

Mounteney Legal Services

Solicitors  Conveyancers

PRICES FROM JAN 2023



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I've been a solicitor all my working-life (I qualified in 1994) and have run my own firm since 2005. My 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 '10 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. the number reference in this price list is a reference to a product description on our website – please ask for specific details if unsure
2. Our website also has a section on pricing: <https://www.mounteney.com/stockport-solicitors-fees.html>
 - a. To ensure fairness we do not normally give 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, 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
3. The rear cover has details of the four different suppliers advertising in this list
4. Our website has T's & C's applicable to our supplies – you are deemed to agree

ESTATE PLANNING SECTION

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

[74] Severance of joint tenancy	£270
[84] Remove deceased owner from title (DJP)	£240
[103] Assent [probate Transfer] + HMLR Fee (£30)	£450
[100] Estate Review	£660
[12] Trustee Services	£750 p.a.
[107] Deed of variation of will	£870
[99] Court of Protection application	£1,560

[9] Lasting Powers of Attorney

	1 person	Couple (mirror)
Property & Affairs or Health & Welfare unregistered LPA	£210	£390
Property & Affairs and Health & Welfare unregistered LPAs	£390	£660
Property & Affairs or Health & Welfare registered LPA inc. OPG Fee	£460	£890
Property & Affairs and Health & Welfare registered LPAs inc. OPG fees	£890	£1,690

Wills

[8] Simple Will	£270	£450
[82] Will with a trust	£450	£750

Bundles

Will Bundle: Severance plus Trust wills	-	£960
Protection Bundle : Both registered LPAs, plus simple Will(s)	£990	£1,950
Family Will Plan : Severance, Trust wills, both LPAs	-	£2,350
[10] Family Protection Trust	£2,760	£3,900
[13] Family Protection Pack : Family protection trust, both LPAs, plus trust Will(s)	£3,500	£4,995

[11] PROBATE

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

- Lower Value estate : £700 + VAT = £840 [plus Government Fee, currently £273]
- High Value estate : £1,500 + VAT = £1,800 [plus Gov. Fee, currently £273]

Assistance with the administration of the estate : minimum of 1% (plus VAT) (prices may vary depending on complexity of estate) [no separate charge is levied for extraction in these cases, other than the Government Fee].

FAMILY SECTION

[15] Divorce – product details t.b.a.

[16] Injunctions – product details t.b.a.

[17] General Family Law – product details t.b.a.

[19] Deed Poll etc. to Change Name : £300 (plus £36 Court etc. fees)

RESIDENTIAL SECTION

[20] "STANDARD" RESIDENTIAL PROPERTY CONVEYANCING

Not including relationship separation, legally unrepresented counter-parties, non-conventional lenders including bridging loans and, specifically, Together Money, unusually short timing deadlines, unusual sellers such as charities, Government or statutory authorities, non-standard contracts (i.e. anything other than Law Society forms, including auction contracts, and contracts arising from Court orders).

BASIC FEE FOR ACTING ON EITHER A RESIDENTIAL SALE OR A PURCHASE:

(Gross inc. VAT) £750 + 0.1% of Property Net (exc VAT) £625 + 0.083%

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

ADDITIONAL FEES THAT MAY ARISE ON THESE BUYING CONTINGENCIES:

Co-acting for your mortgage lender	£225 + VAT = £270 [plus see next lines]	
Obtaining a search report (for title report or certificate)	£118.50 + VAT = £142.20	Mortgage lenders normally require one of these options
Obtaining insurance against not having a search report	From £89 (value-dependant)	
Report to lender's solicitor (if not us)	£325 + VAT = £390	
Any Leasehold	£225 + VAT = £270	Max. £550 + VAT = £660 for any combination of these options as arise
Common parts involved	£175 + VAT = £210	
NEW BUILD	£225 + VAT = £270	
SHARED OWNERSHIP	£225 + VAT = £270	
Help to Buy: Equity Loan scheme	£175 + VAT = £210	

ADDITIONAL FEES THAT MAY ARISE ON THESE SELLING CONTINGENCIES:

Any leasehold	£125 + VAT = £150
Common parts involved	£75 + VAT = £90

Other Supplements:

