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**Kingfields**  
SOLICITORS

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



**Lexcel**  
Legal Practice Quality Mark  
Law Society Accredited



# Contents

We encourage you to read the whole guide. Alternatively, if you wish to read about specific sections that interest you, please click on the relevant links below.

1. [Introduction](#)
2. [Why choose Kingfields](#)
3. [Feedback / Testimonials](#)
4. [Our approach to fees](#)
5. [Scope of Work](#)
6. [Our Legal Fees](#)
7. [Additional Costs / Third Party Disbursements](#)
8. [What factors can affect the cost](#)
9. [How long will it take](#)
10. [Meet Our Team](#)
11. [What to do next](#)



# 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](http://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/>).**

*"Sharon Stamper was excellent. She provided clear documentation to help our first purchase of a flat. Was timely with her email replies and always professional with her service. "*

**- Property Investor from Hong Kong – January 2021**

*"Sharan was extremely professional and ensured that I got the support that is required by any client. She further ensured that even though the buyers Solicitors were less professional than expected, the closure was done to the mutual satisfaction of both the parties."*

**- Property Investor from Zurich, Switzerland – July 2020**

*"Fozia was excellent throughout. This is the only person I had contact with and I could not be more satisfied. The level of client service and Fozia's technical expertise are a huge asset to your firm. I would not hesitate to recommend her to friends and colleagues. I have used a number of other firms in the past for more straightforward transactions and the experience in all cases has been inferior to Kingfields."*

**- Property Investor, Doha, Qatar – June 2018**

*"I was very impressed with Harjit and the team at Kingfields, I had a stress free sale of my property"* - **Property Investor, Berkshire – January 2019**

*"Words cannot express my gratitude for all the help you rendered and the great effort you specially put in to ensure that we complete the purchase of the property today. I heard from the seller that you even worked from home during the Easter holidays and goes to office early to get things going. I have been blessed and I am sure great blessings will always go your way to bless you too. Thank you so much."*

**- Property Investors, Singapore – May 2018**



## 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](mailto: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	£1,795.00	£359.00
£500,001 to £1,000,000	£1,795.00	£359.00	£2,295.00	£459.00
£1,000,001 to £1,500,000	£1,995.00	£399.00	£2,995.00	£599.00
£1,500,001 to £2,000,000	£2,495.00	£499.00	£3,245.00	£649.00
Above £2,000,001	Please contact us for a quotation			
TT Admin Fees (per transfer)	£37 plus VAT			
AML Admin Compliance Fees (per name)	£47 plus VAT			
Search Admin Fees	£87 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 fees of £495.00 plus VAT per charge.

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

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

**We would always encourage you 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.**

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

[Go back to Contents](#)

## 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	4.80
Compliance and AML check fees UK / international (per name)	8.50/12.50
Management Pack (only applicable if Leasehold)	Between 350.00-550.00
Land Registry Office Copies Title Registers and Leases and related documentation (per title)	3.90

*\*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.*

# 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	Based in	Experience	Hourly Rates*	Email
Zahid Alauddin, Solicitor	Senior & Managing Director	Singapore	20 years	£450	<a href="mailto:zalauddin@kingfields.co.uk">zalauddin@kingfields.co.uk</a>
Sharan Dhaliwal, Lawyer	Director and Head of Residential Department	London	15 years	£400	<a href="mailto:sdhaliwal@kingfields.co.uk">sdhaliwal@kingfields.co.uk</a>
Sharon Stamper, Lawyer	Director	Dubai	20 years	£350	<a href="mailto:stamper@kingfields.co.uk">stamper@kingfields.co.uk</a>
Fozia Qureshi, Solicitor	Associate	London	6 years	£300	<a href="mailto:fqureshi@kingfields.co.uk">fqureshi@kingfields.co.uk</a>
Harjit Dlay, Solicitor	Consultant	Ascot	15 years	£300	<a href="mailto:hdlay@kingfields.co.uk">hdlay@kingfields.co.uk</a>
Naresh Kapoor, Solicitor	Consultant	London	18 years	£350	<a href="mailto:nkapoor@kingfields.co.uk">nkapoor@kingfields.co.uk</a>
Matthew Bosworth Associate Legal Executive	Consultant	London	5 years	£300	<a href="mailto:Mbosworth@kingfields.co.uk">Mbosworth@kingfields.co.uk</a>
Anita Smart (ACILEX)	Consultant	London	28 years	£350	<a href="mailto:asmart@kingfields.co.uk">asmart@kingfields.co.uk</a>
Nessie Orosco-Yousaf (CILEX)	Consultant	London	33 years	£350	<a href="mailto:norosco-yousaf@kingfields.co.uk">norosco-yousaf@kingfields.co.uk</a>
Naresh Suppal, Solicitor	Consultant	London	13 years	£300	<a href="mailto:nsuppal@kingfields.co.uk">nsuppal@kingfields.co.uk</a>

\*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 1<sup>st</sup> 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](mailto: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***