

Costs and Service Information

Uncontested Probate (with all assets in the UK)

Prices

Please note that there will be two elements to the prices as set out below:

1. Fees charged by Hutsby Mees; and
2. Fees payable to third parties.

Please ensure that you consider both parts of the price information.

To obtain a Grant only £750 + Vat + Probate Court Fees

Fees charged by Hutsby Mees

Fee type	Fee	VAT (charged at 20%)	TOTAL
Legal fee *	£2,500.00	£500.00	£3,000.00
Electronic ID check (per executor)	£5.00	£1.00	£6.00
Bank telegraphic transfer fee	£31	£6.20	£37.20
Land Registry office copies per property	£14	£0.00	£14.00
* basis of charging = fixed fee/ hourly rate. Solicitors £250.00 Legal Executive (senior) £250.00 If hourly rate ... Based 10 hours to complete the work at an hourly rate of £250			

This fee example is based on an estate where:

- There is a valid will.
- There is no more than one property.
- There are no more than 3 bank or building society accounts.
- There are no other tangible assets.

- There are 4 beneficiaries.
- There are no disputes between beneficiaries on division of assets.
- There is no inheritance tax payable and the executors do not need to submit a full account to HMRC.
- There are no claims made against the estate.

The exact cost will depend on the individual circumstances of the matter. For example, if there is one beneficiary and no property, costs will be at the lower end of the range. If there are multiple beneficiaries, a property and multiple bank accounts, costs will be at the higher end.

Fees payable to third parties ('disbursements')

Disbursement	Fee	VAT (charged at 20%)	TOTAL
Probate application fee	£300.00	N/A	£300.00 Plus copies £16 each
Swearing of the oath fee (per executor)	£ N/A	£	£
Post in the London Gazette optional	£92.20 plus VAT	£18.44	£110.64
Post in local newspaper optional	£240.00 plus VAT	£48.00	£288.00

Work included and key stages

Our fees include obtaining the grant of probate, collecting assets and distributing them. The precise work and stages involved in a probate matter vary according to the circumstances. However, we have set out the key stages involved in a typical probate matter:

- Take your instructions and give you initial advice.
- Identify the legally appointed executors or administrators and beneficiaries.
- Establish the extent of the estate by identifying the various assets and liabilities.
- Identify the type of probate application required.
- The application for Grant of Probate is prepared and then sworn by the executor and submitted to the appropriate Probate Registry together with the Will, if there is one.
- Once the Grant is received, it is submitted to the various organisations with whom assets are held in order to start the process of transferring the assets into the beneficiaries' names.

- All estate liabilities have to be paid before the estate can be distributed among the beneficiaries;
- Confirmation is required that tax is paid up to date and there are no outstanding HMRC claims;
- Estate accounts should be prepared thereafter, and the estate distributed in accordance with the terms of the Will.

Services excluded

Our service (within the fee example given above) will **not** include any of the following:

- Any contested probate matters or advice on the same.
- Advice on tax or other accounting matters.
- Advice on assets held outside of the UK.
- Dealing with the sale or transfer of any property in the estate.

Approximate/ average timescales

On average, estates that fall within this quote range are dealt with within **4 – 5 months**.

Typically, obtaining the grant of probate takes **6 – 8 weeks**.

Collecting assets then follows, which can take between **2 – 3 weeks**.

Once this has been done, we can distribute the assets, which normally takes **2 – 3 weeks**.

Factors that could increase costs

In some circumstances we may increase our fees to account for additional time, work or skill required to meet your instructions. Examples include:

- If there is no will or the estate consists of any share holdings (stocks and bonds) there is likely to be additional costs that could range significantly depending on the estate and how it is to be dealt with.
- If any additional copies of the grant are required.

Regardless of who works on your matter, they will be supervised by **David Mees, Partner**.

Residential Conveyancing Prices

SALE

Legal fees

	FREEHOLD			LEASEHOLD		
	Legal fee	VAT (20%)	Total fee	Legal fee	VAT (20%)	Total fee
Property price range						
£0.00 - £149,999.99	£800.00	£160.00	£960.00	£900.00	£180.00	£1080.00
£150,000.00 – £249,999.99	£850.00	£190.00	£1040.00	£950.00	£190.00	£1140.00
£250,000.00 - £349,999.99	£950.00	£190.00	£1140.00	£1000.00	£200.00	£1200.00
£350,000.00 - £449,999.99	£1000.00	£200.00	£1200.00	£1100.00	£220.00	£1320.00
£450,000.00 - £549,999.99	£1100.00	£220.00	£1320.00	£1200.00	£240.00	£1440.00
£550,000.00 - £749,999.99	£1200.00	£240.00	£1440.00	£1400.00	£280.00	£1680.00
£750,000.00 - £999,999.99	£1500.00	£300.00	£1800.00	£1600.00	£320.00	£1920.00
£1,000,000.00 +	Please enquire	£	£	£	£	£

