LACEYS SOLICITORS

Cost estimates and services guide

for common residential property transactions

August 2025

Introduction

Property transactions are, by and large, the highest value and most important legal commitments that our clients enter into in their personal lives. We do not subscribe to a "pile it high and sell it cheap" ethos. We aim to provide clients with exceptional value through high-quality legal advice, personalised customer service, and dedicated resources. We achieve the best results by taking time to become acquainted with each client's needs and their specific property requirements.

The residential property department is supervised by the head of department, John Munro, and the deputy head of department, Jane Cole, both of whom are partners of the firm and who each have in excess of 20 years' experience in residential conveyancing. Most of our residential property lawyers have more than 20 years' experience in the industry and those who do not are supported and supervised by those who do.

How much do we charge?

You can find details of our conveyancing charges on the pages which follow. The costs associated with conveyancing work are made up of 3 elements:

1. **Our fees** for the legal work - estimates of our fees for the most common residential property transactions are covered in the following pages:

Page 3	**Sale** of a residential property
Page 6	**Purchase** of a residential property
Page 10	**Mortgage** or remortgage of a residential property
Page 13	**Transfer** of ownership of a residential property

2. **Disbursements** - These are payments relating to the transaction which are payable to third parties and which we make on your behalf as part of our service. Please see below for more details.

3. **VAT** - Please note that VAT at 20% is charged in addition to our fees. Most disbursements also attract VAT at 20%. The estimated fees and disbursements in the following pages indicate where VAT is payable in addition to our fees or disbursements or where the figure is estimated as including VAT.

The vast majority of transactions are concluded within the estimates in the following pages. It would not normally be necessary to undertake other work or incur other costs other than those described below.

However, all properties, and indeed all clients, are different and we would be very happy to provide you with a more tailored quote for all stages of your particular case once we know about your specific circumstances.

Occasionally circumstances arise or issues come to light which may require us to review our estimate after we have been instructed to act. If this is the case, we will always let you know as soon as possible and provide an accurate update of likely costs and disbursements.

For a bespoke cost estimate for your residential property requirements
please call one of our team on 01202 377985 to get started

Sale of a residential property

Our standard fees

Value of Property	Our fees
Up to £500,000	£1,500 plus VAT
£500,000 to £1,000,000	£2,000 plus VAT
More than £1,000,000	0.25% plus VAT

Our supplementary fees for common issues arising on the sale of residential property

If the property is leasehold	£300 plus VAT
If the property has a mortgage which needs to be discharged	£150 plus VAT
If the property is a flat in a block of more than 5 storeys or 11 metres	£350 plus VAT
If the property is owned by a company or trust	£200 plus VAT
If the property is sold subject to a tenancy	From £350 plus VAT
If the property needs a variation of the lease or a new lease	From £750 plus VAT
If indemnity insurance needs to be arranged or advised upon	From £300 plus VAT
If a statutory declaration or statement of truth is required	From £250 plus VAT
If the property is in a shared ownership scheme	From £750 plus VAT
If the property is a retirement property	From £250.00 plus VAT

Common disbursements on the sale of residential property for which you should budget

Land Registry fees	£50 including VAT
Landlord or managing agents' fees	£300 - £500 including VAT
Estate agents' commission	See below

Land Registry fees

When selling a property we will usually need to obtain copies of title documents from HM Land Registry. These fees vary depending on the type of property but usually do not exceed £50 including VAT

Landlord or managing agents' fees

If the property is leasehold (including share of freehold) or involves an element of managed land or buildings carried out by a third-party management company it is almost always necessary to pay the landlord or managing agent a fee to provide standard information which the buyer's conveyancer will wish to see. The average charge made by such landlords or managing agents is in the region of £300 to £500 including VAT.

Estate Agents' commission

It is customary for conveyancers to pay the estate agents' commission (if applicable) from the proceeds of sale of a property on completion. If this applies to your transaction we will of course check with you that you are happy for us to do so and will then deal with this on your behalf.

What legal work will we carry out within the above cost estimate?

