

Mounteney Legal Services

Solicitors  Conveyancers

PRICES FROM JAN 2024



22 The Village Square, Bramhall, Cheshire, SK7 1AW Tel: 0161 440 0131

226 Finney Lane, Heald Green, Cheshire, SK8 3QA Tel: 0161 283 6573

'til Feb: 95 High Street, Cheadle, Cheshire, SK8 1AA Tel: 0161 428 4909

From Feb: 57b High Street, Cheadle, Cheshire, SK8 1BJ Tel: 0161 428 4909

From Feb: London Road, Hazel Grove, Cheshire Tel: 0161

e-mail : info@mounteney.com

Website : www.mounteney.com



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. 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

[84] Remove deceased owner from title (DJP)	£270
[125] Registration of Trust with HMRC	£275
[74] Severance of joint tenancy	£300
[19] Deed Poll etc. to Change Name (+£36 Court etc. fees)	£330
[103] Assent [probate Transfer] + HMLR Fee (£30)	£480
[100] Estate Review	£720
[12] Trustee Services (price per year)	£825
[107] Deed of variation of will	£960
[99] Court of Protection application	£1,740

[9] Lasting Powers of Attorney

	1 person	Couple (mirror)
Property & Affairs or Health & Welfare unregistered LPA	£240	£420
Property & Affairs and Health & Welfare unregistered LPAs	£420	£720
Property & Affairs or Health & Welfare registered LPA inc. OPG Fee	£500	£980
Property & Affairs and Health & Welfare registered LPAs inc. OPG fees	£980	£1,860

Wills

[8] Simple Will	£300	£498
[82] Will with a trust	£480	£825

Bundles

Will Bundle: Severance plus Trust wills	-	£1,060
Protection Bundle : Both registered LPAs, plus simple Will(s)	£1,090	£2,150
Family Will Plan : Severance, Trust wills, both LPAs	-	£2,600
[10] Family Protection Trust	£3,000	£4,300
[13] Family Protection Pack : Family protection trust, both LPAs, plus trust Will(s)	£3,750	£5,500

[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 : £930 [plus Government Fee, currently £273]
- High Value (taxable) estate : £1,980 [plus Government Fee, currently £273]

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

[20] “STANDARD” RESIDENTIAL PROPERTY CONVEYANCING

“Standard” is fully defined in our Conveyancing brochure, but does not include relationship separation, legally unrepresented counter-parties, non-conventional lenders (e.g. bridging loans, Together Money) unusual sellers (e.g. charities, statutory authorities), non-Law Society forms (e.g. auction contracts, contracts arising from Court orders). We bespoke quote ‘non-standard’ scenarios.

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

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

(Gross inc. VAT) £840 + 0.11% of Property Price Net (exc. VAT) £700 + 0.092%

ADDITIONAL FEES THAT MAY ARISE ON THESE BUYING CONTINGENCIES:

- Co-acting for your mortgage lender £250 + VAT = £300
- Any Leasehold £250 + VAT = £300
- Common parts involved £200 + VAT = £240
- New build £250 + VAT = £300
- ISA Bonus reclaims £50 + VAT = £60
- Report to lender’s solicitor (if not us) £375 + VAT = £450

ADDITIONAL FEES THAT MAY ARISE ON THESE SELLING CONTINGENCIES:

- Any leasehold £150 + VAT = £180
- Common parts involved £100 + VAT = £120
- Redeem Help to Buy mortgage £150 + VAT = £180

ADDITIONAL FEES THAT MAY ARISE ON THESE BUYING / SELLING CONTINGENCIES:

- Clients outside UK £175 + applicable VAT
- No vacant possession £175 + VAT = £210
- Registration changes £150 + VAT = £180
- [118] Unusually short deadlines (priority) £50 + VAT = £60
- Unregistered land £500 + VAT = £600
- Shared ownership £250 + VAT = £300

Unlike many of our competitors we do not try to make money off you by ‘marking-up’ any related costs – we simply expect you to pay them “at cost”

OTHER TYPES OF RESIDENTIAL PROPERTY CONVEYANCING

[103] Assent [probate Transfer] (+ HMLR Fee)	£400 + VAT = £480
[71] DECLARATION OF TRUST (+ £20 HMLR Fee)	£300 + VAT = £360
[69] TRANSFER OF EQUITY (No payment) (+ HMLR Fee)	£450 + VAT = £540
[70] TRANSFER OF EQUITY (payment) / REDEEM ISLAMIC MORTGAGE (+ HMLR Fee)	£525 + VAT = £630
[94] Transfer of equity (no payment) inc. Trust terms (+ HMLR Fee)	£600 + VAT = £720
[72] ADVICE / CERTIFICATION FOR SECURITY etc.	£275 + VAT = £330 (first individual) £200 + VAT = £240 (per subsequent)
[60] Property Report	£600+VAT (+search report fee above)
[73] ENDORSEMENT OF I.D.1 Form	£125 + VAT = £150
[74] SEVERENCE	£250 + VAT = £300
[68] REMORTGAGE (Not bridging)	£550 + 0.04% of loan + VAT 30% supplement for complex titles
[75] RESIDENTIAL BRIDGING LOANS	£1,325 + VAT = £1,590 (1 st property) £375 + VAT = £450 (per subsequent)
[58] Registration of unreg. property	£900 + VAT + HMLR Fee
[108] Application for possessory title	£950 + VAT = £1,140 + HMLR Fee
[93] Second Trustee Service (HMTc)	£270
[83] Transfer of part of registered title + HMLR Fee	£350 + VAT = £420 (Plan, extra £250 + VAT; Discharge extra £120 + VAT)
[97] Register Extension of Term of Lease	No mortgage: £700 + VAT = £840 Inc. mortgage: £1,100 + VAT = £1,320
[126] Deed of Variation (residential)	£500 + VAT = £600
[120] Equity Release Mortgage	£750 + 0.1% of loan + VAT + costs