Additional fees (as and if charged)

Chargeable service		Fee	VAT (20%)	Total fee
Telegraphic transfer fee		£42.00	£inc.	£42.00
Electronic identity check		£	£	£

Disbursements

Description of Disbursement	Fee	VAT (20%)	Total
Land Registry Official Copies	£7.00 (per document)	£0.00	Two documents will always be required but more may be necessary depending on the title.

PURCHASE

Legal fees

FREEHOLD			LEASEHOLD			
Property price range	Legal fee	VAT (20%)	Total fee	Legal fee	VAT (20%)	Total fee
£0.00 - £149,999.99	£850.00	£170.00	£1020.00	£950.00	£190.00	£1140.00
£150,000.00 – £249,999.99	£900.00	£180.00	£1080.00	£950.00	£190.00	£1140.00
£250,000.00 - £349,999.99	£950.00	£190.00	£1140.00	£1000.00	£200.00	£1200.00
£350,000.00 - £449,999.99	£1000.00	£200.00	£1200.00	£1100.00	£220.00	£1320.00
£450,000.00 - £549,999.99	£1200.00	£240.00	£1440.00	£1300.00	£260.00	£1560.00
£550,000.00 - £749,999.99	£1300.00	£260.00	£1560.00	£1300.00	£260.00	£1560.00
£750,000.00 - £999,999.99	£1500.00	£300.00	£1800.00	£1750.00	£350.00	£2100.00
£1,000,000.00 +	£	£	£	Enquire	£	£

Additional fees (as and if charged)

Chargeable service	Fee	VAT (20%)	Total fee
Telegraphic transfer fee	£42	£inc	£42.00
Electronic identity check	£5.00	£1.00	£6.00
Lawyer checker fee	£	£	£

Disbursements

Description of Disbursement	Fee	VAT (20%)	Total
Bankruptcy Search	£6.00 (per person)	N/A	£2.00 (per person)
Pre-Completion Search for registered property	£7.00 (per registered title)	N/A	£3.00 (per registered title)
Land charges search (for unregistered property)	£7.00 (per persons searched against)	N/A	£2.00 (per persons searched against)
Searches *	In the region of £250/300	£[]	£

Stamp Duty Land Tax	Dependent on property value and type of buyer you are. Please visit https://www.stampdutycalculator.org.uk/ to calculate your fee. **
Land Registry fee	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **

* The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

** We will be able to confirm your exact fee once we have specific information about your purchase.

*** These fees vary from property to property and can sometimes be significantly more than the ranges given. We can give you a more accurate figure once we have sight of your specific documents. You should also be aware that ground rent and service charges are likely to apply throughout your ownership of the property.

REMORTGAGE

Legal fees

Property price range	Legal fee	VAT (20%)	Total fee
£0.00 - £149,999.99	£400.00	£80.00	£480.00
£150,000.00 – £249,999.99	£400.00	£80.00	£480.00
£250,000.00 - £349,999.99	£500.00	£100.00	£600.00
£350,000.00 - £449,999.99	£750.00	£150.00	£900.00
£450,000.00 - £549,999.99	£900.00	£180.00	£1080.00
£550,000.00 - £749,999.99	£1000.00	£200.00	£1200.00
£750,000.00 - £999,999.99	£1500.00	£300.00	£1800.00
£1,000,000.00 +	Enquire	£	£

Additional fees (as and if charged)

Chargeable service	Fee	VAT (20%)	Total fee
Telegraphic transfer fee	£42.00	£inc	£42.00
Electronic identity check	£5.00	£1.00	£6.00

Disbursements

Description of Disbursement	Fee	VAT (20%)	Total fee
Search fees (if required by your lender)*	£[200 approx]	£[]	£200 approx
Land Registry Fee **	Dependent on property value and property type. Please visit https://www.gov.uk/guidance/hm-land-registry-registration-services-fees to calculate your fee. **		

* The number and nature of searches that you will require may vary depending on the property and/or any mortgage lender.

** We will be able to confirm your exact fee once we have specific information about your mortgage/ remortgage.