LEGAL SERVICES PRICING

Finding out how much it will cost to engage a solicitor, should not be a complex process.

When you contact us, we will discuss your needs and provide you with a no obligation quote for our time. This will either be on a fixed fee basis or based upon likely time to complete your matter, with reference to hourly rates.

If you chose to instruct us, the solicitor acting for you will communicate with you regularly about the costs being incurred and provide updates as to what will happen next.

To request a price for our legal services please *contact us*

If you are looking for a quote for our residential conveyancing, wills, trusts, lasting power of attorney or probate services, please click on the links below. You will find guidance as to what you might expect to pay for these services.

To receive a tailored quotation for your specific situation, please *contact us*

- Residential conveyancing - freehold sale or purchase, leasehold sale or purchase, mortgages and remortgages.
- Wills, Trusts, lasting powers of attorney, uncontested probate, estate administration.

We provide experienced and bespoke legal advice for businesses and individuals. Since 1591

COSTS FOR RESIDENTIAL CONVEYANCING FREEHOLD SALE OR PURCHASE, LEASEHOLD SALE OR PURCHASE, AND REMORTGAGES.

Budgeting is crucial when you are buying or selling a property. There are a wide range of outgoings that you will need to consider.

If you want an overview of how much our conveyancing services will cost, you will find some guidance below.

For a tailored quotation please call us or get an instant online quotation *here*

Read more about what you should consider in your budget *here*

Learn more about our experienced conveyancing team *here*

CONVEYANCING LEGAL FEES

Property sale and purchase	Freehold £	Leasehold £
Up to 250,000	1250 +VAT	2050 +VAT
250,000 to 350,000	1400 +VAT	2350 +VAT
350,000 to 600,000	1550 +VAT	2600 +VAT
600,000 to 800,000	1750 +VAT	2850 +VAT
800,000 to 1,000,000	2000 +VAT	3100 +VAT
1,000,000 to 1,500,000	2350 +VAT	4100 +VAT
1,500,000 to 2,000,000	2850 +VAT	4600 +VAT
Over 2,000,000	0.15% of property value +VAT	

New Build Property

There is an additional fee of £500 +vat to the fee scale above for a new build property.

ADDITIONAL COSTS

Additional costs and payments to third party suppliers are called disbursements. You will be given a full list of related disbursements in your personalised quotation. They are likely to include those listed below.

Property sale

- Office copies - £40 approx
- Bank transfer Fee - £40.00 +VAT per transfer
- Case Management Fee - £22.00 +VAT
- ID Check - £13.45 +VAT per person

Property purchase

- Searches - £550 approx.
- Bank transfer Fee - £40.00 +VAT per transfer.
- Case Management Fee - £27.50 +VAT.
- Land Registry Pre-Completion Searches - £8.40 approx.
- Land Registry Registration Fee – dependent on property value:

Property value	Fee £
0 – 80,000	20
80,0001 – 100,000	40
100,001 – 200,000	100
200,001 – 500,000	150
500,001 – 1,000,000	295
1,000,001 and over	500

STAMP DUTY LAND TAX

Stamp Duty Land Tax (SDLT) currently only applies to properties that are purchased for more than £250,000.

The cost of SDLT will depend on the value of your property and your status, e.g. first-time buyer, existing property owner, freeholder, leaseholder etc.

You can use the **government's SDLT calculator** to work out how much tax you will need to pay.

After completion, you have 14 days to file your stamp duty land tax return and pay any stamp duty owed.

REMORTGAGE LEGAL SERVICES

Our fee is £750.00 +VAT

Disbursements for remortgage legal services

- Bank transfer fee - £40.00 +VAT per transfer.
- Case Management Fee - £22.00 +VAT.
- Land Registry Pre-Completion Searches - £8.40 approx.
- No search indemnity - £50.00 approx.
- Land Registry Registration Fee – dependent on loan amount:

Loan value	Fee £
0 – 100,000	20
100,001 – 200,000	30
200,001 – 500,000	45
500,001 – 1,000,000	65
1,000,001 and over	140

CHOOSING THE BEST CONVEYANCER

When you are choosing the best conveyancer, cost is just one part of the decision-making process. You should also ensure your conveyancer has the right experience to deal with your sale or purchase. Sometimes, the conveyancing process reveals surprises. An experienced conveyancer will know how to manage any unplanned scenarios. The team at HRJ Foreman Laws Solicitors have a wealth of experience and will advise you on the right actions to overcome any challenges that may arise.

As a firm, we hold both Lexcel and Conveyancing Quality Scheme accreditations. We are also members of the Association of Leasehold Estate Practitioners (ALEP), which recognises our expertise in leasehold enfranchisement.

Read – Why do you need a good conveyancer?

LEARN MORE ABOUT CONVEYANCING

Read our handy guides to help you understand the conveyancing process

What is the process for **selling** a property?

What is the process for **buying** a property?

What should you do **if you need to** extend your lease?