Each transaction is different. However please see below the general key stages. In a typical sale we will:

- Take your instructions and give you initial advice
- Carry out checks on your identity and your source of funding as required by law
- Prepare and advise on the necessary legal documents
- Liaise with the buyer's conveyancer and deal with their enquiries
- Give you advice on all documents and arrange for you to sign the final legal documents
- Agree the date upon which the sale will complete
- Exchange contracts and notify you that this has happened
- Complete the transaction
- Pay off your mortgage and the estate agents from the proceeds of sale, if applicable

What are the key stages and how long will they take?

The time between agreeing a sale and completion of the transaction will depend on a number of factors. The average transaction usually takes between 8 and 14 weeks, however it can be quicker or slower, depending on the parties in the 'chain' and other factors which are often beyond our control.

For example, if you are selling to a cash buyer and there is no chain then you may be in a position to complete sooner. However, if you are in a long chain involving a leasehold property that requires an extension of the lease, or if a transaction in the chain falls through, the timescale could be considerably longer and may take between 3 and 6 months or longer. In such, a situation additional charges would apply.

The key stages of a sale/purchase are set out below together with typical/average timescales but you should bear in mind these are only estimated timescales which can vary for a large number of reasons.

1. Initial instructions – 1 to 2 weeks

The period when we take your instructions, open a file, send you our welcome pack with forms to complete and return, check your identity and source of funding in accordance with anti-money laundering regulations.

2. Pre-contract period - 4 to 10 weeks

This is the stage after you have reached an agreement in principle, but before the seller and buyer are legally bound by a contract to proceed with the matter (known as "exchange of contracts").

This is usually the longest and most variable stage as the conveyancers deal with the various searches and investigation and reporting to ensure that the property is legally satisfactory to the buyer and if applicable the mortgage lender before any party commits to a legally binding contract. It involves all parties in the chain getting to the point where they can proceed to exchange of contracts. The amount of time this takes depends on the type of property and any issues which arise. All parties in a chain must be ready before proceeding to exchange of contracts and so the speed at which a chain can reach that stage is dictated by the slowest party in the chain.

This stage can often become drawn out by delays with mortgage lenders and mortgage offers being issued, searches, valuations, surveys, and problems with legal title. If there are delays with one party in the chain, the whole chain must wait for that party to be ready.

3. Between exchange of contracts and completion - 1 to 3 weeks

This is the stage after exchange of contracts (when the parties have become contractually committed) and before the day on which money changes hands in return for the keys and ownership of the property transfers. In this period the parties have time to pack up their belongings and get ready to move. In the meantime, the conveyancers will be liaising with mortgage lenders in relation to final repayment or drawdown of mortgage funds and carrying out final checks at the Land Registry.

The length of this period is often dictated by the requirements of the parties in the chain, mortgage lenders, and the availability of removal companies.

4. Post completion – 1 week

This is the stage when the seller's conveyancer will deal with paying estate agents and mortgage lenders from the proceeds of sale before accounting to the seller for any balance which belongs to them. The conveyancer will also liaise with the mortgage lender to remove their mortgage from the property's title.

Purchase of a residential property

Our standard fees

Value of Property	Our fees
Up to £500,000	£1,800 plus VAT
£500,000 to £1,000,000	£2,000 plus VAT
More than £1,000,000	0.25% plus VAT

Our supplementary fees for common issues arising on the purchase of residential property

If the property is leasehold	£300 plus VAT
If you require a standard "high street" mortgage	£300 plus VAT
If you require an "equity release" mortgage	£1,000 plus VAT
If you require a "buy to let" mortgage	£500 plus VAT
If the property is newly built or purchased "off-plan"	£600 plus VAT
If the property is a flat in a block of more than 5 storeys or 11 metres	£400 plus VAT
If a flat has a share of freehold or management company	£150 plus VAT
If the buyer is a company or trust	£250 plus VAT
If the borrower under the mortgage is a company	From £500 plus VAT
If the property is subject to a tenancy	From £750 plus VAT
If the property is a retirement property	From £500 plus VAT
If money is gifted by a third party	From £350 plus VAT
If more than one buyer and a non-standard declaration of trust is required	From £500 plus VAT
If the property needs a variation of the lease or a new lease	From £750 plus VAT
If indemnity insurance needs to be arranged or advised upon	From £300 plus VAT
If a statutory declaration or statement of truth is required	From £250 plus VAT
If the property is in a shared ownership scheme	From £750 plus VAT
If you require advice on freehold / management company issues	From £750 plus VAT

