



Property

Consolidated Group
Panel Solicitor Fees



Solicitor Indicative Fee Guide

England & Wales | Scotland | Northern Ireland

A comprehensive breakdown of indicative legal fees across our panel solicitors for SSAS and SIPP property transactions.

Trethowans

England & Wales

Thorntons

Scotland

Redkite Solicitors

England & Wales

Foot Anstey McKees

Northern Ireland



All fees are subject to VAT at the prevailing rate.

Trethowans — Purchase / Sale / In Specie Transfer

Full Due Diligence — England & Wales | As of February 2026

Property Value

Up to £200,000

£200,001 – £400,000

£400,001 – £600,000

£600,001 – £800,000

Above £800,000

Indicative Fee

£1,500 + VAT

£1,650 + VAT

£1,850 + VAT

£2,200 + VAT

By Negotiation

In Specie Transfer with Limited Due Diligence

Type

Freehold

Leasehold

Indicative Fee

£750 + VAT

£950 + VAT

Firm Name:
Trethowans

Jurisdiction:
England and Wales

Address:
London Road Office Park, London Road,
Salisbury, Wiltshire, SP1 3HP

Key Contacts:



Juliet Biddle

Partner - Commercial Property

E: Juliet.Biddle@trethowans.com

T: +44 1722 426982

M: +44 7393 765415

F: +44 1722 411300



All fees are subject to VAT at the prevailing rate.

Trethowans — Leases, Mortgages & Additional Work

Work Type	Fee	Notes
Preparation of new long lease to Pension Scheme, simultaneous with purchase	Min £550 + VAT	Depending on complexity
Reviewing existing long lease for suitability for pension scheme, simultaneous with purchase	£400 + VAT	
Reviewing existing occupational lease on purchase	£400 + VAT	
New occupational lease to member tenant simultaneous with purchase — Lease of Whole	£750 + VAT	
New occupational lease to member tenant simultaneous with purchase — Lease of Part	£950 + VAT	
New occupational lease to third party tenant, simultaneous with purchase — Lease of Whole	£1,100 + VAT	
New occupational lease to third party tenant, simultaneous with purchase — Lease of Part	£1,300 + VAT	
New / renewal occupational lease to member tenant, not with purchase — Lease of Whole	£950 + VAT	
New / renewal occupational lease to member tenant, not with purchase — Lease of Part	£1,150 + VAT	
New / renewal occupational lease to third party tenant, not with purchase — Lease of Whole	£1,350 + VAT	
New / renewal occupational lease to third party tenant, not with purchase — Lease of Part	£1,500 + VAT	



All fees are subject to VAT at the prevailing rate.

Trethowans — Mortgages, Licences & Other Fees

Mortgage-Related Fees

Work Type	Indicative Fee
Obtaining Lenders Consent	£450 + VAT
Mortgage, acting for lender	£600 + VAT
Mortgage, lender separately represented	£950 + VAT

Licences

Work Type	Indicative Fee
Licence to Assign with AGA (Costs usually paid by Tenant)	£1,250 + VAT
Licence to Alter (Costs usually paid by Tenant)	£1,250 + VAT
Licence to Underlet including review of Underlease (Costs usually paid by Tenant)	£1,350 + VAT

Other Fees

Work Type	Indicative Fee
Joint Ownership Agreement	£600 + VAT
Option Agreement	£1,750 + VAT
Deed of Surrender	£650 + VAT
Rent Deposit Deed	£600 + VAT
Deed of Assignment of Rent Deposit Deed	£550 + VAT
Deed of Variation	Min £600 + VAT
Tenancy at Will or Law Society Lease	£750 + VAT
Deed of Covenant with Management Company	£500 + VAT



All fees are subject to VAT at the prevailing rate.

