Mounteney Legal Services

Solicitors Conveyancers

PRICE LIST
FROM JANUARY 2026



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I've been a solicitor all my working-life (I qualified in 1994) and have run my own firm for over 20 years. Our vision is to meet the legal needs of local clients with the smartness and expertise of a city-centre firm – at prices representing real value for money. We deliver with '9 Commitments' to quality and service outlined on the back of this brochure – to which I put my name as my guarantee of your satisfaction. I hope you engage us.



PRICE LIST

Our 5th Commitment is, *"In all appropriate instances we quote and adhere to fixed-fee terms*"; the key to fixing a price, is defining what's included within that price:

1. Our website also has a section on pricing: https://www.mounteney.com/about/our-fees/
    a. To ensure fairness we do not normally give any discounts; all clients can be assured that they will pay no more than any other client pays
    b. Prices stated are for our fees (and applicable VAT) only; where there are additional costs that arise – typically Government Fees such as Land Registry, Companies House, Court, Regulators etc. – then our client will also have to bear those additional costs, at cost, as well as our fees/VAT
    c. Our fixed fee is payable whether or not your intended transaction completes. As soon as we become aware of something arising that is not included within a fixed-fee package (that may be at the outset, but could arise only during the transaction) we will make this known to you with an additional fee estimate for any extra work required. That will enable you to decide whether you wish to instruct us to cease acting, or to proceed with or without assistance with those additional matters. If your matters aborts we will still normally expect you to pay our fixed fee
2. The rear cover has details of the four different suppliers advertising in this list
3. Our website has T's & C's applicable to our supplies – you are deemed to agree
4. The [number] reference in this price list is an internal cross-reference to a product description on our website – please ask for specific details if needed

ESTATE PLANNING SECTION

As these are products for individuals, prices are stated including applicable VAT

[125] Registration of Trust with HMRC	£330
[154] Amending a trust registration	£330
[84] Remove deceased owner from title (DJP)	£360
[74] Severance of joint tenancy	£420
[19] Deed Poll etc. to Change Name (+£36 Court etc. fees)	£450
[155] Deed of Retirement and/or Appointment of Trustees	£600
[142] Deed of Appropriation	£600
[103] Assent [probate transfer per will] + HMLR Fee (£30)	£720
[100] Estate Review	£870
[12] Trustee Services (price per year)	£990
[149] Assent and Transfer to third party (+ HMLR fee)	£1,020
[107] Deed of variation of will	£1,290
[99] Court of Protection application	£2,280

[9] Lasting Powers of Attorney

	1 person	Couple (mirror)
Property & Affairs **or** Health & Welfare unregistered LPA	**£360**	**£600**
Property & Affairs **and** Health & Welfare unregistered LPAs	**£600**	**£900**
Property & Affairs **or** Health & Welfare registered LPA inc. OPG fee(s)	**£668**	**£1,240**
Property & Affairs **and** Health & Welfare registered LPAs inc. OPG fees	**£1,240**	**£2,168**

Wills

	1 person	Couple (mirror)
[8] Regular Will	**£390**	**£630**
[82] Will with a trust	**£600**	**£1,050**

Bundles

	1 person	Couple (mirror)
Will Bundle: Severance plus Trust wills	**-**	**£1,290**
Protection Bundle : Both registered LPAs, plus simple Will(s)	**£1,450**	**£2,690**
Family Will Plan : Severance, Trust wills, both LPAs	**-**	**£3,140**
[10] Family Protection Trust	**£3,300**	**£4,730**
[13] Family Protection Pack : Family protection trust, both LPAs, plus trust Will(s)	**£4,080**	**£6,000**

[11] PROBATE

Probate extraction only (includes completion of applicable tax forms, but not including assistance with the administration of the estate):

- Lower Value (tax exempt) estate : £1,440 [Government application Fee also payable, currently £300]
- High Value (taxable) estate : £2,880 [Government application Fee also payable, currently £300]

Assistance with the administration of the estate:

- minimum of 1% (plus VAT) (prices may vary depending on complexity of estate)
- other than the £300 Government application Fee no separate charge is levied for extraction

SPECIAL OFFER on conveyancing for estates we extract probate for [156]

10% discount on conveyancing for estates we extract probate for

"REGULAR" RESIDENTIAL PROPERTY CONVEYANCING

BASIC FEE FOR ACTING ON A 'STANDARD' RESIDENTIAL SALE OR PURCHASE:

Net (exc. VAT) £950 + 0.125%* (Gross inc. VAT) £1,140 + 0.15% of Price to £1M*

*net rate of element of price over £1M is 0.02%

Sale(s) and Purchase(s) conducted at the same time are priced separately.