Common disbursements on the purchase of residential property for which you should budget

Stamp Duty Land Tax	See below
Land Registry fees	See below
Approximate search fees	See below
For property where there is a landlord or management company involved:	
Landlord/managing agent notice fees	£150 including VAT
Landlord/managing agent deed of covenant (if applicable)	£150 including VAT
Landlord/management company share transfer fees (if applicable)	£100
Landlord/management company compliance certificate (if applicable)	£100
Apportionment of rent, service charge, and insurance contribution	Variable

Stamp Duty Land Tax (SDLT) and Land Transaction Tax (LTT)

SDLT is payable on most property purchases and some transfers of ownership in England and LTT is applicable to properties in Wales.

The amount payable depends on the property value and type and upon your personal circumstances.

We will initially provide guidance on SDLT/LTT in our cost estimate but you can usually obtain an estimate using the government's calculator at: https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro for properties in England or https://www.gov.wales/land-transaction-tax-calculator for properties in Wales.

We must emphasise that we are not tax experts and the rules surrounding SDLT have changed significantly in recent years, making it essential to seek professional specialist advice when navigating the stamp duty process; even for the most straightforward property or land transactions. We are therefore not in a position nor qualified to provide advice.

You should consider seeking independent advice from a suitably qualified tax accountant specialising in SDLT

In some circumstances we may recommend that you take specialist tax advice where we consider that it would be prudent for you to do so.

Land Registry fees

When purchasing a property it will be necessary to register your ownership of the property, and your mortgage if applicable, at HM Land Registry following completion of your transaction.. HM Land Registry charge fees based on the value and type of property but are most commonly between £150 and £500. VAT is not charged on these Land Registry registration fees. We will assist you in working out what the Land Registry fees will be but you can obtain an estimate at the government's website here: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees

Search fees

In order to investigate the property for you (and your mortgage lender if applicable) we will usually carry out "searches" which are standard enquiries of the local authority and statutory water and drainage provider and third-party search companies who provide information relating to environmental and other issues which may affect the use and enjoyment or value of the property.

The searches we carry out will depend on the type and location of the property and will need to be considered once we have seen the legal title and seller's documents. The figure estimated for search fees above represents the search disbursements for a fairly standard residential property but this may be revised if the property or its location has specific features which require further investigation. For example, different local authorities and water/drainage suppliers charge differing fees for their searches and properties in Wales and Cornwall often require additional mining searches.

The usual searches that we will carry out on a purchase and the average estimated cost of them is set out below:

Index map search	£8.40 including VAT
Local Authority search	£185.00 including VAT
Water and drainage search	£96.00 including VAT
Environmental and planning search	£158.20 including VAT
Land Registry official search	£8.40 including VAT

Other costs to consider

If you are purchasing a leasehold property then ground rent and service charges are likely to apply throughout your ownership of the property.

We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

It is also likely that there will need to be an apportionment of any service charge and/or ground rent that the seller has paid which may relate to the period after completion of your purchase of the property.

What legal work will we carry out within the above cost estimate?

Each transaction is different. However please see below the general key stages.

In a typical purchase we will:

- Take your instructions and give you initial advice
- Carry out checks on your identity and your source of funding as required by law
- Check your funding arrangements and take instructions from your mortgage lender if applicable
- Carry out searches on the property and obtain further documentation if required
- Make any necessary enquiries of the seller's conveyancer
- Advise you on all documents and information received and arrange for you to sign the legal documents
- Agree the date for completion of your purchase
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from you and your lender, if applicable
- Complete your purchase
- Deal with payment of Stamp Duty Land Tax (or Land Transaction Tax in Wales)
- Apply to register your ownership at HM Land Registry

What are the key stages and how long will they take?

The time between agreeing a sale or purchase and completion of the transaction will depend on a number of factors. The average transaction usually takes between 8 and 14 weeks, however it can be quicker or slower, depending on the parties in the 'chain' and other factors which are often beyond our control.

