



Welcome to the X-Press Spring Newsletter

As we settle into spring, it's clear that 2025 has started with a bang.

The property market's response to the impending Stamp Duty changes is providing plenty of challenges and opportunities for our conveyancing clients. With shifting market conditions and ever-evolving legislative changes, staying compliant is more important and more complex than ever before.

As your property partner, we're evolving at a rapid pace to provide products that ensure independent conveyancers have the tools and support they need to stay compliant and minimise delays in transactions. At the same time, we remain committed to delivering the exceptional, personalised service that our clients truly value, providing the best possible experience every step of the way.

Here's to a successful spring and beyond.

Compl:ex Issue 6: out now

The 6th edition of Compl:ex, our in-depth compliance briefing, written by leading industry experts is available to read online now. Topics covered in the latest issue include sham litigation, the Smart Data Bill and key findings from the SRA Review.



Read the
latest issue
and previous
articles here:



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Watch our latest videos

X-Press Legal Services has produced new videos to give you a closer look at the services we offer and the innovative platforms we've developed. These are the perfect way to learn how we streamline legal processes and deliver fast, reliable services.

Our latest videos include:



X-Press – An introduction to our services and people led approach to supporting conveyancers.



ICOS – Our Intelligent Conveyancing Online System, a powerful tool designed to manage case information in real time, making communication and collaboration more efficient.



QMP – Our Quotation Management Platform which allows users to generate accurate, custom quotes for legal services quickly and easily.

New Product News

4STAMP



Taking the mystery out of SDLT calculations

We are excited to announce that **SDLT 4Stamp is now available through the X-Press ICOS platform**. Developed by the specialist property tax advisory firm, Mirador, 4Stamp offers certified SDLT calculations backed by Mirador's professional indemnity insurance.

With over 80 reliefs and exemptions available to reduce SDLT, many of which are not included in free online calculators, it's estimated that billions of pounds in overpayments are currently being made as a result of inaccurate calculations. 4Stamp provides instant, certified values for every property transaction and offers direct access to professional tax advisors for precise SDLT certification. By offering certified advice, liability for the calculation is transferred to Mirador, even though SDLT is a personal tax.

- ▲ For conveyancers, **4Stamp's accurate calculations eliminate the risk of potential PI claims**, especially in complex or subjective transactions.
- ▲ All transaction details, calculations, and **expert advice are available within the 4Stamp portal**, ensuring a complete audit trail whether as a standalone transaction or integrated into your existing conveyancing workflow.
- ▲ In the event of an HMRC inquiry regarding SDLT payments, **Mirador Advisory will handle the response on your client's behalf**, ensuring peace of mind and full support.



X-Press welcomes DevAssist

The only company that forensically investigates property and land locations for development risks, we are proud to have integrated DevAssist into the X-Press Portal.

Standard conveyancing reports and searches do not fully analyse the location of a property for current development plans or the potential for development in the future. Over a third of DevAssist reports identify a high risk of development near a property being purchased.

By improving due diligence on property transactions through DevAssist, conveyancers can increase their service levels to clients and reduce PI risk.

Discover more about DevAssist and its range of reports for residential and commercial properties and land at: [X-Press/DevAssist](#)



Free coffee on us!



Have you booked your free QMP demo yet?

QMP is a cloud-based Quotation Management Platform designed to streamline the conveyancing process. From a simple estimate and quotation calculator to a complete case tracking solution, QMP supports conveyancers in managing collaborative transactions from start to finish.

To show our appreciation for booking a demo with us, we're offering a £5 Prezzy Coffee Smart eGift Card valid at Caffè Nero, Costa Coffee, Ole & Steen and Starbucks.

Simply schedule a demo between now and the end of May, and we'll send you the eGift Card as a thank you for your time. Whether you're a coffee enthusiast or a tea lover, it's on us.

To book your demo and enjoy a free coffee, simply email the team at hello@qmp.app or call **01925 393 333**.

Offer valid until 31 May 2025. Terms and conditions apply.

On Air! With Dave Lister

Dave Lister, co-founder of X-Press Legal Services, was delighted to be invited for a chat on the Today's Conveyancer podcast.

The podcast, known for its blend of business and industry insights, innovation and knowledge sharing, introduces listeners to the diverse individuals and organisations that drive the success of the conveyancing industry.

Focusing on the growth of X-Press Legal Services over the past 25 years, Dave discusses the significant changes he has witnessed in the industry, transitioning X-Press from paper-based to digital services while emphasising the importance of maintaining a personal touch.

Listen to the full podcast on our website here: xpresslegal.co.uk/

**TODAY'S
CONVEYANCER
PODCAST**



Over £40,000 donated to charity!

X-Press Legal Services is celebrating raising over £40,000 for charity in 2024, as part of its 25th anniversary.