Unlike many competitors we do not try to make money off you by 'marking-up' related costs – we simply expect you to pay them "at cost"

SUPPLEMENTAL FEES ON BUYING CONTINGENCIES:	
Co-acting for your mortgage lender	£325 + VAT = £390
Any Leasehold	£325 + VAT = £390
Common parts involved	£325 + VAT = £390
New build	£325 + VAT = £390
ISA Bonus reclaims	£75 + VAT = £90
Report to lender's solicitor (if not us)	£475 + VAT = £570
Third party gift - UK based	£175 + VAT = £210
Third party gift – Not-UK based	£375 + VAT = £450
Company purchaser (debenture)	£200 + VAT = £240
Removal of restriction	£300 + VAT = £360
Capacity Assessment	£300 + VAT = £360
Relationship breakdown – no mortgage	£125 + VAT = £150
Relationship breakdown – mortgaged	£175 + VAT = £210
In-transaction anti-fraud certification	£150 + VAT = £180
SUPPLEMENTAL FEES ON SELLING CONTINGENCIES:	
Any leasehold	£175 + VAT = £210
Common parts involved	£150 + VAT = £180
Redeem Help to Buy mortgage	£225 + VAT = £270
SUPPLEMENTAL FEES ON BUYING OR SELLING CONTINGENCIES:	
Clients outside UK	£225 + applicable VAT
No vacant possession (to pay on account)	£375 + VAT = £450
Registration changes	£175 + VAT = £210
[118] Unusually short deadlines (priority)	£200 + VAT = £240
Unregistered land	£725 + VAT = £870
Shared ownership	£325 + VAT = £390

"Regular" is as defined in our Residential brochure; it doesn't include odd property, legally unrepresented parties, non-conventional lenders, unusual sellers, or non-Law Society forms; we'll bespoke quote 'non-standard' scenarios.

OTHER TYPES OF RESIDENTIAL PROPERTY CONVEYANCING

[103] Assent [probate Transfer] (+ HMLR Fee)	£600 + VAT = £720
[71] DECLARATION OF TRUST (+ £20 HMLR Fee)	£425 + VAT = £510
[69] TRANSFER OF EQUITY (No payment) (+ HMLR Fee)	£600†+VAT= £720
[70] TRANSFER OF EQUITY (payment) (+ HMLR Fee)	£700†+VAT= £840
[94] Transfer of equity (no pay) plus Trust terms (+ HMLR)	£800†+VAT= £960
[72] ADVICE / CERTIFICATION FOR SECURITY etc.	£375 + VAT = £450 (first individual) £275 + VAT = £330 (per subsequent)
[60] Property / Lease Report	£775+VAT (+ any search fee)
[73] ENDORSEMENT OF I.D.1 Form	£200 + VAT = £240
[74] SEVERENCE	£350 + VAT = £420
[68] REMORTGAGE (Not bridging)	£725 + 0.05% of loan + VAT 30% supplement for complex titles
[75] RESIDENTIAL BRIDGING LOANS	£1,750 + VAT = £2,100 (1st property) £500 + VAT = £600 (per subsequent)
[58] Registration of unreg. property	£1,200 + VAT + HMLR Fee
[108] Application for possessory title	£1,275 + VAT = £1,530 + HMLR Fee
[93] Second Trustee Service (HMTC)	£360 (appointment only time charge)
[83] Transfer of part of registered title + HMLR Fee (+ Covenants/Easement)	£600† + VAT = £720 (Plan, extra £275 + VAT; Discharge extra £125 + VAT)
[97] Register Extension of Term of Lease	No mortgage: £900 + VAT = £1,080 Inc. mortgage: £1,500 + VAT = £1,800
[126] Deed of Variation (residential)	£675 + VAT = £810
[120] Equity Release Mortgage	£1,000 + 0.12% of loan + VAT + costs

[128] Drafting Covenants / Easements	£1,200 + VAT = £1,440
[130] Providing HMLR certificate	£300 + VAT = £360
[138] Restriction Removal	£300 + VAT = £360
[139] Remove restriction, new trust, new restriction	£600 + VAT = £720 (+small reg'n fees)
[140] Completion of transaction on intervention	From £950 + VAT
[144] Expedition Application [HMLR]	£75 + VAT = £90
[147] Registering Notice on title	£150 + VAT = £180 (+ HMLR fee)
[149] Assent and transfer to 3rd party	£850 + VAT = £1,020 (+ HMLR fee)
[150] Conveyancing subject to Building Safety Act 2022	From £1,950 + VAT
[151] Help to Buy mortgage redemption	£600 + VAT = £720
[152] Transfer of equity on Matrimonial breakdown	£900 + VAT = £1,080 (+ HMLR fee)
[158] Residential lease extension via statutory mechanism	From £250 + VAT

