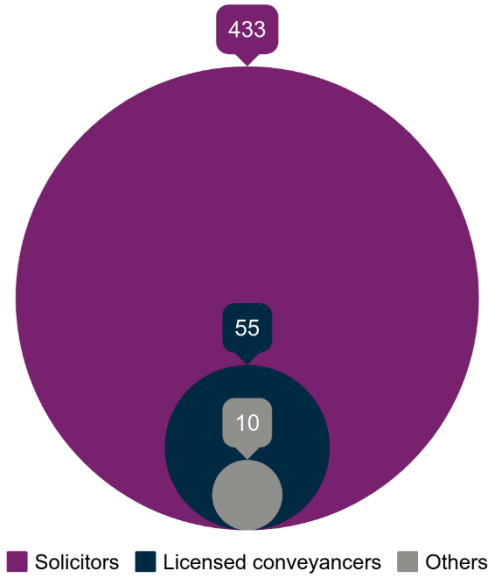


Conveyancing

Our survey collected **conveyancing** quotes from 498 law firms:



The quotes covered **five** different services. Mean average prices quoted were:



All quotes excluded disbursements and VAT.

Since 2015, mean average quoted prices have **fallen** in two of the services covered



Since 2015 the mean average quoted price for conveyancing has **fallen** by **6%** (£45) for the purchase of a freehold property and **7%** (£59) for the purchase of a leasehold property, allowing for inflation.

38% of firms had **increased** prices. Of these firms:



- **28%** said it was **because** their competitors had increased prices, so they had increased their prices accordingly.

- **25%** said it was **because** the cost of staff and overheads had increased.



Mean average quoted prices were **lower** for:



- Fixed fees compared to estimates.



- Licensed conveyancers compared to solicitors.



- Firms in the North compared to the rest of the country.

- Firms outside the South East.

- Firms located in a village or rural area compared to those located in towns or cities.



- Firms located in a deprived area compared to those based elsewhere.

There is evidence of large potential **financial savings** from shopping around

The difference between the middle **50%** of firms was:

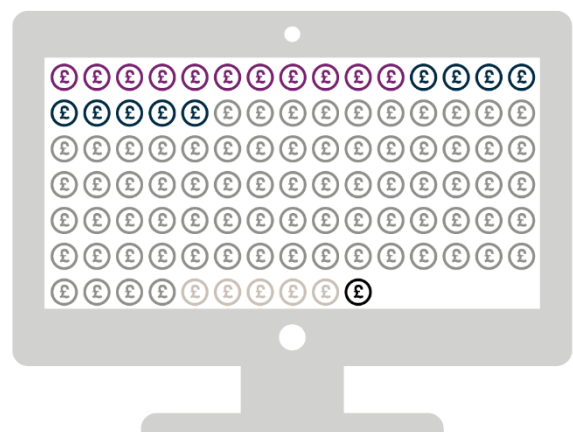


- **£246** for a Freehold sale.
- **£250** for a Leasehold sale.
- **£250** for a Freehold purchase.
- **£256** for a Leasehold purchase.
- **£500** for a Freehold sale and purchase.

These differences represent between **54%** and **109%** of UK citizens **average weekly income**.



Only **11%** of firms **advertise** any prices for these services on their website



Although 9% of firms were planning to start advertising prices, **74%** had **no current plans to do so**.

Further information is available in the main report of the LSBs analysis of prices:

<https://research.legalservicesboard.org.uk/news/latest-research-17/>