

Cost Information

This guide is in accordance with the Solicitors Regulation Authority's transparency requirements, which come into force from 6th December 2018. It is to be used as a guide only. Every individual case is different and will be assessed following an initial appointment. It is possible, in certain circumstances for costs to vary from the below at the firm's discretion. Please contact the Office on every occasion to discuss costs where an accurate quote can be given once all information is provided.

We will ensure that we fully explain:

- How we calculate our fees
- The likely costs involved
- Any additional costs incurred
- Any costs that may be awarded to you (from other parties).

Depending on your issue we may offer funding options (although, for the avoidance of doubt, this firm does not offer Legal Aid). We will inform you at the outset if any funding options apply to you.

We also have discretion to vary the fees below, depending on the case but we will always communicate this with you.

Property and Conveyancing Approximate Fees

Our fees are based on an average number of letters, telephone calls, and time spent in preparation of the contract and dealing with enquiries. We also ensure funds are transferred properly for completing the transfer, and that the property is registered lawfully in your name. Such services will be charged at the following rate per hour;

	£
Director	200
Solicitors	180
Trainee Solicitor	100

It is difficult to provide an exact quote at the outset of an instruction without seeing any paperwork, title Deeds etc. For this reason, the firm quotes a range of what the fee is likely to be, to assist you in budgeting for the transaction, giving you a worst- and best-case scenario.

Residential

Sale/Purchase

<u>Transaction £</u>	<u>Our fee range</u>
£0 - £125,000	= £750-£950
£125,001 - £250,000	= £850-£1050
£250,001 - £350,000	=£1050-£1250
£350,001 - £500,000	=£1250-£1450
£500,000+	=£1450-£2000

+ VAT (20%) and Disbursements

In relation to likely timescales, a typical transaction takes approximately 8 to 12 weeks.

Key Stages of the Conveyancing process include:

- Taking client instructions and giving initial advice
- Checking that finances are in place in order to fund the purchase, and contact the lender's solicitors if needed
- Carrying out searches (purchase)
- Making necessary enquiries with the Sellers/Buyer's Solicitor
- Advising on all documentation and information received
- Drafting documentation
- Exchanging contracts
- Arranging for all monies needed to be received from the lender and the client (purchase)
- Completing on the sale/purchase
- Dealing with payment of Stamp Duty/Land Transaction Tax (purchase)
- Dealing with application for registration at Land Registry (purchase)

Mortgage only (no purchase)

£550

+ VAT (20%) and Disbursements

First Registration

£550

+ VAT (20%) and Disbursements

Reconstruction of Title

£800

+ VAT (20%) and Disbursements

Auction Packs

£600

+ VAT (20%) and Disbursements

Commercial

<u>Transaction £</u>	<u>Our fee range</u>
£0 - £125,000	= £850-£1050
£125,001 - £250,000	= £1050-£1250
£250,001 - £350,000	=£1250-£1450
£350,001 +	=£1450-£1650

+ VAT (20%) and Disbursements

Likely disbursements for both Residential and Commercial are as follows:

Searches

- The searches we advise you to carry out for your purchase are as follows:-
 - Local Authority
 - Commons and Footpath
 - Drainage
 - Environment/Flood
 - Mining Report
 - Chancel Check Search
- The above searches amount to a total cost of approximately £300

Land Transaction Tax/ Stamp Duty

Land Registry Registration Fee

Land Registry searches

Our Bank Transfer fee when sending moneys electronically on your behalf

- Our fee for this is £30 plus VAT

Wills & Probate Approximate Fees

Wills

Single Will £180 & VAT (20%)

Mirror Wills £250 & VAT (20%)

Home visits incur an extra charge depending on location. Please contact the Office for a more accurate quote.

Probate

Our usual fees for doing the probate work are usually 2.5% of the gross estate (plus VAT). In addition, disbursements are payable to third parties (to include court fees etc).

In certain circumstances, we can offer a reduced package and please telephone the Office to arrange a free initial appointment where costs can be discussed once the size of the estate is known.

Powers of Attorney/Court of Protection Approximate Fees

Single person LPA (either Finances/ Health) £300

Single person LPA (both Finances/Health) £400

Couple LPA (either Finances/ Health) £550

Couple LPA (both Finances/Health) £750

+ VAT (20%) and disbursements

The Office of The Public Guardian charge fees (which vary from time to time) to register the Lasting Powers of Attorney.

Family and Child Law Approximate Fees

Divorce (not including financial aspects of divorce)

We charge a fixed fee of £1000

+ VAT (20%) and disbursements

Matrimonial Finances

This work is charged based on our hourly rates as it will all depend on the assets, complexity and circumstances of the case. This is the traditional fee structure which means that a fee earner will assess your case and provide a fully flexible option on an hour by hour basis. You will be given information about the likely overall cost of your matter and you will be updated as to these costs.

The current hourly rates are set out below. We will add the current VAT to these at the rate that applies when the work is done. This is currently 20%.

	£
Director	200
Solicitors	180
Trainee Solicitor	100

Disbursements may be payable, depending on the nature of your case. Examples of these are:

Mediation Costs

Court Fees

Expert Fees

This is a guide only. Please contact the Office to arrange a free initial appointment where costs can be discussed and varied depending on the facts of your case.

Litigation/ Disputes Approximate Fees

Often, we limit our fees to £400 plus VAT to carry out investigative work for you before we advise you on the prospects of success. Thereafter, we will charge our hourly rates. This is the traditional fee structure which means that a fee earner will assess your case and provide a fully flexible option on an hour by hour basis. You will be given information about the likely overall cost of your matter and you will be updated as to these costs.

The current hourly rates are set out below. We will add the current VAT to these at the rate that applies when the work is done. This is currently 20%.

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Solicitors	180
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Mediation Costs
Court Fees
Expert Fees

This is a guide only. Please contact the Office to arrange a free initial appointment where costs can be discussed and varied depending on the facts of your case.

Other services Approximate Fees

Debt

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Solicitors	180
Trainee Solicitor	100

Court fees are fixed by the County Court and are on a sliding scale depending on the size of debt.

Employment

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Solicitors	180
Trainee Solicitor	100

Consumer Law

Often, we limit our fees to £400 plus VAT to carry out investigative work for you before we advise you on the prospects of success. Thereafter, we will charge our hourly rates. This is the traditional fee structure which means that a fee earner will assess your case and provide a fully flexible option on an hour by hour basis. You will be given information about the likely overall cost of your matter and you will be updated as to these costs.

The current hourly rates are set out below. We will add the current VAT to these at the rate that applies when the work is done. This is currently 20%.

	£
Director	200
Solicitors	180
Trainee Solicitor	100

Commercial & Business Law

Often, we limit our fees to £400 plus VAT to carry out investigative work for you before we advise you on the prospects of success. Thereafter, we will charge our hourly rates. This is the traditional fee structure which means that a fee earner will assess your case and provide a fully flexible option on an hour by hour basis. You will be given information about the likely overall cost of your matter and you will be updated as to these costs.

The current hourly rates are set out below. We will add the current VAT to these at the rate that applies when the work is done. This is currently 20%.

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Solicitors	180
Trainee Solicitor	100