



PANEL SOLICITOR FEES

CONSOLIDATED GROUP PANEL SOLICITOR FEES

OVERVIEW OF MAIN FEES

Below is a summary overview of the main fees charged by our panel solicitors. Please refer to relevant full fee schedule on the following pages for details of all applicable fees. All fees are subject to VAT at the prevailing rate.

	ENGLAND	ENGLAND	ENGLAND
Firm Details	Butcher and Barlow LLP	Trethowans	Birketts
Purchase/acquisition	Up to £150,000: £1,250 £151,001-£300,000: £1,600 £300,001-£500,000: £2,000 £500,001-£1,000,000: £2,250 £1,000,000+: £2,500	Up to £400,000: £1,350 £400,000+: By negotiation Plus disbursements	Up to £150,000: £1,200 £151,001-£300,000: £1,500 £300,001-£500,000: £1,750 £500,001-£1,000,000: £2,000 £1,000,000+: £2,500
Transfer in specie fees	£800 per registered title with full due diligence being carried out.	As above	£750 per registered title with full due diligence being carried out.
Leases	New Lease – Basic Fee <i>(assuming standard lease to the member or their company who do not instruct separate solicitors)</i> (1) £400 when preparing a lease during the course of a property purchase (2) £550 when preparing a lease unconnected with a property purchase i.e. a stand-alone lease	Occupational Leases New lease to member tenant: £375 and disbursements New lease to third party tenant: £950 and disbursements	New Lease – Basic Fee <i>(assuming standard lease to the member or their company who do not instruct separate solicitors)</i> (1) £375 when preparing a lease during the course of a property purchase (2) £500 when preparing a lease unconnected with a property purchase i.e. a stand-alone lease
Mortgages	£600	Where Trethowans also acts for the lender: £325 and disbursements Where the lender instructs a separate solicitor: £650 and disbursements	£500

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OVERVIEW OF MAIN FEES (CONTINUED)

Below is a summary overview of the main fees charged by our panel solicitors. Please refer to relevant full fee schedule on the following pages for details of all applicable fees. All fees are subject to VAT at the prevailing rate.

	ENGLAND	ENGLAND AND SCOTLAND
Firm Details	Keystone Law	Morton Fraser
Purchase/acquisition	Up to £499,999: £1,350 £500,000 - £1,000,000: £2,000 £1,000,000+: By negotiation	Up to £400,000: £1,350 £400,000+: By negotiation Plus disbursements
Transfer in specie fees	As above	As above
Leases	First lease granted simultaneously with purchase: £375 for connected tenants £950 for unconnected tenants Every subsequent lease of the same property to additional tenants – also simultaneously with purchase – will attract a discount. £750 for the analysis and review of an existing lease to an unconnected occupier. New lease granted £1,500 Renewal of lease: £1,250	Occupational Leases New lease to member tenant: £375 and disbursements New lease to third party tenant: £950 and disbursements
Mortgages	£325	Where Morton Fraser also acts for the lender: £325 and disbursements Where the lender instructs a separate solicitor: £650 and disbursements

BUTCHER AND BARLOW LLP



Firm Name:

Butcher and Barlow LLP

Jurisdiction:

England

Address:

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Bury BL9 0DL
DX 20506 BURY

Key Contacts:

James Hodgson

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Fee Schedule

Basic Fee (based on purchase price)

Up to £150,000	£1,250
£151,001-£300,000	£1,600
£300,001-£500,000	£ 2,000
£500,001-£1,000,000	£2,250
£1,000,000+	£2,500

Additional Fees

If there is a mortgage (purchase only)	£600
Per lease affecting the title (e.g. existing head lease or occupational lease)	£300 per lease
Deed of Covenant required with a third party	£350 per Deed of Covenant
Contribution towards Professional Indemnity Insurance Cover for the transaction if the value is in excess of £200,000	0.07% of purchase price
If part share is being acquired and a Deed of Trust is required	£300
Deed of Variation	£150 per Deed of Variation per lease

New Lease

Basic Fee (assuming standard lease to the member or their company who do not instruct separate solicitors)

Preparing a lease during the course of a property purchase	£400
Preparing a lease unconnected with a property purchase i.e. a stand-alone lease	£550

All fees are subject to VAT at the prevailing rate.

BUTCHER AND BARLOW LLP (CONTINUED)

New Lease (continued)

Additional Fees

If the tenant/tenant's solicitors raise preliminary enquiries or propose changes to the lease terms	£350
If acting for the member or their company in filing an SDLT return and/or registering the lease at the Land Registry (required for leases of 7+ years)	£250

Transfer In Specie

Registered title with full due diligence being carried out	£800
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Additional Fees

Per lease affecting the title (e.g. existing head lease or occupational lease)	£300 per lease
Mortgage	£600
Deed of Covenant required with a third party	£350 per Deed of Covenant
If part share is being acquired and a Deed of Trust is required	£300
Basic fee for new occupational lease, plus:	£400
- If the occupational lease is to a third party unconnected	£250
- If the third party raises preliminary enquiries or proposes changes to the lease	£350
- If the lease to a connected party needs registering (7+ years) and SDLT is to be filed by us on their behalf	£250

In all cases:

- (1) Disbursements will be charged as appropriate e.g. Search fees, Stamp Duty Land Tax etc.
- (2) If the matter proves to be unusually time consuming or complex an additional charge based upon the time spent may be charged.

