

OUR FEES

Below is a guide to the types of fees we charge for our professional services and any additional costs related to your matter. The estimated cost for your case will always be agreed upon before we start working on it and will depend on the complexity of the matter.

Please note that the fees quoted here do not include Value Added Tax (VAT), if applicable, and disbursements (expenses payable to third parties in connection with your matter). The standard rate of VAT is 20%.

IMMIGRATION & NATIONALITY

CNA Solicitors' Immigration Law and Practice is our largest area of practice. Over the years, we have continued to build and expand this area along with other areas of our practice. We specialise in Business Immigration Matters on behalf of Companies and personal/private clients. We apply a personalised touch to every matter, as every client is extremely important to us.

Some of our solicitors are also qualified in Nigeria and are highly experienced in this field, and each of our lawyers has no less than 15 years of qualification and practice experience.

The Immigration & Nationality team include Abdulrahman Ali (Principal Solicitor, admitted 2007), oy Yamah (Solicitor, admitted 2001), and Nelly Kalu (Solicitor, admitted 2002).

Business Immigration Services and Fees

Our business immigration (Points Based Systems or Skilled Worker Visa) services include but not limited to providing advice and assistance on issues in the areas below:

- Application for Sponsor Licence for Companies that wish to employ foreign workers from outside the UK, and the requirements which these companies must meet to be eligible for grant of sponsor licence. £3,000
- Assisting Companies in obtaining Certificates of Sponsorship for staff from both within and outside the UK. £1,500
- Advising Companies on how to ensure compliance with Sponsor Management System £750

Private Client Immigration Services and Fees

Our Personal or Private Client (Non-Points based Systems) Services include but are not limited to providing advice and assistance with making applications to the Home Office in the areas below:

- Spouse and Dependent Application to join a UK family member £1,750
- European family permit to join a family member in the UK £1,500
- Applications for further leave to remain in the UK £1,500
- Applications for further leave to remain in the UK £2,000

- Visit Visa Applications £1,000
- Application for a Travel Document £300
- Application for naturalisation/registration as a British citizen £1,000
- Application for UK Passport for a child born overseas £800

Immigration Appeals, Judicial Reviews and Fees

- Appeals before the First Tier Tribunals for single hearing £2,750
- Additional (adjourned) hearing £1000
- Applications for Leave to Appeal to the Upper Tribunal £1,000
- Appeal Hearing before the Upper Tribunal for single hearing £2,750
- Additional (adjourned) hearing £1000
- Professional Fees for Judicial Review Applications
(**Hourly Rate Charge Applies**, based on Solicitors Guidelines Hourly.
Rates last updated 4 January 2024. Grade A London 3, Outer London
Solicitor with over 8 years' Experience). £301 per hour

Disbursements include:

- Court fees for Lodging Notice of Appeal before First Tier Tribunal £140
- Court fees for Lodging Judicial Review Application £154
- Court fees following grant of leave to apply for Judicial Review £770

What services are included:

The work would involve:

- discussing your circumstances in detail and confirming whether this is the most appropriate application for you to make and what other options may be available to you;
- giving you advice about the requirements of the Immigration Rules and whether you meet the criteria.
- if you do not fulfil certain criteria, whether this can be overcome and how;
- considering the supporting evidence you have provided;
- where necessary, helping you obtain further evidence (such as medical records and bank statements), including taking statements of any witnesses;
- preparing your application and submitting it on your behalf;
- attendance at a Home Office interview: if the Home Office asks you to attend an interview, we will give you clear advice (and discuss the possibility of us attending with you) at the appropriate time.
- giving you advice about the outcome of the application and any further steps you need to take.

The costs quoted here do not include:

- Any Home Office fees for making the application. You will pay the Home Office directly for this as part of the application process. Please visit the Home Office website for further information about the current [Immigration & Nationality Fees](#).
- Where the Home Office refuse your application, any further advice and assistance in relation to any appeal

How long could my application take?

We cannot guarantee how long the Home Office will take to process your application. Read the current [Home Office processing times](#).

We will normally be able to submit this type of application within 2 weeks of you instructing us, but we will let you know at the earliest opportunity if it is likely to take longer than this.

Please note the anticipated number of hours and fees are an estimate based on the facts above. All applications are likely to vary, and of course, we can give you a more accurate estimate once we have more information about your specific case.

