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Kingfields
SOLICITORS

A guide to our legal fees for acting on a sale of property in England & Wales





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Introduction

At Kingfields Solicitors, we have a vast amount of experience in conveyancing. Our expert conveyancing team and unique case management system enables us to provide fast and personalised service at a price that we consider very competitive and service that our clients find stress-free.

We are an ambitious property law firm serving the UK and international client.

Established in 2006, many of our clients today have been with us since the beginning. Why? Because we believe in taking a long-term view and time to understand the distinct demands that each client faces. To do that, we put ourselves in their shoes to see their issues the way they do. From the start, we had a clear vision: to provide the highest quality service at all times; to provide outstanding customer care, and to offer value for money. It's why we're completely transparent about our costs. There are no hidden extras.

We aspire to be a law firm where experience, knowledge and leading technologies enable our clients to go further. This allows us to provide a bespoke service that suits you.

Please contact us today to see how we can help you – +44 (0)345 459 0007.

Please also visit our website at www.kingfields.co.uk.



Why choose Kingfields?

- ✓ We provide fixed price quotations; there are no hidden costs so that you can plan your finances accordingly.
- ✓ We are authorised and regulated by the Solicitors Regulation Authority (SRA) of England and Wales.
- ✓ **We are accredited by Conveyancing Quality Service (CQS) and Lexcel, two prestigious recognitions awarded by the Law Society of England and Wales.**
- ✓ Our dedicated team of lawyers have a vast amount of experience in Conveyancing.
- ✓ You will receive personalised service from our team.
- ✓ We are committed to providing an excellent service.
- ✓ We are recommended by a number of developers on large sites across London and England.
- ✓ We have a vast number of repeat clients which is a testament to the service we provide many of which have been with us since our creation.



Feedback from our Clients (these are just some of the feedback from our clients. For more testimonials, please visit our website <http://www.kingfields.co.uk/firm/testimonials/>).

Testimonials

"I am foreign citizen recently purchased an Apartment from Berkeley homes in Canary Wharf. I am so glad I went through Kingsfield solicitors, they were so helpful with all the paperwork's, on time with everything, follow ups and coordination with the developers. Really Amazing. Shout out for Mr. Zahid especially you did great job, Thank You" Property Investor from India – February 2024

"I am absolutely thrilled to express my utmost satisfaction with the level of service I received during the conveyancing process while selling my property. Working with Mr Naresh Kapoor was an great experience that truly exceeded my expectations. From the very first interaction to the final stages of the transaction, Mr Kapoor displayed a level of professionalism, expertise, and dedication that was unparalleled. His attention to detail, prompt communication, and commitment to ensuring a smooth and efficient process were remarkable. I felt Mr Kapoor showed unwavering dedication to client satisfaction. He went above and beyond to address any concerns, answer all my queries, and provide guidance at every step. I felt like I was in the most capable hands, and he made a world of difference in what can be a complex and stressful process. Mr Kapoor not only demonstrated an exceptional understanding of the legal intricacies but also exhibited a genuine passion for his work which translated into a level of service that was not just professional but also personalised, making me feel valued as a client. Mr Kapoor stands out as a shining example of excellence. I am grateful for the outstanding support I received throughout the conveyancing process, and I would wholeheartedly recommend his service and that of the firm to anyone seeking a top-tier conveyancer. Please convey my sincere gratitude to Mr Naresh Kapoor and the entire team for a job exceptionally well done. They have made what could have been a daunting experience into a smooth and successful transaction. Thank you once again for your outstanding service" Property Investor from London – October 2023

For more testimonials, please visit our website at: <https://www.kingfields.co.uk/firm/testimonials/>

Google Reviews

★★★★★ a year ago

We have worked with Kingfields on a number of property transactions and found them to be very diligent, competent and great communicators. Plenty of completions successfully managed to date and we look forward to working more with them. A special mention to Mr Prakash Karmokar and Sharan Dhaliwal who I've had personal dealings with and never been let down.

★★★★★ 11 months ago

I have used Kingfields Solicitors for property transactions since I was a first time buyer, and recommended my sister did the same. We have both had multiple experiences with the firm, each has been excellent. In particular, Fozia Qureshi's handling of a particularly protracted property sale was exemplary. The whole team are approachable, efficient and make you feel very much supported throughout your transaction. I highly recommend Kingfields, and will continue to use their services.

For more google reviews, please click here:

<https://g.page/kingfieldssolicitors/review?rc>



Our approach to fees

Residential property transaction can be difficult to price accurately as no two properties or transactions are the same, and it is often the case that something arises during the transaction which could not have been anticipated at the outset. We offer our clients a service appropriate to their transaction's requirements and this is reflected in our legal fee estimates.