The money was generated through various fundraising efforts across the X-Press network, supporting over 30 local causes nationwide. From food banks and hospices to grassroots sports clubs and animal rescue centres, each office selected a local charity to support.

As a company, we are passionate about supporting the communities where we operate, and this initiative was a true reflection of our commitment to giving back whenever possible.

At the heart of what we do is helping others—whether by backing local charities or assisting our conveyancing clients in delivering smooth and accurate property transactions.

Lynne Lister, Managing Director.



CoPSO Update

X-Press Legal Services is an executive member of The Council of Property Search Organisations (CoPSO) and proud champion of the PCCB Search Code. Are you?

CoPSO is the major trade association for the property search industry. One of the advantages of being registered is that it removes the need for conveyancers to have to undertake their own supplier due diligence.

CoPSO announced Allison Bradbury as its new Chair from 1 February 2025. Allison was previously at HM Land Registry for 35 years.

Meet the team

Julie Edge, Marketing Executive

Our Marketing Executive, Julie, has been a valued member of the X-Press team for almost 11 years. With 23 years of experience at the Environment Agency, Julie's extensive knowledge of the property and conveyancing industry brings a wealth of expertise and dedication to her role.



Julie is deeply committed to supporting both our clients and local office owners, ensuring their success at every step.

Julie plays a pivotal role in shaping and centralising our marketing strategy. She is responsible for organising a wide range of events, from our prestigious annual conference and awards to managing our busy CPD calendar and charity initiatives. She also oversees the regular updates of both the X-Press and [Law Plain & Simple](#) websites, ensuring they remain current, user-friendly, and aligned with user needs.

Above all, Julie's great sense of humour keeps the office environment upbeat, helping us to stay grounded and talking us out of any outlandish marketing ideas.



Spring Competition

Enter our competition for a chance to win an exclusive hamper filled with treats including Champagne, chocolates and a selection of X-Press branded goodies.

To enter, simply answer the following question: **How many years in business did X-Press Legal Services celebrate in 2024?** (Hint: the answer can be found within this page of the newsletter).

Send your answer and practice name to hello@xpresslegal.uk by 1 June 2025 when one lucky winner will be selected at random.



Expert-Led CPD Events for 2025

Our CPD calendar is filling up fast with a fantastic line-up of events featuring expert speakers.

Past CPD events have been hosted at unique venues like Cheltenham Racecourse, The Tank Museum, and Robinson's Brewery and 2025 promises more exciting locations. Leading industry experts, including Richard Snape, Stephen Desmond, Kate Burt, and Ian Quayle will provide valuable insights on property law trends, legislative updates, and best practices.

Whether you're fulfilling your CLC training requirements or simply looking to stay ahead in the industry, these CPD events are the perfect opportunity.

Visit our website to [book your place today](#) and ensure you don't miss out on these essential professional development sessions.

"We know how precious conveyancers' time is, which is why our CPD events are designed to offer maximum learning opportunities in locations that inspire. Don't miss these chances to enhance your skills and network with industry peers."

— Lynne Lister, Managing Director.

Find your local X-Press office

Scan here
to find your
local office



X-Press Legal Services is now officially the largest independent search company, providing property searches and a full range of conveyancing products and services across the whole of England and Wales.

UK Contact Numbers

- Avon & Thames Valley **0330 159 5323**
- Central, SW & NW London **0203 771 3840**
- Cornwall & Devon **0330 159 5324**
- Central Midlands **0330 159 5365**
- Cumbria & Fylde Coast **01524 548 815**
- Derbyshire & Nottinghamshire **0330 159 5363**
- Durham **01916 593 567**
- East London **0330 159 5364**
- Essex, Herts & Cambs **0330 159 5356**
- Gloucestershire **01453 707 664**
- Greater Manchester & Cheshire **0330 159 5305**
- Home Counties & Hampshire **01993 226 999**
- Kent **01322 912 015**
- Lancashire & Bolton **0330 159 5315**
- Leicestershire, Warwickshire and Worcestershire **01788 574 706**
- Lincolnshire **0330 159 5367**
- Newcastle Upon Tyne **0191 694 1012**
- Norfolk & Suffolk **01603 964 143**
- North & West Yorkshire **01423 889 331**
- North Cheshire, Merseyside and Manchester **01925 393 333**
- South & West Yorkshire **01422 361 115**
- South Wales **02920 865 348**
- Sussex **01273 526 061**
- Surrey **01483 399 241**
- West Midlands & Staffordshire **01902 255 058**
- Wiltshire, Swindon, South Gloucestershire & Dorset **01454 279 994**
- Cheshire West & Chester, Wirral & North East Wales **0330 159 5300**
- X-Press Legal Services (Head Office) **01925 393 333**

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