Thorntons — Purchase / Sale / In Specie Transfer

Full Due Diligence — Scotland | As of February 2026

Property Value & Type

Up to £200,000

£201,000 – £400,000

£401,000 – £600,000

£601,000 – £800,000

£801,000 – £1,000,000

£1,000,000 +

Indicative Fee

£1,500 + VAT

£1,650 + VAT

£1,850 + VAT

£2,200 + VAT

£2,500 + VAT

By Negotiation

Work Type

Additional Fees in Respect of Purchase

Where the retained solicitor acts for the lender

Where the lender instructs a separate solicitor

Fee

£300 + VAT

By Negotiation

Work Type

New Lease

New occupational Lease to member tenant, simultaneous with purchase

New occupational Lease to 3rd party tenant, simultaneous with purchase

Reviewing existing long Lease for suitability for pension scheme, simultaneous with purchase

Reviewing existing occupational Lease for suitability for pension scheme, simultaneous with purchase

Fee

Lease of whole - £750 + VAT

Lease of part - £950 + VAT

Lease of whole - £1,100 + VAT

Lease of part - £1,300 + VAT

Lease of whole - £350 + VAT

Lease of part - £350 + VAT

Firm Name:
Thorntons

Jurisdiction:
Scotland

Address:

Whitehall House, Yeaman Shore, Dundee, DD1 4BJ

Key Contacts:



Janet McIntyre

Relationship Partner

E: jmcintyre@thorntons-law.co.uk

T: 01382 346230; M: 07548 692552



All fees are subject to VAT at the prevailing rate.

Thorntons — Other Fees

The following table provides indicative fees for various lease-related matters, mortgages, and other specific legal work from Thorntons. Please note that all fees are exclusive of VAT and disbursements and are given on the basis that the matter does not become unexpectedly complex or protracted.

Work Type	Fee
Letter of consent to assignation/sub-letting	£1,250 + VAT (costs usually paid by Tenant)
Lease Guarantee	£650 + VAT
Licence for works	£700 + VAT (costs usually paid by Tenant)
New/Renewal Lease to 3rd party tenant, not with purchase	Lease of whole - £1,350 + VAT; Lease of part - £1,500 + VAT
New/Renewal Lease to member tenant, not with purchase	Lease of whole - £950 + VAT; Lease of part - £1,150 + VAT
Deed of Renunciation	£650 + VAT
Agreement to grant Renunciation (assumes lease is not registered in the Land Register)	£800 + VAT
Rent Deposit Agreement	£600 + VAT
Rent Review Agreement	£550 + VAT
Deed of Variation of Lease (Fee will depend on commercial terms to be varied)	Minimum £550 + VAT
Obtain lender consent to grant of lease	£350 + VAT
Side letter (Fee will depend on terms to be varied)	Minimum £350 + VAT

Work Type	Fee
Break Notices	£1,250 + VAT (costs usually paid by Tenant)
Irritancy Notices	£650 + VAT
Letter Serving Schedule of Dilapidations	£700 + VAT (costs usually paid by Tenant)
Summary of diligence for outstanding rent	By negotiation



All fees are subject to VAT at the prevailing rate.

Redkite Solicitors — Purchase / In Specie Transfer

Full Due Diligence — England & Wales

Property Value & Type

Freehold — £0.00 – £249,999

Long Leasehold — £0.00 – £249,999

Freehold — £250,000 – £499,999

Long Leasehold — £250,000 – £499,999

Freehold — £500,000 – £749,999

Long Leasehold — £500,000 – £749,999

Freehold — £750,000 – £999,999

Long Leasehold — £750,000 – £999,999

£1,000,000 +

Indicative Fee

£1,350 + VAT

£1,800 + VAT

£1,500 + VAT

£1,950 + VAT

£1,950 + VAT

£2,400 + VAT

£2,300 + VAT

£2,500 + VAT

By Negotiation

Additional Fees in Respect of Purchase

Work Type

Purchase subject to existing occupational Lease

New Build / construction advice or unregistered

Mortgage by High Street Lender (also where acting for Lender)