For example, if you are a cash buyer and there is no chain then you may be in a position to complete sooner. However, if you are in a long chain involving a leasehold property that requires an extension of the lease, or if a transaction in the chain falls through, the timescale could be considerably longer and may take between 3 and 6 months or longer. In such, a situation additional charges would apply.

The key stages of a sale/purchase are set out below together with typical/average timescales but you should bear in mind these are only estimated timescales which can vary for a large number of reasons.

1. Initial instructions – 1 to 2 weeks

The period when we take your instructions, open a file, send you our welcome pack with forms to complete and return, check your identity and source of funding in accordance with anti-money laundering regulations.

2. Pre-contract period - 4 to 10 weeks

This is the stage after you have reached an agreement in principle, but before the seller and buyer are legally bound by a contract to proceed with the matter (known as “exchange of contracts”).

This is usually the longest and most variable stage as the conveyancers deal with the various searches and investigation and reporting to ensure that the property is legally satisfactory to the buyer and if applicable the mortgage lender before any party commits to a legally binding contract. It involves all parties in the chain getting to the point where they can proceed to exchange of contracts. The amount of time this takes depends on the type of property and any issues which arise. All parties in a chain must be ready before proceeding to exchange of contracts and so the speed at which a chain can reach that stage is dictated by the slowest party in the chain.

This stage can often become drawn out by delays with mortgage lenders and mortgage offers being issued, searches, valuations, surveys, and problems with legal title. If there are delays with one party in the chain, the whole chain must wait for that party to be ready.

3. Between exchange of contracts and completion - 1 to 3 weeks

This is the stage after exchange of contracts (when the parties have become contractually committed) and before the day on which money changes hands in return for the keys and ownership of the property transfers. In this period the parties have time to pack up their belongings and get ready to move. In the meantime, the conveyancers will be liaising with mortgage lenders in relation to final repayment or drawdown of mortgage funds and carrying out final checks at the Land Registry.

The length of this period is often dictated by the requirements of the parties in the chain, mortgage lenders, and the availability of removal companies.

4. Post completion – 1 week

This is the stage when the seller’s conveyancer will deal with paying estate agents and mortgage lenders from the proceeds of sale before accounting to the seller for any balance which belongs to them. The conveyancer will also liaise with the mortgage lender to remove their mortgage from the property’s title. The buyer’s conveyancer will deal with payment of SDLT and application for registration of the buyer’s ownership (and mortgage if applicable) at the Land Registry.

Please note that the Land Registry can take a very long time to deal with registration of changes of ownership once the buyer’s conveyancer has submitted the application for registration. A simple transaction can be registered within a few weeks. However, registration of newly built properties and new leases by the Land Registry regularly take many months and sometimes more than a year, and this is not within our control.

Mortgage of a residential property

The following estimates relate to a mortgage or remortgage of a property that you already own.

Our standard fees

Value of Property	Our fees
Up to £500,000	£1,000 plus VAT
£500,000 to £1,000,000	£1,500 plus VAT
More than £1,000,000	0.15% plus VAT

Our supplementary fees for common issues arising on the mortgage of residential property

If the property is leasehold	£750 plus VAT
If the property is a flat in a block of more than 5 storeys or 11 metres	£750 plus VAT
If you require an "equity release" mortgage	£500 plus VAT
If you require a "buy to let" mortgage	£750 plus VAT
If the borrower under the mortgage is a company	From £500 plus VAT
If the property is subject to a tenancy	From £750 plus VAT
If money is gifted by a third party	From £350 plus VAT
If the property needs a variation of the lease or a new lease	From £750 plus VAT
If indemnity insurance needs to be arranged or advised upon	From £300 plus VAT
If a statutory declaration or statement of truth is required	From £250 plus VAT
If the property is in a shared ownership scheme	From £750 plus VAT

Common disbursements on the mortgage of residential property for which you should budget

Land Registry fees	See below
Average search fees – See below – if lender requires searches	£550 including VAT
Average search insurance if lender requires this in lieu of searches	£200 including IPT*
For property where there is a landlord or management company involved:	
Landlord/managing agent notice fees	£150 including VAT
Landlord/managing agent deed of covenant (if applicable)	£150 including VAT
Landlord/management company share transfer fees (if applicable)	£100 including VAT
Landlord/management company compliance certificate (if applicable)	£100 including VAT

* IPT is Insurance Premium Tax which is currently usually 12% on the premium for indemnity insurance.