Even though we have set out our indicative fees in this guide, we would encourage you always to contact us by phone on +44 (0) 0345 459 0007 or by email mail@kingfields.co.uk or via our [website](#) to discuss your Requirements, objectives and identify the nature and level of legal expertise that you require. We can then provide you with an **instant** tailored cost estimate and detailed explanation of what is and is not included within the estimate.

Scope of Work



What's involved?

The amount of time spent on each stage of the process will depend on the complexity of the transaction.

1. Complying with Law Society and government regulations including client identification procedures.
2. Obtaining the information we need from you including a list of fixtures and fittings in the property and replies to the Law Society's Property Information form.
3. Liaising with the landlord/managing agents and obtaining management information from them (if applicable).
4. Reviewing all papers, preparing the sale contract and sending it to the buyer's solicitor with the legal title of the property and additional information.
5. Corresponding with the buyer's solicitor and the estate agent (if any).
6. Dealing with enquiries raised by the buyer's solicitor and negotiating the terms of the contract.
7. Providing a full report on the contract and arranging for it to be signed when it has been approved by the buyer's solicitor.
8. Exchanging contracts with the buyer's solicitor and receiving the buyer's deposit.
9. Obtaining a redemption statement from the lender confirming the amount to be repaid on completion of the sale (if applicable).
10. Obtaining the estate agent's commission account.
11. Informing the parties of the arrangements for completion of the sale.
12. Approving the Land Registry transfer documentation and arranging for it to be signed.
13. Preparing a financial statement showing the net sale proceeds.
14. Receiving the money for the sale from the buyer's solicitor and confirming to all parties when completion has taken place.
15. Repaying the mortgage out of the sale proceeds by bank transfer and obtaining evidence of repayment (if applicable).
16. Sending the completion documents to the buyer's solicitor, paying the estate agent's commission and transferring the sale proceeds.

Our Legal Fees (per property)



Property Value	Lower Range	VAT @ 20%	Higher Range	VAT @ 20%
£0 to £500,000	£1,495.00	£299.00	£1,895.00	£379.00
£500,001 to £1,000,000	£1,997.00	£399.40	£3,597.00	£719.40
£1,000,001 to £1,500,000	£3,997.00	£799.40	£4,497.00	£899.40
£1,500,001 to £2,000,000	£4,749.00	£949.80	£5,997.00	£1,199.40
Above £2,000,001	Please get in touch with us for a quotation			
Compliance Fees	£147 plus VAT			
AML Admin Fees (per client)	£47 plus VAT			
**Bank Transfer Administration Fees Administrative fee	£60 plus VAT			
File Storage Fees (One-off storage fees for storing up the file for up to 6 years)	£47 plus VAT			

The above fees include our fees for acting on your redemption of a single charge on the Property (if any). Additional charges or loans will be redeemed at an additional fee of £495.00 plus VAT per charge.

No property transaction is the same, and our fees will reflect the particular requirements of your transaction. The above fees, on occasion, can be significantly more than the range given above. We will provide you with a more accurate figure once we have details of the intended transaction.

***From Time to Time, we offer discounts and promotions**

We encourage you to contact us by phone at +44 (0) 0345 459 0007 or by email at mail@kingfields.co.uk or via our website to discuss your requirements and objectives and identify the nature and level of legal expertise you require. We can then provide you with an instant tailored cost estimate and a detailed explanation of what is and is not included within the estimate.

- Our fees for acting on a Help to Buy may be lower – please get in touch with us for a quote.
- Sellers selling multiple properties should contact us for a quote.

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Additional Costs* (Third Party Disbursements) Per Property



Please note that the following are third party disbursements (estimated) and we will only know the final cost of the disbursements once we start looking through the legal documentation.

Disbursements*	Amount Range (£)
Bank TT fees for UK /international transfer (per transfer)	16.00/20.00
Land Registry Submission Fees if there is a redemption of charge on the Property	6.00
Onboarding AML fees (per name) (£30.00 plus VAT)	36.00
Management Pack (only applicable if Leasehold)	Between 350.00-550.00
Land Registry Office Copies Title Registers and Leases and related documentation (per title)	4.20 per copy
Lawyer Checker Fees (only if applicable)	24.99 plus VAT
Bank T/T fees (per TT)	As per the table below.

T/T/Chaps/Faster Payment Charged by the Bank	
Up to £10,000.00	No Fees
£10,000.00 to £100,000.00	£3.75
£100,000.00 and above	£16.00
All international bank transfer payments	£20.00
ALL Payments over £2 million (we will charge 2 x T/T or Fast Payment fee) because of security limits.	