All fees are subject to VAT at the prevailing rate.

BUTCHER AND BARLOW LLP (CONTINUED)

Transfer In Specie (continued)

Ancillary Documents to Leases

Deed of Surrender of Lease	£500
Rent Deposit Deed	£400
Licence to Assign	£600
Licence to Underlet	£600
Deed of Variation	£600
Licence for Alterations	£600
Additional charge if mortgagee's consent is required to any of the above	£200

Standard Disbursements (subject to change)

Local Search	£100-£200 (guide price)
Drainage Search	£150 (guide price)
Commercial Environmental Search	£354
Telegraphic Transfer fee	£30
Land Registry Search (per title)	£3
Official Copy Entries	£6
Companies House fee	£15
Company Search fee	£4
Chancel Repair Liability Search	£32

Other searches may be required depending upon the circumstances or location of the property eg. coal mining searches, Commons Registration Act searches etc.

All fees are subject to VAT at the prevailing rate.

TRETHOWANS

TRETHOWANS

Law. As it should be.

Firm Name:

Trethowans

Jurisdiction:

England

Address:

1 London Road,
Salisbury, Wiltshire SP1 3HP

Key Contacts:



Juliet Biddle

E: Juliet.Biddle@trethowans.com

T: 01722 412512

Fee Schedule

Acquisitions

Price or transfers in specie with property value up to £400,000	£1,350 and disbursements
Price or transfer in specie with value above £400,000*	By negotiation

* This includes production of declaration of trust appointing member as a trustee of the property as our SIPP master trust is sole trustee.

Occupational leases

New lease to member tenant	£375 and disbursements
New lease to third party tenant	£950 and disbursements

Mortgages

Where retained solicitor acts for the lender	£325 and disbursements
Where the lender instructs a separate solicitor	£650 and disbursements

Disposals

Sale price/transfer out value up to £400,000	£1,350 and disbursements
Sale price/transfers over £400,000	By negotiation

All fees are subject to VAT at the prevailing rate.

BIRKETTS

Birketts

Clear Legal Advice

Firm Name:

Birketts

Jurisdiction:

England

Address:

Providence House, 141-145 Princes Street,
Ipswich IP1 1QJ

Key Contacts:



Oliver Crichton
Partner

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Sam Froud
Associate (Chartered Legal Executive)

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T: 01473 299134

Fee Schedule

Sale or purchase

The fees payable will largely depend upon the purchase price for the property (or in the case of in-specie transactions the value of the property). Below is an indicative fee scale for property purchases in which Birketts acts for the purchasing scheme.

Purchase price/property value Fees

Up to £150,000	£1,200
£150,001-£300,000	£1,500
£300,001-£500,000	£ 1,750
£500,001-£1,000,000	£2,000
£1,000,000+	£2,500

Additional Fees

If there is a mortgage (purchase only)	£500
Per lease affecting the title (e.g. existing head lease or occupational lease)	£250 per lease
Deed of Covenant required with a third party	£350 per Deed of Covenant
Contribution towards Professional Indemnity Insurance Cover for the transaction if the value is in excess of £200,000	0.07% of purchase price
If part share is being acquired and a Deed of Trust is required	£300
Deed of Variation	£100 per Deed of Variation per lease

All fees are subject to VAT at the prevailing rate.

BIRKETTS (CONTINUED)

New Lease

Basic Fee (assuming standard lease to the member or their company who do not instruct separate solicitors)

Preparing a lease during the course of a property purchase	£375
Preparing a lease unconnected with a property purchase i.e. a stand-alone lease	£500

Additional Fees

If the tenant/tenant's solicitors raise preliminary enquiries or propose changes to the lease terms	£350
If acting for the member or their company in filing an SDLT return and/or registering the lease at the Land Registry (required for leases of 7+ years)	£250

Transfer In Specie

Registered title with full due diligence being carried out	£750
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Additional Fees

Per lease affecting the title (e.g. existing head lease or occupational lease)	£200 per lease
Mortgage	£500
Deed of Covenant required with a third party	£350 per Deed of Covenant
If part share is being acquired and a Deed of Trust is required	£300
Basic fee for new occupational lease, plus:	£375
- If the occupational lease is to a third party unconnected	£225
- If the third party raises preliminary enquires or proposes changes to the lease	£350
- If the lease to a connected party needs registering (7+ years) and SDLT is to be filed by us on their behalf	£250

All fees are subject to VAT at the prevailing rate.

