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Kingfields
SOLICITORS

**A guide to our legal fees for acting on
the purchase of off plan / new build
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 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 or via our [website](#) to discuss your requirements and objectives and to 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 the Law Society and Government Regulations including client identification procedures.
2. Communicating with the solicitor and estate agent (if any) acting for the Developer.
3. Receiving the draft contract and other related legal documentation and reviewing those papers in detail.
4. Arranging the usual conveyancing searches. Typically these include the Local Authority Search, Water/Drainage Search, Environmental Search and any other searches that are deemed appropriate as part of our due diligence.
5. Investigating the title.
6. Preparing a list of questions to be put to the Developer arising out of the documentation provided.
7. Reviewing the replies to enquiries.
8. Reviewing the Local Authority Search, Water/Drainage Search, Environmental Search and any other searches undertaken.
9. Raising further enquiries if required.
10. Reviewing the Planning Permission and Building Regulations (if applicable).
11. Preparing a detailed professional Report on legal and associated matters affecting the property including the lease and financial arrangements (if applicable).
12. Negotiating the draft contract prepared by the Developer's solicitors and reporting on the contract terms.
13. Considering the Mortgage Lender's instructions, reporting relevant matters to the lender and ensuring compliance with its requirements.
14. Reporting on the contract and arranging for it to be signed and providing instructions for payment of the deposit.
15. Obtaining authority to exchange, exchanging contracts with the Developer's Solicitors and paying over the deposit.
16. Reminding you on the payment of any other stage deposits.
17. Informing you of the Completion Notice.
18. Sending you the completion documents to sign and return.
19. Reporting to the lender and requesting the mortgage funds in accordance with the lender's requirements (if applicable).
20. Preparing a Financial Statement, calculating the balance required to complete and providing instructions for payment of funds.
21. Completing HMRC return SDLT 1 (for payment of Stamp Duty Land Tax - assuming the calculations of the SDLT liabilities is straightforward), reporting on the return and arranging for it to be signed.
22. Obtaining the mortgage funds from the Lender (if applicable).
23. Sending the completion monies to the Developer's Solicitors on completion and finalising completion.
24. Obtaining the completion documents from the Developer's Solicitors including the executed Lease.
25. Serving Notice of Charge on the Developer's Solicitors (as applicable).
26. Submitting HMRC Return SDLT1 to HMRC.
27. Submitting the Land Registry application and advising all relevant parties when it has been completed.
28. Dealing with the Lender's post-completion requirements including registering with NHBC or similar warranty provider (if applicable).
29. Sending deeds to the lender or you (as appropriate).
30. All other incidental work not specifically mentioned herein.

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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			
SDLT filing and submission fees	£120.00 plus VAT			
Electronic File Storage fees (per file)	£47 plus VAT			
Search Admin Fees	£87 plus VAT			

If you obtain a mortgage, we will charge additional fees for acting for the lender or dealing with a separately represented lender’s solicitor.

Loan Amount	Our Legal Fees	VAT @ 20%
Up-to £800,000	£849.00	£169.80
£800,000 - £1 million	£995.00	£199.00
£1 million - £1.2 million	£1,300.00	£260.00
£1.2 million - £1.5 million	£1,495.00	£299.00
£1.5 million - £2 million	£2,095.00	£419.00

No two property transactions are 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 at mail@kingfields.co.uk or via our website to discuss your requirements and objectives and to 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.

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- Our fees for acting on a Help to Buy may be lower – please contact us for a quote.
- Any Bulk Purchaser 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 transfer / International transfer (per transfer)	16.00/20.00
Land Registry Submission Fees/SDLT Submission Fees	4.80
Compliance and AML check fees UK / International (per name)	8.50/12.50
Couriers/registered post. These may range from £30 plus VAT to £100 plus VAT depending on third party courier charges	40.00-55.00 plus VAT
Standard Search Results (Local Authority, Environmental, Drainage & Water and Chancel Search)	Between 350.00-500.00 plus VAT
Notice of Transfer / Notice of Charge	40.00 to 120.00
Bankruptcy Search (per name) (only applicable if the buyer is obtaining a mortgage)	2.90
Land Registry Priority Search per title	3.90
Developers / Vendors Engrossment Fees	200.00 plus VAT
Unilateral Notice Fees	40.00

**There may be additional disbursements to pay which will vary depending on the property, but as a minimum, the disbursements shown in the table above will apply.*

Additional Costs* (Third Party Disbursements)



Disbursement	Amount
Stamp Duty Land Tax	<p>This depends on the purchase price of your property. You can calculate the amount you will need to pay by using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's Website. See links below.</p> <p>https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#/intro</p> <p>https://ttcalculator.wra.gov.wales/</p>
Land Registry Fees	<p>This depends on the purchase price of your property. Fees range from £20-£910. See link below.</p> <p>https://www.gov.uk/guidance/hm-land-registry-registrationservices-fees#scale-1-fees</p>

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 multiple titles or multiple properties involved.
3. The transaction involves any unregistered land.
4. We will be acting for the mortgage lender or dealing with a separate law firm who is representing the lender.
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 purchase 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 a delay in receiving your mortgage offer.
11. The lender requires us to provide a third party gift letter.
12. If the purchaser is a UK or an Offshore company.
13. We have to advise on a rental guarantee or tenancy agreement.
14. We have to regenerate the Contract, Lease or any other Transfer Deed.
15. There are further deposits to pay.
16. The contract is conditional.
17. Additional work is required to perfect a defect in the legal title or otherwise satisfy a mortgage valuers requirements.
18. Completion does not take place on the contractual completion date, or there is another breach of contract by either party.
19. The transaction does not move smoothly as there are unforeseen complications.
20. The other parties are not cooperative, and there is an unreasonable delay from third parties providing documents.
21. Indemnity policies are required.
22. Tax advice is required.
23. You are not providing us with instructions promptly.
24. There are snagging issues which need to be rectified.
25. There is a separate Car Parking Space being purchased.
26. We have to obtain search indemnities.
27. You assign the contract before completion, we will charge a separate fee for the assignment sale.

How long will it take



The time frame of each transaction varies and will depend on the terms of your reservation agreement. We will endeavour to meet the exchange deadline set on the reservation agreement but this will depend on receiving legal documents in a timely fashion from the Developer's Solicitors and any information we need from you.

The completion dates are set in the Agreement and are usually 10 working days from when the notice to completion is served by the Developer's Solicitors.

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	zalauddin@kingfields.co.uk
Sharan Dhaliwal, Lawyer	Director and Head of Residential Department	London	15 years	£400	sdhaliwal@kingfields.co.uk
Sharon Stamper, Lawyer	Director	Dubai	20 years	£350	sstamper@kingfields.co.uk
Fozia Qureshi, Solicitor	Associate	London	6 years	£300	fqureshi@kingfields.co.uk
Harjit Dlay, Solicitor	Consultant	Ascot	15 years	£300	hdlay@kingfields.co.uk
Naresh Kapoor, Solicitor	Consultant	London	18 years	£350	nkapoor@kingfields.co.uk
Matthew Bosworth Associate Legal Executive	Consultant	London	5 years	£300	Mbosworth@kingfields.co.uk
Anita Smart (ACILEX)	Consultant	London	28 years	£350	asmart@kingfields.co.uk
Nessie Orosco-Yousaf (CILEX)	Consultant	London	33 years	£350	norosco-yousaf@kingfields.co.uk
Naresh Suppal, Solicitor	Consultant	London	13 years	£300	nsuppal@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 the level of 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.