Land Registry fees

When mortgaging or remortgaging a property it will be necessary to remove any old mortgage from your title to the property and register your new mortgage at HM Land Registry following completion. HM Land Registry charge fees based on the value and type of property but are most commonly between £70 and £305. VAT is not charged on these Land Registry registration fees. We will assist you in working out what the Land Registry fees will be but you can obtain an estimate at the government's website here: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees

Search fees

In order to investigate the property for your mortgage lender we will usually carry out "searches" which are standard enquiries of the local authority and statutory water and drainage provider and third-party search companies who provide information relating to environmental and other issues which may affect the use and enjoyment or value of the property.

The searches we carry out will depend on the type and location of the property and will need to be considered once we have seen the title documents. The figure estimated for search fees above represents the search disbursements for a fairly standard residential property but this may be revised if the property or its location has specific features which require further investigation. For example, different local authorities and water/drainage suppliers charge differing fees for their searches and properties in Wales and Cornwall often require additional mining searches.

The usual searches that we will carry out on a mortgage and the average estimated cost of them is set out below:

Index map search	£8.40 including VAT
Local Authority search	£185.00 including VAT
Water and drainage search	£96.00 including VAT
Environmental and planning search	£158.20 including VAT
Land Registry document and official search (estimate)	£150.00 including VAT

Search Indemnity Insurance

Some mortgage lenders do not require us to carry out searches and instead agree for us to put in place a one-off indemnity insurance policy (which only protects the lender) against certain matters which may have been revealed had we carried out the searches. The cost of such insurance depends on the type, location, and value of the property. On average this insurance costs approximately £200 including IPT but we will let you know once we have seen the lender's requirements.

What legal work will we carry out within the above cost estimate?

Each transaction is different. However please see below the general key stages. In a typical mortgage or remortgage we will:

- Take your instructions and give you initial advice
- Carry out checks on your identity and your source of funding as required by law
- Carry out searches on the property for your lender or arrange search indemnity insurance for your lender
- Obtain further information about the property from you
- Prepare and arrange for you to sign the final legal documents
- Apply for the mortgage advance.
- Redeem any previous mortgages
- Apply to register the mortgage at HM Land Registry

Key Stages and average timescales – Mortgage

1. Initial instructions – 1 to 2 weeks

The period when we take your instructions, open a file, send you our welcome pack with forms to complete and return, check your identity and source of funding in accordance with anti-money laundering regulations.

2. Pre-completion - 1 to 4 weeks

This is the stage after you have received an offer of mortgage and we have received the lender's instructions to act for them.

This is usually the longest and most variable stage as the conveyancers deal with the various searches and investigation of title and reporting to ensure that the property is legally satisfactory to the mortgage lender and the borrower is satisfied with the terms of the mortgage

This stage can often become drawn out by delays with mortgage lenders and mortgage offers being issued, searches, valuations, surveys, and problems with legal title.

3. Post completion – 1 week

The conveyancer will liaise with the previous mortgage lender to remove the old mortgage from the property's title and will make an application for registration of the new mortgage at the Land Registry.

Please note that the Land Registry can take a very long time to deal with registration of changes to the title once the conveyancer has submitted the application for registration. A simple transaction can be registered within a few weeks. However, registration of newly built properties and new leases by the Land Registry regularly take many months and sometimes more than a year, and this is not within our control.

Transfer of a residential property

The following estimates relate to a transfer of ownership or "transfer of equity" and include gifts of shares in a property, the removal or addition of legal owners, or changes in ownership following death or divorce.

