

Choosing your solicitor for conveyancing services

Choosing a solicitor to help you with your house purchase or sale requires careful consideration. Speed and price are only part of the decision making. The work of a conveyancer is central to the transaction completing or, sometimes the decision to pull out.

Cost is likely to be a factor when you choose your conveyancer, but you also want to be confident that there are no important issues that are overlooked when you purchase a property or that become an issue when you sell in the future.

Purchasing a property is often the single most expensive purchase that anyone makes so time and care on the legal side of things is important.

Legal services can be accessed in different ways - in person, online, via telephone or a hybrid of services. Services that are offered online where you never see your solicitor are likely to be the cheapest. You need to think about what you want and need.

Decide what kind of services you are looking for to help you choose the best fit for your needs.

What do Alsters Kelley offer?

Alsters Kelley offers a local service to clients across Coventry and Warwickshire. We pride ourselves on being accessible so you can call us, contact us by email or come to see us.

Your matter will be supervised by a qualified solicitor. You will know who is dealing with your matter and you will have access to their direct telephone number, email address and can make appointments to see them.

We invest continually in technology to ensure that we can work efficiently to provide high levels of service.

We have a number of security policies in place to keep not only your data but your money as safe as possible.

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We invest in the development of our staff as we pride ourselves on our culture to provide a service that is Kind Helpful and Excellent.

What about referral fees? What are they?

When you buy a property, the estate agent or broker may recommend a solicitor. Recommendations can be based on commercial relationships. In such relationships a fee will be paid to the estate agent or broker by the solicitor for making the recommendation.

Be sure that you understand why the recommendation is being made.

Legal fees may be more expensive, or service limited to cover the cost of the referral fee.

Alsters Kelley do not pay referral fees to anyone for referring work. We pride ourselves on our independence. If we are recommended, it is a genuine – not because we have paid for a recommendation. We pride ourselves on our strong client database who reinstruct for future legal matters.

Ask family and friends for recommendations and check online reviews.

Comparing conveyancing fees

Prices for conveyancing vary greatly and it can be difficult to compare conveyancing quotes from different firms.

Quotes can be broken down into 3 headings:

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- Legal fees – the fees charged by the law firm for their services
- Government fees – fees charged by the government such as Stamp Duty Land Tax (SDLT)
- Disbursements – other third-party costs that are passed on to you such as Land Registry fees, bank charges and the cost of insurance indemnity policies

When comparing fees, you need to identify those that are legal fees separately from Government fees and disbursements. It may be helpful to separate fee quotes into these 3 types of fee so that you can compare the solicitor legal costs.

Be sure to understand what the quote includes. Are there additional administration fees for example if an indemnity policy is required or the property is being purchased with a mortgage? Look out for charges that are not included.

Alsters Kelley No Hidden Fees quotations

Alsters Kelley offers a no hidden fees quotation. Our legal fees are fixed. We have no hidden or additional administration fees. We do not charge additional fees for ID checks or sending money. All of our costs are included in your quote to provide you with reassurance so that you know where you stand on fees.

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