

Wills and LPA Pricing

Wills

		Our Charges	VAT	Total
1.	Basic Will	180.00	36.00	216.00
2.	Basic Mirror Wills	300.00	60.00	360.00

If the Wills are more detailed or intricate and will require additional work, we will discuss this with you at the time and advise what any additional charge will be.

LPA

1.	2 x LPA's (2 x forms appointing the same Attorneys)	350.00	70.00	420.00
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Probate Pricing

We can deal with the whole administration of an Estate or act in an advisory capacity or just act for you to obtain Probate.

We therefore charge on an hourly rate, depending upon the work carried out. Our hourly rate is £220.00 plus VAT.

Disbursements

Total

Court Fees	Presently £155.00 but Court fees are subject to change. Office Sealed copies of the Grant of Probate cost £1.50 per copy.
Property Valuation Fees (if required)	£200.00 - £500.00 plus VAT approximately.
Valuable Valuation Fees (if required)	£100.00 - £300.00 plus VAT approximately.
Land Registry Fee	Varies depending on the value of the property.
Bankruptcy Check Fees	£2.00 plus VAT per beneficiary.
Notices in the London Gazette and in a local newspaper to help protect against unknown creditors	£200.00 plus VAT - £400.00 plus VAT.
Asset searches to check for unknown accounts	£150.00 plus VAT - £300.00 plus VAT.
Possible Accountants' Fees	Depending on the amount of work required and their usual charge out rates.
Conveyancing Costs	Depending on the value of the property.
Anti-Money Laundering Check Fees	We are required to cross check identification for all our clients. The agency fee for this is £7.50 per person.

On average, straight-forward Estates are completed within 4-6 months. However, this varies according to the size of the Estate, whether the Estate is taxable, the number and type of assets and liabilities and the number of beneficiaries.

Residential Property Conveyancing Pricing

As we are Solicitors in a rural area, we act on a lot of properties which are not as straightforward as the average townhouse or on an Estate. For example, there is still a lot of unregistered land in Devon and Cornwall, and a lot of properties we deal with have septic tanks, private water supplies, private rights of way or maybe a barn or field being divided off the main residence.

We are very experienced in dealing with properties of this type however, because of these issues, there may or may not be additional charges. Therefore, please ring Amanda Goodman to discuss your property and a quotation will be emailed or posted to you.

If your property does not fall into this category, our fees are set out below: -

Purchase (With or Without Mortgage)

Price of Property	Our Charges	VAT	Total
Below £250,000.00	1,000.00	200.00	1,200.00
£250,000.01 - £399,999.99	1,200.00	240.00	1,440.00
Over £400,000.00	1,500.00	300.00	1,800.00

Disbursement (inclusive of VAT) Total

WDBC Local Land Charges Search	96.70
Cornwall Council Local Land Charges Search	208.00
Geodesys Environmental Search	61.20
Geodesys Water and Drainage Search (South West Water)	57.36
Wheal Jane Enterprises Mining Search	54.00
HMLR/Land Charges Search	8.00
TT Fee	39.60
AML ID Search (per name)	7.50
Lawyer Checker	14.00

Stamp Duty Land Tax

This is set in accordance with legislation and is available on the HMRC SDLT Website. This will be discussed during your transaction in any event but, if you have any queries, please contact Amanda Goodman.

Land Registry Fees

Again, this is set, and the costs are available on the HMRC Website.

Sale (With or Without Mortgage)

Price of Property	Our Charges	VAT	Total
Below £250,000.00	1,000.00	200.00	1,200.00
£250,000.01 - £399,999.99	1,200.00	240.00	1,440.00
Over £400,000.00	1,500.00	300.00	1,800.00

Extra Fees on Sale (inclusive of VAT)	Total
Statutory Declaration	120.00
TT fee (for Mortgage Redemption)	39.60
AML ID Search (per name)	7.50
Lawyer Checker	14.40

If we have to prepare or advise on Deeds of Covenant, Deeds of Variation or Leasehold Solar Panels there may be additional charges, and these will be confirmed in the quotation or on discussions with Amanda.

We reserve the right to charge up to £450.00 plus VAT if you do not proceed with either transaction depending on the amount of work carried out.

Additional Matters

	Our Charges	VAT	Total
Re-mortgage (plus search fees if required and Land Registry Fee)	600.00	120.00	720.00
Equity Release	600.00	120.00	720.00
Transfer of Equity (plus Land Registry Fee)	500.00	100.00	600.00