

**Manchesters Solicitors is one of a group of select private client firms to be offered Standard and Poor's A rated professional indemnity insurance based on its record over 35 years. All Solicitors must hold adequate professional indemnity insurance before they are allowed to practise for the protection of their Clients.** As a general guide to the cost of moving this table is intended to give you a guide to the legal fees, in the case of a straightforward conveyance or re-mortgage of registered land (other than a new build or auction sale for which please call us for a conveyancing quote) with no more than one mortgage to redeem or to complete with no exceptional matters or special circumstances. Please telephone us on **020 8651 3118** for confirmation of our fees and our other client care advice.

### **A note from the Partners**

Over many years conveyancing fees have barely changed to follow inflation in house prices, and typical loan sizes, yet lenders' conveyancing requirements have continued to expand to a considerable degree and clients' expectations have risen significantly in terms of depth of investigations and desire for speed, probably best reflected in the growing use of electronic forms of communication such as email or text message. The cost of professional indemnity cover has risen in response to these things and these moves have led to much greater effort and time in keeping up requests for information from others including other conveyancers in the process, where much more time is now spent steering and reminding others than ever before it seems. One extremely positive element for buyers was the reduction for many in stamp duty, in some cases by hundreds or thousands of pounds, after 4th December 2014. The Partners have therefore taken the decision as of 5th October 2015 out of regard in part to the trust placed in them by recommended or existing Clients to select fewer matters but at an increased charge for their services as only that way is it possible to adjust to the new challenges of the modern day conveyancing approach. We remain committed to providing a high quality service and feel this is an important step in striving for that. Our fee increase still represents, in terms of proportion of sale or purchase price or mortgage amount, no more on average than it was twenty years ago. Agreeing a sale or purchase is only half the job and that is essential for all to keep in mind. Your choice of conveyancer will be highly significant in terms of your chances of successfully seeing a sale or purchase through to a satisfactory conclusion, as any experienced estate agent will tell you. **The following fees are calculated based on the conveyancing partner's hourly rate of £200 plus vat and are calculated to cover all the essential and typical work on a sale or purchase. If any extraordinary issues arose a separate quote would be created for your prior**

***approval. We can offer a maximum abortive fee for further peace of mind in case a matter does not proceed to completion and based on the amount of time spent on your matter and lower than the fees stated below.***

**Typical buying or selling disbursements (non legal fees) are payable in addition:**

If you are a purchaser, there will be a fixed Land Registry registration fee linked to the purchase price and details can be found at [www.landregistry.gov.uk](http://www.landregistry.gov.uk) and a bankruptcy search fee of £2 per buyer, and searches of public records

such as the Local Authority, Water Board and Environmental agencies of on average £500 per matter including vat but we can usually offer to source buyer protection insurance for a one off premium of £66 inc. IPT beforehand. Stamp duty may also be payable and at the start of the matter you will be sent a client care letter by email with information on the likely cost and a note about stamp duty surcharge payments to consider in case they apply too.

If you are a Seller there will be a bankruptcy search of £2 per seller. For all clients we must conduct an electronic identity search for which we pay the search provider a fee of £7.20 inc. vat per Client.

For a typical purchase at arm's length the Land Registry fee to register a purchase transfer electronically is:

£0-£50,000 £20; £50,001 to £80,000: £35; £80,001 to £100,000: £60; £100,001 to £200,000: £95; £200,001 to £500,000: £135; £500,001 to £1,000,000: £270; £1 million and over £455