

### Residential Conveyancing Fee Scale

The guide below provides details of the range of our firm’s conveyancing fees when buying or selling a simple freehold or leasehold residential property, together with details of the amounts we need to incur on your behalf as part of the process (“disbursements”). Value added tax at 20% is payable in addition to the fees charged.

Standard property transactions will exchange within 4 weeks and complete within a further 28 days from exchange.

Should the matter become protracted or complicated and require further work outside the scope of our initial instructions, we will advise you in advance that additional fees may be incurred at the hourly rate of the fee earner responsible for your matter and provide you with full details.

Each fee earner’s hourly rate is as follows:

Senior Partner	-	£400
Partner	-	£300
Solicitor/Consultant	-	£250

Property Value	Freehold Purchase	Leasehold Purchase	Freehold Sale	Leasehold Sale
0 - 499,999.99	1,300.00 – 1,650.00	1,500.00 – 2,250.00	1,000.00 - 1,250.00	1,200.00 - 1,450.00
500,000 – 999,999.99	1,650.00 – 2,500.00	2,250.00 - 3,250.00	1,250.00 - 2,000.00	1,400.00 - 2,300.00
1,000,000 - 1,499,999	2,500.00 – 3,500.00	3,250.00 – 4,500.00	2,000.00 – 3,000.00	2,300.00 - 3,300.00
1,500,000 +	Bespoke Quote available upon request			

### Disbursements

In addition to our legal fees, there will be a number of disbursements which will be payable to third parties to enable to progression of your matter and we shall arrange for these to be paid on your behalf. The below list is a non-exhaustive illustrative guide to the likely disbursements to be incurred in respect of each type of matter; however, we will be able to fully advise you of the same once we receive details of your particular transaction.

Disbursement	Sale	Purchase
Telephone, Postage, Faxes etc.	£65 plus VAT	£65 plus VAT
Bank Transfer Fee (per transfer)	£35 plus VAT	£35 plus VAT
Land Registry Office Copy Entries (per document)	£3.75 plus VAT	n/a
Land Registry Search Fee (per title number)	n/a	£3
Bankruptcy Search Fee (per named purchaser)	n/a	£2
Conveyancing Searches (estimated)	n/a	£250 - £500 plus VAT
Land Registry Registration Fee (dependent upon property value and type of transaction)	n/a	£40 - £910
Stamp Duty Land Tax	n/a	Your fee earner to advise

Where your property is leasehold, there may also be additional costs charged by the landlord in order to complete a sale or purchase, including the provision of a management pack and costs associated with the granting of a licence to assign or entering into a deed of covenant as well as post-completion notice costs. We shall advise you fully of these costs before incurring any on your behalf once the relevant information has been obtained from the respective parties.

### **Probate Fee Scale**

Fees will be charged at the hourly rate of the fee earner responsible for your matter and we will provide you with full details. Value added tax at 20% is payable in addition to the fees charged. Each fee earner's hourly rate is as follows:

Senior Partner	-	£400
Partner	-	£300
Solicitor/Consultant	-	£300

As each estate is different, we aim to provide a realistic fee estimate based on how much time might be spent on each individual case.

It typically takes up to five months to get a grant of probate (or letters of administration if there isn't a will). Once this has been obtained, the whole process of administering the estate usually takes approximately one year for a simple estate. It can take longer depending on the complexity of the estate and the cooperation of the various parties involved.

***If the estate is straightforward our fees would be between £2,500 - £6,000 plus VAT and Disbursements.***

A "straightforward" estate would be where the deceased left a valid Will appointing executors; owned a property valued at less than £300,000 in either their sole or joint name; held up to 3 bank accounts with a balance of £75,000; left an estate to a single beneficiary; where no inheritance tax is payable.

***If the estate is less straightforward our fees would be between £6,000 - £12,000 plus VAT and Disbursements.***

This would be where the deceased left a valid Will appointing executors; had a property in their sole name valued at £700,000 and bank accounts and investments valued at £195,000; left the estate to their adult children; where no inheritance tax is payable after claiming the Transferable Nil Rate Band and the Residence Nil Rate Band.

***If the estate is very complicated our fees would be between £12,000 - £24,000 plus VAT and Disbursements***

In this instance the deceased would have left a valid Will appointing executors; held property valued at £950,000 in their sole name; held bank accounts and investments valued at £850,000; owned shares in companies listed on the Stock Exchange; owned personal effects valued at £25,000; made lifetime gifts to the value of £100,000; left the estate to their children and grandchildren as beneficiaries; the estate is liable in inheritance tax.

***Disbursements***

Probate Fee (where estate is £5,000.00 or less)	nil
Probate Fee (where estate is over £5,000.00)	£273.00
Additional Copies of the Grant of Probate	£1.50
Land Registry	£3.00
Telephone, Postage, Faxes, etc.	£65 plus VAT
Bank Transfer Fee (per Transfer)	£35 plus VAT