- Clients outside UK (additional source of fund/ID checks, getting paperwork signed, and communication issues) £150 + applicable VAT
- Disruptive speed (e.g. auction purchases) £150 + VAT (£180 gross)
- No vacant possession £150 + VAT (£180 gross)

OTHER TYPES OF RESIDENTIAL PROPERTY CONVEYANCING

[103] Assent [probate Transfer] (+ HMLR Fee)	£375 + VAT = £450
[71] DECLARATION OF TRUST (+ £20 HMLR Fee)	£275 + VAT = £330
[69] TRANSFER OF EQUITY (No payment) (+ HMLR Fee)	£400 + VAT = £480
[70] TRANSFER OF EQUITY (payment) / REDEEM ISLAMIC MORTGAGE (+ HMLR Fee)	£475 + VAT = £570
[94] Transfer of equity (no payment) inc. Trust terms (+ HMLR Fee)	£550 + VAT = £660
[72] ADVICE / CERTIFICATION FOR SECURITY (P.G.'s; third party security, occupiers and interested parties)	£250 + VAT = £300 (first individual) £175 + VAT = £210 (per subsequent)
[60] Property Report	£550+VAT (+search report fee above)
[73] ENDORSEMENT OF I.D.1 Form	£100 + VAT = £120
[74] SEVERENCE	£225 + VAT = £270
[68] REMORTGAGE (Not bridging)	£500 + 0.03% of loan + VAT 30% supplement for complex titles
[75] RESIDENTIAL BRIDGING LOANS	£1,200 + VAT = £1,440 (1 st property) £325 + VAT = £390 (per subsequent)
[58] Registration of unregistered property	£550 + VAT + HMLR Fee
[108] Application for possessory title	£850 + VAT = £1,020 + HMLR Fee
[93] Second Trustee Service (HMTc)	£240
[83] Transfer of part of registered title + HMLR Fee	£325 + VAT = £390 (Plan, extra £250 + VAT; Discharge extra £120 + VAT)
[97] Register Extension of Term of Lease	No mortgage: £625 + VAT = £750 With mortgage : £990 + VAT = £1,200

AUCTION PRODUCTS

- [78] Acting on auction sale (pack production; completion) £870 + 0.09% (Gross)
- [60] Property Report [see above]
- Personal attendance at auction (standard hourly rates)
- [77] Completing auction-contracted purchase (no mortgage): £550 + 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 : £475 + VAT = £570 (+ HMLR fee, normally currently £40)

SUPPLEMENTS FOR ANY OF THESE THAT ARISE:

1. Negotiation of price [we do not advise] : £100 + VAT = £120
2. Payment of arrears : £50 + VAT = £60
3. Unrepresented seller : £50 + VAT = £60
 - a. Mortgaged freehold supplement : £100 + VAT = £120
 - b. Part title supplement : £100 + VAT = £120
4. Merger of leasehold title : no further charge for un-charged leasehold, but if required for a charged leasehold:
 - a. Discharge £100 + VAT = £120
 - b. 'Transferred to freehold' £200 + VAT = £240
 - c. Lending Security work (i.e. raising mortgage) : £350 + VAT = £420

RESIDENTIAL TENANCY RELATED / LANDLORD & TENANT

[32] Drafting Assured Shorthold Tenancy Agreement	£120 (MLS; no VAT)
[62] Producing and serving Eviction Notice (No check)	£100+VAT = £120
Producing and serving Eviction Notice (plus doc check)	£200+VAT = £240
[63] Possession Proceedings (plus Court Fee)	£475 + VAT = £570
[64] Enforcing Possession Order (Warrant for Possession) (+ Court Fee + possible Bailiff's etc. fees)	£400 + VAT = £480

COMMERCIAL PROPERTY

Fixed fees exclude advising on / such things as:

- Certificates of Title where required by a lender
- New build arrangements, construction documents, warranties, etc.
- Multiple property titles
- Unregistered titles
- Commercial negotiations and advice
- 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).