Our standard fees

Value of Property	Our fees
Up to £500,000	£1,000 plus VAT
£500,000 to £1,000,000	£1,200 plus VAT
More than £1,000,000	0.15% plus VAT

Our supplementary fees for common issues arising on the transfer of residential property

If the property is leasehold	£500 plus VAT
If the transfer involves a standard "high street" mortgage	£500 plus VAT
If the transfer involves an "equity release" mortgage	£1,000 plus VAT
If the transfer involves a "buy to let" mortgage	£750 plus VAT
If the property is a flat in a block of more than 5 storeys or 11 metres	£750 plus VAT
If a flat has a share of freehold or management company	£150 plus VAT
If a party to the transaction is a company or trust	£250 plus VAT
If the property is a retirement property	From £300 plus VAT
If the borrower under a mortgage is a company	From £500 plus VAT
If the property is subject to a tenancy	From £500 plus VAT
If money is gifted by a third party	From £350 plus VAT
If more than one owner and a non-standard declaration of trust is required	From £500 plus VAT
If indemnity insurance needs to be arranged or advised upon	From £300 plus VAT
If a statutory declaration or statement of truth is required	From £250 plus VAT
If the property is in a shared ownership scheme	From £750 plus VAT

Common disbursements on the transfer of residential property for which you should budget

Stamp Duty Land Tax	See below
Land Registry fees	See below
For property where there is a landlord or management company involved:	
Landlord/managing agent notice fees	£150 including VAT
Landlord/managing agent deed of covenant (if applicable)	£150 including VAT
Landlord/management company share transfer fees (if applicable)	£100 including VAT
Landlord/management company compliance certificate (if applicable)	£100 including VAT
Apportionment of rent, service charge, and insurance contribution	Variable

Land Registry fees

When transferring a property it will be necessary to check and then register the change of ownership of the property at HM Land Registry following completion. HM Land Registry charge fees based on the value and type of property and any money which has been paid for a share of ownership but the fees are most commonly between £70 and £500. VAT is not charged on these Land Registry registration fees. We will assist

you in working out what the Land Registry fees will be but you can obtain an estimate at the government's website here: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees

Stamp Duty Land Tax (SDLT) and Land Transaction Tax (LTT)

SDLT is payable on most property purchases and some transfers of ownership in England and LTT is applicable to properties in Wales.

The amount payable depends on the property value and type and upon your personal circumstances.

We will initially provide guidance on SDLT/LTT in our cost estimate but you can usually obtain an estimate using the government's calculator at: https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro for properties in England or https://www.gov.wales/land-transaction-tax-calculator for properties in Wales.

We must emphasise that we are not tax experts and the rules surrounding SDLT have changed significantly in recent years, making it essential to seek professional specialist advice when navigating the stamp duty process; even for the most straightforward property or land transactions. We are therefore not in a position nor qualified to provide advice.

You should consider seeking independent advice from a suitably qualified tax accountant specialising in SDLT.

You should also consider seeking independent advice from a suitably qualified tax accountant specialising in SDLT.

In some circumstances we may recommend that you take specialist tax advice where we consider that it would be prudent for you to do so.

What legal work will we carry out within the above cost estimate?

Each transaction is different. However please see below the general key stages. In a typical property transfer we will:

- Take your instructions and give you initial advice
- Carry out checks on your identity and your source of funding as required by law
- Prepare and advise upon the legal documents and arrange for you to sign them
- Complete the transfer
- Apply to register the transfer at HM Land Registry

Key Stages and average timescales - transfer

1. Initial instructions – 1 to 2 weeks

The period when we take your instructions, open a file, send you our welcome pack with forms to complete and return, check your identity and source of funding in accordance with anti-money laundering regulations.

2. Pre-completion - 1 to 4 weeks

This is the stage after we have checked your instructions. We will liaise with any third parties who may be being added or removed from title documents

This is usually the longest and most variable stage as the conveyancers deal with the various searches and investigation of title and reporting to ensure that the title and transfer documents are satisfactory.

This stage can often become drawn out by delays with third parties and problems with legal title.

3. Post completion – 1 week

The conveyancer will apply to register the transfer at HM Land Registry. Please note that the Land Registry can take a very long time to deal with registration of changes to the title once the conveyancer has submitted the application for registration. A simple transaction can be registered within a few weeks. However, registration of newly built properties and new leases by the Land Registry regularly take many months and sometimes more than a year, and this is not within our control.