AUCTION PRODUCTS

- [78] Acting on auction sale (pack production; completion) £960 + 0.1% (Gross)
- [60] Property Report [see above]
- Personal attendance at auction (standard hourly rates)
- [77] Completing auction-contracted purchase (no mortgage): £600 + 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 : £525 + VAT = £630 (+ HMLR fee, normally currently £40)

SUPPLEMENTS FOR ANY OF THESE THAT ARISE:

1. Negotiation of price [we do not advise] : £125 + VAT = £150
2. Payment of arrears : £75 + VAT = £90
3. Unrepresented seller : £75 + VAT = £90
 - a. Mortgaged freehold supplement : £124 + VAT = £150
 - b. Part title supplement : £125 + VAT = £150
4. Merger of leasehold title : no further charge for un-charged leasehold, but if required for a charged leasehold:
 - a. Discharge £125 + VAT = £150
 - b. 'Transferred to freehold' £225 + VAT = £270
 - c. Lending Security work (i.e. raising mortgage) : £425 + VAT = £510

RESIDENTIAL TENANCY RELATED / LANDLORD & TENANT

[32] Drafting Assured Shorthold Tenancy Agreement	£135 (MLS; no VAT)
[62] Producing and serving Eviction Notice (No check)	£125+VAT = £150
Producing and serving Eviction Notice (plus doc check)	£250+VAT = £300
[63] Issue Possession Proceedings (plus Court Fee)	£525 + VAT = £630
[121] Possession Court hearing (plus advocate fee)	£350 + VAT = £420
[64] Enforcing Possession Order (Warrant for Possession) (+ Court Fee + possible Bailiff's etc. fees)	£450 + VAT = £540

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

[81] Registration of changes to registered lease (+ HMLR Fee)	£275
[112] Contract / agreement / Heads of Terms (lease, deed or licence)	£550
[79] Licence to assign or make premises changes of Lease	£550
[80] Deed of Surrender, Variation or Assignment of Lease	£550

[57] Sales or Purchases of Freehold commercial property

Includes [112] contract/agreement

£200,000 or less	£1,650
£200,001 - £500,000	£2,220
£500,001 - £1m	£2,750
Over £1m	Price on request

Supplement £330 for each lease to which property is subject (if any)

Supplement £330 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 £330

Renewal lease by reference to existing lease	£ 915
New lease, less than 3 yrs	£1,200
New lease, more than 3 yrs, less than 7 yrs	£1,600
New lease more than 7 yrs (inc. registration) + HMLR Fee	£2,000

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

[72] ADVICE / CERTIFICATION FOR SECURITY (P.G.'s; third party security, occupiers)	£275 (first individual) £200 (per subsequent similar)
[92] Debenture inc. registration (Co. Ho)	£350
[91] Mortgage inc. registration (Co Ho & LR)	£350
[85] Tenancy at Will	£700
[86] Rent deposit Deed	£700
[87] Personal Guarantee	£700
[88] Option agreement	£1,100
[89] Exclusivity agreement	£1,100
[90] Overage agreement	£1,100
[113] Licence to Occupy	£1,100

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

[115] Deed of Gift	£120
[44] NDA	£135
[67] Statutory Employment Terms	£275
[109] Loan Agreement (not secured)	£275
[43] Appointed Rep. Agreement & Registration	£330
[47] Senior Employee Employment Contract	£375
[45] Web T&C	£500
[46] Contractor Contract	£500
[49] Shareholder Agreement	£500
[50] LLP Agreement	£650
[51] Partnership Agreement	£650

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

[33] Company Incorporation	£215
[122] FCA registration support service	£275
[34] Community Interest Co Incorporation	£300
[40] Company Secretarial Service	£330
[65] FCA Authorised Person Service	£330
[39] Trademark Application	£500
[66] FCA Authorisation registration application (+ FCA Fee)	£540
[110] ESCROW service (HMTC)	£825
[35] Charity Formation	£1,000

[42] SALES OF BUSINESSES (ASSETS or SHARES)

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

£50,000 or less	£1,320 + VAT
£50,001 - £100,000	£1,650 + VAT
£100,001 - £200,000	£2,200 + VAT
Over £200,000	Individually agreed

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

[22] Solicitors Letter / Letter before Action	£350
[21] Dispute Settlement Agreement	£350
[96] Company Statutory Demand	£350
[23] Statutory Demand against individual	£350
[25] Draft petition	£350
[24] Set Aside Stat Demand	£1,100
[26] Winding up petition	£1,100
[27] Bankruptcy Petition	£1,100

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

[95] Apostille ("Notarisation")	£100
[124] Covering letter	£100
[106] Drafting one page oath or Declaration	£150
[98] Power of Attorney	£350
[31] Employment Compromise	£600
[30] Business Transfer ("Hive over")	£600
[28] Company Restoration	£1,100

Standard Time Charges

1. Solicitors 8+ years' experience: £360 per hour + VAT
2. Solicitors 0-7 years' experience £275 per hour + VAT
3. Other professional staff £215 per hour + VAT

Administration charges

[105] Administrating oath or Statutory Declaration	£5
[102] Witnessing documents	£10
[102] Making single certified copies	£10
[101] Special mailing	£15
[104] Special Certified Copies (LPA's)	£30
[119] Accessing our Archive	£50
[114] Deeds Storage (5 years)	£100

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 HMTC: 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