† Transfers of equity and part are subject to all applicable regular conveyancing supplements plus trust administration costs where appliable, plus these particular supplements:

- adding / removing a party to an existing mortgage £400 + VAT

AUCTION PRODUCTS

- [78] Acting on auction sale (pack production; completion) £1,100 + 0.12% (Gross)
- [60] Property Report [see above]
- Personal attendance at auction (standard hourly rates)
- [77] Completing auction-contracted purchase (no mortgage): £1,000 + VAT + HMLR Fees
- Any auction-related mortgages are charged as re-mortgages [(68) - see above]

[76] FREEHOLD SALE / PURCHASE (BY/TO LEASEHOLDER, BY AGREEMENT)

Does not include applications to Land Tribunals, either title unregistered, or title certification (will require specific pricing, if required)

Basic price : £700 + VAT = £840 (+ HMLR fee, normally currently £40)

SUPPLEMENTS FOR ANY OF THESE THAT ARISE:

1. Negotiation of price [we do not advise] : £175 + VAT = £210
2. Payment of arrears : £100 + VAT = £120
3. Unrepresented seller : £100 + VAT = £120
4. Mortgaged freehold supplement : £200 + VAT = £240
5. Part title supplement : £150 + VAT = £180
6. Merger of leasehold title : no further charge for un-charged leasehold, but if required for a charged leasehold:
    a. Discharge £150 + VAT = £180
    b. 'Transferred to freehold' £275 + VAT = £330

Lending Security work (i.e. raising mortgage) : £550 + VAT = £660

RESIDENTIAL TENANCY RELATED / LANDLORD & TENANT

[32] Drafting Assured Tenancy Agreement	£240 (MLS; no VAT)
[62] Producing and serving Eviction Notice	£325+VAT = £390
[64] Enforcing Possession Order (obtain Warrant for Possession) (+ Court Fee + possible Bailiff's etc. fees)	£350 + VAT = £420
[121] Possession Court hearing (plus advocate fee)	£450 + VAT = £540
[63] Issue Possession Proceedings (plus Court Fee)	£700 + VAT = £840
[143] [Defending] Tenancy Deposit Claims	From £250 + VAT.
[157] Wrongful eviction claim	[contingency]

COMMERCIAL PROPERTY - prices stated excluding applicable VAT

Fixed fees exclude advising on / such things as:

Multiple property titles	Unregistered titles
Certificates of Title where required by a lender	Commercial negotiations and advice
New build arrangements, construction documents, warranties, etc.	Title defects that require advice, insurance etc.
Complex lease arrangements such as turnover rent provisions	
payments required by third parties, e.g. Land Registry fees, search costs, stamp duty land tax or counterparty costs (Landlord will normally expect their legal costs to be paid and/or charge a fee for consents)	

[129] Rent Authority Letter	£300
[81] Registration of changes to registered lease (+ HMLR Fee)	£375
[131] Personal Deed of Covenant	£500
[112] Contract / agreement / Heads of Terms (lease, deed or licence)	£725
[79] Licence to assign or make premises changes of Lease	£900
[80] Deed of Surrender, Variation or Assignment of Lease	£1,200
[132] Licence to Sublet (usually also requires review of sublease)	£1,700

[57]/[141] Sales or Purchases of Freehold commercial property

Includes [112] contract/agreement

£200,000 or less	£2,175
£200,001 - £500,000	£2,875
£500,001 - £750,000	£3,600
£750,001 - £1m	£3,900
Over £1m	Price on request

Supplement £475 for each lease to which property is subject (if any)

Supplement £720 if standard mortgage to be taken out on a purchase

[36] Grant of new Lease (by agreement outside statutory mechanism; does not include costs for agreement/Heads of Terms nor situations of new builds, turnover rents and third party consents if required).

Renewal lease by reference to existing lease	£1,000
New lease	£1,500

Supplement £375 where an SDLT return is required

Supplement £375 where lease requires registration at the Land Registry

Supplement £600 where a superior lease is involved.

