbursements* Office copy entries per title £6
	£150,000 to £300,000	<ul style="list-style-type: none">• Legal fee £450-£525• Electronic money transfer fee £30• VAT payable £90-£105• Subtotal £570-£660 Anticipated Disbursements* • Office copy entries per title £6

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.	£300,000 to £500,000	<ul style="list-style-type: none">•Legal fee £500-£550•Electronic money transfer fee £30•VAT payable £100-£110• Subtotal £630-£690 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none">• Office copy entries per title £6								
	£500,000 To £1,000,000	<ul style="list-style-type: none">•Legal fee £600-£700•Electronic money transfer fee £30•VAT payable £120-£140• Subtotal £750-£870 <p>Anticipated Disbursements*</p> <ul style="list-style-type: none">• Office copy entries per title £6								
What happens if the transaction does not complete:	<table><tr><th>STAGE</th><th>% of our charge</th></tr><tr><td>Prior to draft documentation</td><td>25%</td></tr><tr><td>Upon commencement of drafting documentation or documents being received</td><td>75%</td></tr><tr><td>Upon finalising the draft documentation</td><td>95%</td></tr></table>		STAGE	% of our charge	Prior to draft documentation	25%	Upon commencement of drafting documentation or documents being received	75%	Upon finalising the draft documentation	95%
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	Plus disbursements incurred									
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<p>The typical timescales and key stages of the purchase transaction</p>	<p>How long it will take from the offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes between 8-12 weeks.</p> <p>Stages of the process</p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> • Take your instructions and give you initial advice • Advise on contract documents • Supplying information to you and those involved with the transaction; • Checking the title of the property you are selling; • Preparing documents, the sale contract and deeds relating to your sale; • Dealing with questions and enquiries raised by your buyer's Solicitors; • Reporting and providing information to you relating to the property you are selling; • Exchanging contracts, following any necessary negotiations on the terms; • Approving the transfer deed to the buyers; • Completing your sale and accounting to you for the proceeds or receiving from you any monies required to complete the sale; • Dealing with all post-completion matters, particularly repaying any outstanding mortgages or loans.
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*** Should your Mortgage be assisted by a Help to Buy Mortgage there will be additional Solicitor fee of £100 + vat due to increase levels of administrative work for transaction of this nature.**

*** Please also note that the following source of deposits will incur additional Solicitor fee of £50 + vat.**

1. Help to Buy

2. Life Time ISA

3. Forces Help to Buy

3. **Mortgages and Remortgages** - A mortgage or re-mortgage occurs either when a mortgage is placed on a property which has no mortgage or you redeem the existing mortgage and transfer the mortgage to a new lender. The fees for our mortgage and remortgage price information apply only apply if you are using a mainstream or high Street Lender. If you have a mortgage offer with a non-mainstream lender, then our fees will be higher.

It is important to note that you cannot normally remortgage unless you have owned the property for a period of six months. If you wish the remortgage to go through within the six months period you must check with your lender as to whether this is possible.

The information is based on a number of assumptions and particular the fee assumes that:

- This is a standard transaction
- The transaction is concluded in a timely manner and no unforeseen complication arise
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise.

Conveyancing Legal Fees and Disbursements:	Mortgage Value	Fees and Disbursements
	Up to £200,000	<ul style="list-style-type: none">•Legal fee £300•Electronic money transfer fee per transfer £30•VAT payable £360•Subtotal £390 <p>Anticipated Disbursements*</p> <p>Office copy entries per title £6</p>
	£200,000 to £500,000	<ul style="list-style-type: none">•Legal fee £300-£400•Electronic money transfer fee £30•VAT payable £60-£80•Subtotal £390-£510

<p>These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.</p>	<table border="1"> <tr> <td data-bbox="761 188 1395 268"></td><td data-bbox="1395 188 2016 268"> Anticipated Disbursements* <ul style="list-style-type: none"> • Office copy entries per title £6 </td></tr> <tr> <td data-bbox="761 268 1395 555">£500,000 to £1,000,000</td><td data-bbox="1395 268 2016 555"> <ul style="list-style-type: none"> • Legal fee £400 • Electronic money transfer fee £30 • VAT payable £80 • Subtotal £510 Anticipated Disbursements* <ul style="list-style-type: none"> • Office copy entries per title £6 </td></tr> </table>		Anticipated Disbursements* <ul style="list-style-type: none"> • Office copy entries per title £6 	£500,000 to £1,000,000	<ul style="list-style-type: none"> • Legal fee £400 • Electronic money transfer fee £30 • VAT payable £80 • Subtotal £510 Anticipated Disbursements* <ul style="list-style-type: none"> • Office copy entries per title £6 				
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<p>The experience of the people who may carry out the work for you:</p>	<p>We provide links to existing profiles on our Website.</p>								
<p>The typical timescales and key stages of the purchase transaction</p>	<p>How long it will take from the offer being made until the remortgage is completed and registered will depend on a number of factors. On average the process takes between 4-6 weeks.</p> <p>It can be quicker or slower, depending on the parties involved.</p> <p>Stages of the process</p>								

	<p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> • Obtaining details from you as to the whereabouts of your Title Deeds (if applicable). If you have a mortgage on the property, it is likely that the title deeds will be with your lender. If this is the case, we will require the details of your lender as well as your account number. • Investigating the title of the property and obtaining a redemption figure for your existing mortgage • We may need to carry out a Local Authority Search. This will entirely depend upon whether your new lender requires a search to be undertaken • Considering the mortgage company's instructions to us and considering the terms and conditions of your mortgage to ensure that they are complied with • Preparing the mortgage and other documents and obtaining your signatures to them where appropriate • Reporting to the mortgage company and obtaining the mortgage advance • Completing the re-mortgage. This is the date when the old mortgage will be repaid and the new mortgage will commence. • Registering the transaction at the Land Registry; • Forwarding the title documents to the mortgage company and accounting to you for any money held on your behalf.
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