Mortgage by High Street Lender (not acting for Lender)

New Lease to Connected Tenant (assuming no negotiation of terms within the lease and to a connected party)

New Lease of Part to Connected Tenant

Joint Purchase DOT

Transfer of Part

Fee

£550 + VAT*

By Negotiation

£700 + VAT

£850 + VAT

£1,000 + VAT

£1,200 + VAT

£350 + VAT

£350 + VAT

Firm Name:

Redkite

Jurisdiction:

England and Wales

Address:

Churchill House, 17 Churchill Way,
Cardiff, CF10 2HH

Key Contacts:



Gemma Millard

Commercial Operations and Strategy Director

E: gemma.millard@redkitelaw.co.uk

T: +44 01285 703274

M: +44 7816076048



All fees are subject to VAT at the prevailing rate.

*Per Lease

Redkite Solicitors — Sale / In Specie Transfer & Additional Work

Sale / In Specie Transfer — England & Wales

Property Value	Indicative Fee
£0.00 – £249,999	£1,300 + VAT
£250,000 – £499,999	£1,500 + VAT
£500,000 – £749,999	£1,900 + VAT
£750,000 – £999,999	£2,250 + VAT
£1,000,000 +	By Negotiation

Additional Fees in Respect of Sale

Work Type	Fee	Notes
Mortgage redemption / registered charge to deal with	£350 + VAT	
Transfer of Part	£400 + VAT	
Additional Occupational Lease Report	£350 + VAT	First Lease included in property purchase price; any subsequent charged per Lease
Rent Deposit Deed	£500 + VAT	
Lenders Consent	£325 + VAT	
Remortgage	£1,500 + VAT	Where a copy of the ROT from Purchase is provided. Lender accepts Search Indemnity and no negotiation of security documentation.
Deed of Covenant, 3rd party consent	£400 + VAT	
Statutory Declaration / Statement of Truth	£350 + VAT	
Removal of restriction or cancellation of a Land Registry Title entry to include Title closure	£350 + VAT	Does not include any work associated with title correction or amendments. If required this would be subjected to further fees advised accordingly.



All fees are subject to VAT at the prevailing rate.

Redkite Solicitors — Leases & Other Fees

Work Type	Fee	Notes
New Lease — Lease of whole out of a Freehold title	£1,500 + VAT	Where not part of a purchase transaction, for a wholly or partially owned property (assuming no negotiation of terms within the lease and to a connected party). Lease of part, price on request.
Lease Renewal	£1,350 + VAT	Where not part of a purchase transaction (does not cover negotiation of terms within the lease and to a connected party).
Exclusion of security of tenure under the Landlord and Tenant Act 1954	£300 + VAT	Per declaration / statutory declaration
Licence to Assign Lease	£850 + VAT	Connected Party assuming no negotiation and no complex terms/third parties or complex consideration matters.
Licence to Underlet	£850 + VAT	Connected Party assuming no negotiation and no complex terms/third parties or complex consideration matters.
Deed of Variation	£850 + VAT	Single clause variation. Connected Party assuming no negotiation and no complex terms/third parties or complex consideration matters.
Deed of Surrender	£850 + VAT	Connected Party, no surrender premium. No negotiation or complex terms or third party involvement.
Licence for alterations	£850 + VAT	Connected Party, simple works. No negotiation or complex terms or third party involvement.
Agreement for Lease	£1,250 + VAT	Connected Party. No negotiation or complex terms or third party involvement.
Rent Review Memorandum	£350 + VAT	Connected Party (minimum charge, fee to be confirmed once details of conditions known i.e. vacant possession, landlord's works, planning permission etc.)



All fees are subject to VAT at the prevailing rate.