Supplement £300 for obtaining lender's consent

Supplement £300 for each side letter required

COMMERCIAL PROPERTY OTHER (Mounteney Solicitors; net – VAT to be added)

[72] ADVICE / CERTIFICATION FOR SECURITY (P.G.'s; third party security, occupiers)	£375 (first individual) £275 (per subsequent)
[92] Debenture inc. registration (Co. Ho)	£725
[123] Authorised Guarantee Agreement	£400
[91] Mortgage inc. registration (Co Ho & LR)	£450
[86] Rent deposit Deed	£800
[85] Tenancy at Will	£900
[87] Personal Guarantee	£900
[89] Exclusivity agreement	£1,200
[113] Licence to Occupy	£1,200
[88] Option agreement	£1,475
[90] Overage agreement	£1,475
[153] [Commercial] Lease Renewal via statutory (litigation) mechanism	From £250

CONTRACTS (Non-property) (Mounteney Legal Services; gross prices – no VAT)

[115] Deed of Gift	£160
[44] NDA	£180
[67] Statutory Employment Terms	£360
[109] Loan Agreement (not secured)	£360
[43] Appointed Rep. Agreement & Registration	£430
[47] Senior Employee Employment Contract	£500
[45] Web T&C	£660
[46] Contractor Contract	£660
[49] Shareholder Agreement	£660
[50] LLP Agreement	£860
[51] Partnership Agreement	£860

[42] SALES OF BUSINESSES (ASSETS or SHARES)

(Any commercial property aspect is likely to be chargeable extra – see above)

£50,000 or less	£2,200 + VAT
£50,001 - £100,000	£2,800 + VAT
£100,001 - £200,000	£3,500 + VAT
Over £200,000	Individually agreed

COMMERCIAL (Non-property) (Mounteney Legal Services; gross prices – no VAT)

[136] Authorised Corporate Service Provider (ACSP) services	£125
[33] Company Incorporation	£290
[146] Corporate arrangements for share dealings	£350
[122] FCA registration support service	£360
[34] Community Interest Co Incorporation	£395
[40] Company Secretarial Service	£395
[65] FCA Authorised Person Service	£450
[39] Trademark Application	£660
[66] FCA Authorisation registration application (+ FCA Fee)	£720
[145] Commercial Agreement – General Contract	£750
[110]/[137] ESCROW service (HMTC)	£1,080
[35] Charity Formation	£1,320

DEBT RECOVERY (Mounteney Solicitors; net prices – VAT to be added)

[21] Dispute Settlement Agreement	£450
[22] Solicitors Letter / Letter before Action	£550
[25] Draft petition	£450
[23] Statutory Demand against individual	£550
[96] Company Statutory Demand	£550
[24] Set Aside Stat Demand	£1,475
[26] Winding up petition	£1,475
[27] Bankruptcy Petition	£1,475

OTHER (Mounteney Solicitors; net prices – VAT to be added)

[95] Apostille ("Notarisation")	£125
[135] Handling client money	£125
[124] Covering letter	£150
[106] Drafting one page oath or Declaration	£200
[98] Power of Attorney	£450
[31] Employment Compromise	£775
[30] Business Transfer ("Hive over")	£775
[28] Company Restoration	£1,475

[133]/[148] hourly Standard Time Charges (net, VAT to be added)

Solicitors: 0-7 yrs' experience £250 p.h; 8+ yrs' experience: £300 p.h.

Other professional staff: £200 p.h.

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Administration charges

[105] Administrating oath or Statutory Declaration	£ 5
[102] Witnessing documents	£15
[102] Making single certified copies	£15
[101] Special mailing	£20
[104] Special Certified Copies (LPA's)	£40
[119] Accessing our Archive	£60
[114] Deeds Storage (5 years)	£120

All lawyers should be professional, friendly and accessible.

Mounteney's commitments over your normal expectations are:

1. our explanations are simple, clear and concise
2. our advice and services are unsurpassed in our sector
3. our fees are more economic than our local competitors'
4. our charges are proportionate to the value we produce for clients
5. in all appropriate instances we quote and adhere to fixed-fee terms
6. we cause no unreasonable delay in pursuing our clients' interests
7. we are readily available during business hours
8. we adopt a smart approach
9. we are scrupulously polite

Mounteney Solicitors : is a trading name of Hargreaves Mounteney Limited (English & Welsh Company 6457868); provides legal services restricted to solicitors; is regulated by the Solicitor's Regulatory Authority

Mounteney Conveyancers: is a trading name of Mounteney Conveyancers Limited (English & Welsh Company 9632747); provides conveyancing services restricted to Licensed Conveyancers; is Authorised and Regulated by the Council for Licensed Conveyancers

Mounteney Legal Services: is a trading name of Mounteney Legal Services Limited (English & Welsh Company 9899303); provides of legal and other services that are not restricted; is outside the statutory regulation regime

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