Factors which affect our cost estimates

Common factors which may have an impact on our estimated fees and disbursements are:

- The value of the property
- legal defects in title or missing documentation
- legal complexity of title
- first-time buyers
- whether the property is freehold or leasehold
- new builds
- first registration of title
- whether or not there is a mortgage and the type of mortgage
- whether the property is a primary residence, buy to let or second/holiday home
- multiple owners or company ownership
- shared ownership schemes or help to buy equity loans or ISAs
- purchase under right to buy legislation
- auctions
- repossessed property

Our standard estimated fees and disbursements assume that:

- the transaction is fairly standard and no unforeseen matters arise
- we have all pertinent information when providing the cost estimate
- there are no defects in title which requires remedy
- no additional documents ancillary to the main transaction are required
- where the transaction involves a lease it is an existing lease and is not the grant of a new lease
- the transaction is concluded in a timely manner and no unforeseen complications arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties
- no indemnity policies are required. Additional costs may apply if indemnity policies are required
- funding arrangements are clear and no issues arise in relation to anti-money laundering regulations

We will try to gather as much information from you as possible at the outset so that we can provide you with as accurate a cost estimate as possible.

Occasionally circumstances arise or issues come to light which may require us to review our estimate after we have been instructed to act. If this is the case, we will always let you know as soon as possible and provide an accurate update of likely costs and disbursements.

Our additional legal fees will usually be based upon the hourly charging rate of the conveyancer dealing with the issue for you and the estimated time it will take to deal with the issue. Those rates are currently:

• £385 per hour plus VAT	Partners and Consultants
• £368 per hour plus VAT	Associates with more than 8 years experience
• £340 per hour plus VAT	Solicitors, Legal Executives or Licensed Conveyancers with more than 4 years experience
• £290 per hour plus VAT	Solicitors, Legal Executives or Licensed Conveyancers up to 4 years qualification or paralegals of equivalent experience
• £210 per hour plus VAT	Trainee solicitors or legal executives or paralegals of equivalent experience

Who will be dealing with my matter?

Your conveyancing transaction will be handled by a trusted member of our conveyancing team. Once we know who will be handling your case for you we will introduce you to them and provide you with their contact details and qualifications.

Full details of the experience and qualifications of our team are available on our website.

Our conveyancing team is made up of:

- John Munro — Solicitor with over 20 years' conveyancing experience
- Jane Cole — Chartered Legal Executive with over 20 years' conveyancing experience
- Jonathan Ogden — Solicitor with over 30 years' conveyancing experience
- Mark Preece — Solicitor with over 15 years' conveyancing experience
- Amala Branford — Solicitor with over 25 years' conveyancing experience
- Alexandra Eddy — Solicitor with over 20 years' conveyancing experience
- Rebecca Youings — Chartered Legal Executive with over 5 years' conveyancing experience
- Zoe Joyce — Paralegal with over 20 years' conveyancing experience
- Sarah Winder — Trainee Legal Executive with over 5 years' conveyancing experience

Regardless of who is working on your case the matter will be supervised by either John Munro or Jane Cole who are both partners of the firm.

Will I incur costs if my transaction does not proceed?

For a host of reasons, transactions sometimes do not proceed. As an example, following our investigation of the property and advice you may choose not to purchase a property, your mortgage lender may refuse to lend money on it, or your survey may reveal issues with the property which lead you to withdraw from the purchase. This may also happen in other parts of the chain which means the whole chain cannot proceed.

You will be responsible for any disbursements and our fees and VAT that may have arisen if your matter does not proceed. Our fees in these circumstances will usually be based on the time we have spent working on your matter. However, if you subsequently instruct us on a new transaction, we will endeavour, where possible, to give credit for fees or disbursements that you have previously paid to us where the work or disbursements are still relevant and can be used again in the new transaction.

More information about conveyancing and other services

We have prepared a "Client Guide to Conveyancing" which is available on our website and which will also be sent to you if you instruct us to act for you. This contains further information in respect of the conveyancing process generally and covers various scenarios and issues which commonly arise in conveyancing transactions and will provide you with more information as to what to expect during your transaction.

Laceys offers an extensive array of legal services, details of which can be found on our website: https://laceyssolicitors.co.uk/