As these are products for businesses, prices are stated excluding applicable VAT; VAT will be added where applicable

[112] Contract / agreement / Heads of Terms (lease, deed or licence)	£500
[79] Licence to assign or make premises changes of Lease	£500
[80] Deed of Surrender, Variation or Assignment of Lease	£500
[81] Registration of changes to registered lease (+ HMLR Fee)	£250

[57] Sales or Purchases of Freehold commercial property

Includes [112] contract/agreement

£200,000 or less	£1,500
£200,001 - £500,000	£2,000
£500,001 - £1m	£2,500
Over £1m	Price on request

Supplement £300 for each lease to which property is subject (if any)

Supplement £300 if standard mortgage to be taken out on a purchase

[36] Grant of new Lease (does not include contract/agreement/Heads of Terms)

Supplement if S.D.L.T. payable £300

Renewal lease by reference to existing lease	£ 800
New lease, less than 3 yrs	£1,100
New lease, more than 3 yrs, less than 7 yrs	£1,450
New lease more than 7 yrs (inc. registration) + HMLR Fee	£1,800

OTHER COMMERCIAL PROPERTY RELATED

[72] ADVICE / CERTIFICATION FOR SECURITY (P.G.'s; third party security, occupiers)	£250 (first individual) £175 (per subsequent similar)
[92] Debenture inc. registration (Co. Ho)	£325
[91] Mortgage inc. registration (Co Ho & LR)	£325
[85] Tenancy at Will	£625
[86] Rent deposit Deed	£625
[87] Personal Guarantee	£625
[88] Option agreement	£1,000
[89] Exclusivity agreement	£1,000
[90] Overage agreement	£1,000
[113] Licence to Occupy	£1,000

COMMERCIAL (Non-property)

Mounteney Legal Services products (gross prices – no VAT)

[44] NDA	£120
[115] Deed of Gift	£180
[33] Company Incorporation	£195
[67] Statutory Employment Terms	£250
[109] Loan Agreement (not secured)	£250
[34] Community Interest Co	£275
[40] Company Secretarial	£300
[43] Appointed Rep. Agreement & Registration	£300
[65] FCA Authorised Person Service	£300
[47] Senior Employee Employment Contract	£330
[39] Trademark Application	£460
[45] Web T&C	£450
[46] Contractor Contract	£450
[49] Shareholder Agreement	£450
[66] FCA Authorisation registration application (+ FCA Fee)	£485
[50] LLP Agreement	£600
[51] Partnership Agreement	£600
[110] ESCROW service	£750
[35] Charity Formation	£910

[42] SALES OF BUSINESSES (ASSETS or SHARES)

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

£50,000 or less	£1,440
£50,001 - £100,000	£1,800
£100,001 - £200,000	£2,400
Over £200,000	Individually agreed

Mounteney Solicitors products (net prices – VAT to be added)

[95] Apostille ("Notarisation")	£100
[106] Declaration of Solvency	£125
[98] Power of Attorney	£325
[96] Company Statutory Demand	£325
[21] Dispute Settlement Agreement	£325
[22] Solicitors Letter / Letter before Action	£325
[23] Statutory Demand against individual	£325
[25] Draft petition	£325
[30] Business Transfer ("Hive over")	£550
[31] Employment Compromise	£550
[24] Set Aside Stat Demand	£1,000
[26] Winding up petition	£1,000
[27] Bankruptcy Petition	£1,000
[28] Company Restoration	£1,000

Standard Time Charges

1. Solicitors 8+ years' experience: £330 per hour + VAT
2. Solicitors 0-7 years' experience £250 per hour + VAT
3. Other professional staff £195 per hour + VAT

Administrative charges

[102] Witnessing documents	£10
[102] Making single certified copies	£10
[105] Administrating oath or Statutory Declaration	£5
[101] Special mailing	£15
[104] Special Certified Copies (LPA's)	£30
[114] Deeds Storage (5 years)	£120

Mounteney Legal Services

Solicitors Conveyancers

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
10. our principles are based on the Christian ethos

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

Hargreaves Mounteney Trustee Company and HMTTC: are trading names of Hargreaves Mounteney Trustee Company Limited (English & Welsh Company 7968119); that is a Trust Corporation that provides Trust Corporation services; is outside the statutory regulation regime