Foot Anstey McKees — Purchase / Sale / In Specie Transfer

Full Due Diligence — Northern Ireland | As of 2026

Property Value	Indicative Fee
Up to £200,000	£1,500 + VAT
£200,001 – £400,000	£1,650 + VAT
£400,001 – £600,000	£1,850 + VAT
£600,001 – £800,000	£2,200 + VAT
Above £800,000	By Negotiation

In Specie Transfer with Limited Due Diligence

Type	Indicative Fee
Freehold	£750 + VAT
Leasehold	£950 + VAT

Lease-Related Fees

Work Type	Fee
Preparation of new long lease to Pension Scheme, simultaneous with purchase	Min £550* + VAT
Reviewing existing long lease for suitability for pension scheme, simultaneous with purchase	£400 + VAT
Reviewing existing occupational lease on purchase	£400 + VAT
New occupational lease to member tenant simultaneous with purchase — Lease of Whole	£750 + VAT
New occupational lease to member tenant simultaneous with purchase — Lease of Part	£950 + VAT
New occupational lease to third party tenant, simultaneous with purchase — Lease of Whole	£1,100 + VAT
New occupational lease to third party tenant, simultaneous with purchase — Lease of Part	£1,300 + VAT
New / renewal occupational lease to member tenant, not with purchase — Lease of Whole	£950 + VAT
New / renewal occupational lease to member tenant, not with purchase — Lease of Part	£1,150 + VAT
New / renewal occupational lease to third party tenant, not with purchase — Lease of Whole	£1,350 + VAT
New / renewal occupational lease to third party tenant, not with purchase — Lease of Part	£1,500 + VAT

Firm Name:
Foot Anstey

Jurisdiction:
Northern Ireland

Address:
The Linenhall, 32-38 Linenhall Street,
Belfast BT2 8BG

Key Contacts:



Andrea McCann

Partner

E: andrea.mccann@mckees-law.com
T: 028 9023 2303
M: 07747 693 760



All fees are subject to VAT at the prevailing rate.

*Depending on complexity

Foot Anstey McKees — Mortgages, Licences & Other Fees

Northern Ireland | As per TOBs 2026

Work Type	Fee	Notes
Mortgage, acting for lender	£600 + VAT	
Mortgage, lender separate representation	£950 + VAT	
Licence to Assign including AGA	£1,250 + VAT	Costs usually paid by Tenant
Licence to Alter	£1,250 + VAT	Costs usually paid by Tenant
Licence to Underlet including review of Underlease	£1,350 + VAT	Costs usually paid by Tenant
Joint Ownership Agreement	£600 + VAT	
Option Agreement	£1,750 + VAT	
Deed of Surrender	£650 + VAT	
Rent Deposit Deed	£600 + VAT	
Deed of Assignment of Rent Deposit Deed	£550 + VAT	
Deed of Variation	Min £600 + VAT	
Tenancy at Will or Law Society Lease	£750 + VAT	
Deed of Covenant with Management Company	£500 + VAT	
Obtaining Lenders Consent	£450 + VAT	



All fees are subject to VAT at the prevailing rate.

Important Information

Alltrust requires members to obtain regulated financial advice for certain pension transactions, including but not limited to benefit crystallisation, the transfer of pensions into or out of your Alltrust pension, and the transfer or purchase of non-standard investments, unless the member has been formally assessed and accepted as a Knowledgeable Investor by Alltrust.

Where advice is required, it must be provided by a suitably qualified and regulated financial adviser. That adviser must have a signed agreement with us, except in the case of transfers out, where they must simply hold the appropriate regulatory permissions. This requirement is in place to ensure decisions are made in the best interests of our members and in line with regulatory expectations.

Alltrust reserves the right to decline any instruction that does not meet this requirement.

If you are unsure whether advice is required for your specific request, please contact us before proceeding.

Alltrust Current Terms and Conditions of Business are available to view on our website.

Contact

For more information please contact:

Alltrust Services Limited
Suite 201, Warner House,
123 Castle Street, Salisbury. SP1 3TB.
T: + 44 (0) 330 838 3705
E: property@alltrust.co.uk W: alltrust.co.uk



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