KEYSTONE LAW

KEYSTONE LAW

Firm Name:

Keystone Law

Jurisdiction:

England

Address:

48 Chancery Lane,
London WC2A 1JF

Key Contacts:



Robert Kilgour
Partner

T: 020 3319 3700

E: robert.kilgour@keystonelaw.co.uk

Fee Schedule

Acquisitions (Assuming 1-50 transactions per annum)

Price in £ (excl. VAT)	Section A		Section B	Section C		Section D
	Freehold	Leasehold	Mortgage	Leaseback		Fully let
				Connected	Unconnected	
0 – 249,999	1,350	1,350	325	375	950	750
250,000 – 499,999	1,350	2,000	325	375	950	750
500,000 – 1,000,000	2,000	2,000	325	375	950	750
1,000,000 – 5,000,000	To be quoted on a bespoke basis					
5,000,000 – 20,000,000	To be quoted on a bespoke basis					

Notes

- To arrive at a global fee per transaction add Section A fees – dependent upon whether freehold or leasehold property is being acquired – to the fees in Sections B, C and D (if either or all apply).
- The fees for ‘Section C – Leaseback’ relate to the first lease granted simultaneously with purchase. Every subsequent lease of the same property to additional tenants - also simultaneously with purchase – will attract a discount.
- The fees for ‘Section D – Fully Let’ relate to the analysis and review of an existing lease to an unconnected occupier.
- Separate quotes can be provided upon request for transactions with additional elements, such as new or recently constructed properties, tailored planning law advice, complex tax structures or for transactions that require property to be acquired via auction.
- We also offer a ‘Fastrack’ service (for acquisitions and sales) where matters need to exchange and complete within a short space of time (typically 4-6 weeks from initial instruction). Fees for these are also available on request as they attract a premium related to the urgency required and the fact that additional Keystone resource is harnessed to assist.
- Discounts on fees are also available for simultaneous acquisitions of multiple properties or neighbouring / adjoining property.

All fees are subject to VAT at the prevailing rate.

KEYSTONE LAW (CONTINUED)

Acquisitions (Assuming 1-50 transactions per annum)

Price in £ (excl. VAT)	Freehold	Leasehold	Mortgage (to redeem)	Leaseback (to surrender)
0 – 249,999	1,350	1,350	325	375
250,000 – 499,999	1,350	1,350	325	375
500,000 – 1,000,000	0.5% of price	0.5% of price	325	375
1,000,000 – 5,000,000	To be quoted on a bespoke basis			
5,000,000 – 20,000,000	To be quoted on a bespoke basis			

Notes

- The above menu does not include 'Fastrack' or auction sales which can be quoted separately upon request.
- The fee for the surrender of any lease covers either a simple Deed of Surrender or a formal Surrender TR1 for registered leases which require application to the land registry for title closure.

All fees are subject to VAT at the prevailing rate.

KEYSTONE LAW (CONTINUED)

Property Management (£ excl. VAT)

New lease grant: Connected tenant	1,500
New lease grant: Unconnected tenant	1,500
Renewal of lease: Connected tenant	1,250
Renewal of lease: Unconnected tenant	1,250
Agreement for Lease (AFL)	1,250
Deed of Variation	1,250
Deed of Surrender	1,250
Licence to assign the lease	1,250
Licence to sublet the premises	1,250
Licence to alter / change use of the premises	1,250
Rent Deposit Deed	1,250
Rent Concession Agreement	1,250
Declaration of Trust (i.e. splitting beneficial title)	1,250

Notes

- The new lease and renewal lease fees envisage arrangements of less than 7 years in length which do not require compulsory registration at HM Land Registry.
- The term 'connected' when referring to the tenant mirrors the definition of 'connected person' preferred by HMRC pursuant to the Income and Corporation Taxes Act 1988.
- The fees for AFL include relevant provisions to handle a basic element of conditionality - for example, the grant of a lease conditional upon the completion of fit out / alteration works or obtaining planning permission prior to the grant.
- Any additional property centric agreements / deeds not covered above can be priced upon request.
- The green shaded entries represent 'Landlords Licences' which a tenant traditionally applies for and reimburses.

All fees are subject to VAT at the prevailing rate.

MORTON FRASER



Firm Name:

Morton Fraser

Jurisdiction:

Scotland and England

Address:

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Glasgow G2 5JF

Key Contacts:



Fergus McDiarmid
Partner

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Fee Schedule

Acquisitions

Price or transfers in specie with property value up to £400,000	£1,350 and disbursements
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Price or transfer in specie with value above £400,000*	By negotiation
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Disposals

Sale price/transfer out value up to £400,000	£1,350 and disbursements
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Sale price/transfers over £400,000	By negotiation
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All fees are subject to VAT at the prevailing rate.

MORTON FRASER (CONTINUED)


Management matters

Rent Deposit deed	£550.00
Renunciation of Lease	£600.00
Obtaining lender consent to grant of Lease	£200.00
Side letter	£200.00
Licence for Works	£700.00
Consent to sub-lease	£750.00
Deed of Variation	£600.00
Agreement for Renunciation of Lease	£550.00
Rent Review Memorandum	£200.00
Consent to Assignment	£750.00

All fees are subject to VAT at the prevailing rate.



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 embarkproperty.co.uk

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