7 **There could be additional disbursements to pay which would vary depending on the property, but as a minimum, the disbursements shown in the table above would apply.* [Go back to Contents](#)

What factors can affect the cost



The list below is not exhaustive, but it will give you an indication of matters that can affect the legal cost.

1. The transaction is Leasehold.
2. There are multiples titles or multiple properties involved.
3. The transaction involves any unregistered land.
4. There are multiple loans to redeem.
5. The lender's instructions to us and its requirements are non-standard.
6. The lender is offshore, or the lender is a bridging finance lender.
7. The transaction involves a sale of part of a legal title.
8. The complexity of the legal title.
9. There is a short deadline for exchange and completion.
10. There is an Exclusivity Agreement that we need to draft or approve or advice you upon on a non-refundable deposit.
11. We have to deal with a Licence to Assign or Rent Deposit Deed (typical in some leasehold transactions).
12. There is a lease extension associated with the sale, or there is a purchase of freehold or share in the freehold as part of the transaction.
13. The contract is conditional.
14. The contract is subject to tenancy. We have to undertake additional work relating to the tenancy.
15. Additional work is required to perfect a defect in the legal title or rectify an adverse search result.
16. Completion does not take place on the contractual completion date, or there is another breach of contract by either party.
17. The transaction does not move smoothly as there are unforeseen complications.
18. The other parties are not cooperative, and there is an unreasonable delay from third parties providing documents or reverting to us.
19. Indemnity policies are required.
20. Tax advice is required.
21. You are not providing us with instructions promptly.
22. The Seller is a UK company or an offshore company.

How long will it take



The time frame of each transaction varies because we often have to rely on information and documents from other third parties involved, such as lender granting a mortgage, a valuer undertaking the valuation and the conveyancing search provider providing the search results from the Local Council. In our experience, it usually takes some six to eight weeks to exchange contracts on a typical straightforward purchase.

The completion date may be agreed by the parties at the outset and will be incorporated as a term of the contract on exchange. We would suggest allowing at least two weeks between exchange and completion.

The timing of the exchange may be affected by a number of different factors, which may include the availability of the buyer's search results, mortgage finance and existence and extent of a chain of transactions.

We will let you know if there is likely to be a delay.

Meet Our Team

Our team consists of the following experienced lawyers. Regardless of which lawyer works on your matter, they will be supervised by one of our Partners within our Residential Property Team. We also have a team of experienced secretaries and support staff that support the lawyers handling your case.

Name	Designation	Experience	Email
Zahid Alauddin	Solicitor, Senior & Managing Director	24 years	zalauddin@kingfields.co.uk
Sharan Dhaliwal	CILEX, Director and Head of Residential Department	21 years	sdhaliwal@kingfields.co.uk
Harjit Dlay	Consultant Solicitor	21 years	hdlay@kingfields.co.uk
Naresh Kapoor	Consultant Solicitor	24 years	nkapoor@kingfields.co.uk
Naresh Suppal	Consultant Solicitor	16 years	nsuppal@kingfields.co.uk
Jassette Sue-Patt	Consultant Solicitor	26 years	jassette@kingfields.co.uk
Sonia Robinson	Consultant Solicitor	17 years	Sonia@kingfields.co.uk
William S Beckett	Consultant Solicitor	37 years	wsbeckett@kingfields.co.uk
Suzette Newman	Consultant Solicitor	46 years	suzette@kingfields.co.uk
Nadine Blacklock	Consultant Solicitor	23 years	nblacklock@kingfields.co.uk
Sam Kempster	Consultant Licensed Conveyancer	3 years	skempster@kingfields.co.uk

*The hourly rates stated above have to be reviewed periodically to reflect increases in overhead costs and inflation. Normally, the rates are reviewed with effect from 1st November each year. If a review is carried out before your current matter is concluded, we will inform you of any variation in the rate before it takes effect .
This information can be added to the TOB

What to do next



To progress this transaction, please contact us on the following email:

mail@kingfields.co.uk or via our [website](#) or
you can call us at +44 (0) 0345 459 0007

At the outset, we will need a remittance of £600** as an on account payment to cover the cost of the searches and other initial payments. **For properties over £1 million, we will advise how much on account payment is required.

**** We reserve the right to update our fee guide at anytime without prior notice. Please check our website for updates from time to time. We would encourage you to contact us for a quote.***

We reserve the right to charge abortive fees should the transaction become abortive for whatever reason

*****This guide is subject to our Terms & Conditions and Engagement Letter.***

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