CONVEYANCING

The CNA Solicitors property team aims to satisfy your expectations to achieve the desired outcomes successfully. Whether you are buying your first home, investing in a real estate business or building a portfolio, our property lawyers are here to help you enjoy a smooth transaction.

Buying and selling a property can be risky, stressful and complicated. We are aware the property is the highest asset or investment you could embark upon. Therefore, our experienced property team of lawyers are here to give you peace of mind in the process of buying or selling your residential or commercial properties.

We keep things simple, delivering professional conveyancing services at affordable costs to meet your unique property needs. With transparent and fair pricing, our aim is to ensure you get the best deal possible.

The conveyancing team include Nelly Kalu (Solicitor, admitted 2002), Foy Yamah (Solicitor, admitted 2001), and Abdurahman Ali (Principal Solicitor, admitted 2007).

Residential Conveyancing Fees

Our legal fees cover all the necessary work to complete your transaction, whether you are buying or selling a property. This includes handling registration and dealing with Stamp Duty Land Tax if the property is in England or Land Transaction Tax if it is in Wales. Our fees are based on the selling or purchasing price as well as the Fee Earner handling your case.

We estimate our transaction fees to be 1% of the asking price, with a minimum of £1,000 plus VAT (at the current rate of 20%), in addition to disbursements.

Furthermore, we charge £45 plus VAT for each electronic fund transfer.

Disbursements

These are costs or expenses related to your transaction that are payable to third parties, such as property search fees and land registration fees. We make these payments on your behalf with your full knowledge and consent to ensure a smoother process of your matter, including property searches, as shown below. The searches vary depending on the property location and its nature.

- Regulated Local Authority Search
- Drainage & Water Search
- Groundsure Homebuyers
- Chancel Check
- Groundsure Planning

Disbursements can vary depending on the property and specific circumstances. Please see the table below for estimated costs.

- HM Land registration fee: ranging from the purchase price from £20.00 - £910.00
- Bank transfer fees: £45.00 plus VAT (20%) per transfer
- Bankruptcy search £3.00 per name
- Land Registry official copies £3.00 per document
- AML Searches £7.50 per person
- Management Pack £250 - £500 (leasehold) estimated
- SDLT Return filing Fee £150.00 plus VAT(20%)
- Notice of Assignment £50 - £100.00 (leasehold only) estimated.
- Notice of Charge fee £50 - £100.00 plus VAT (20%)
- Deed of Covenant fee £100 to £200.00 plus VAT (20%)

Details of what our fee covers plus the services provided:

- The above-estimated fees reflect the level of fee earner experience.
- The value and complexity involved with the transaction.
- Whether the property is registered or unregistered.
- Whether the property is freehold or leasehold.
- Whether there is a need to deal with a declaration of trust, deed of variation or deed of rectification
- Whether we are acting for your lender as well, plus the need to expedite the transaction.

How long will my transaction take?

We aim to complete your transaction within 6-12 weeks. However, the actual time can vary depending on factors such as:

- Property chains
- Leasehold complexities
- Issues that arise during the process

Key Stages of the Residential Transaction

- Take your full instructions and give initial advice
- Check finances are in order and carry out a full AML ascertaining source of funds and level of risks
- Get in touch with the other side’s solicitors and lender’s solicitors (if needed) to confirm your instructions
- Receive the draft legal documents and commission the property searches (purchase)

- Give you advice on all documents and information required by way of a Report on Title
- Get in touch with the Seller's lender to request their redemption statement, which will enable us to determine whether the sale proceed will be sufficient to redeem the existing mortgage
- For sales, draft legal documents and send them to the other side to enable them to commence their property searches
- Make enquiries of Seller's solicitors
- Discuss the points raised on your Mortgage Offer, but we do not have the authorisation to advise you on the financial terms of the mortgage arrangement between you and the lender. We only deal with the legal issues.
- Send finally agreed documents for signatures.
- Agree on the completion date (the date from which you become the owner)
- Carry out pre-completion searches and report to your lender
- Obtain the completion monies from the lender and redeem your existing mortgage on the property
- Deal with payment of Stamp Duty Land Tax
- Apply for the registration of the transaction at the HM Land registry
- Prepare and submit to your final accounts

Not included in the fixed fee

- Tax advice
- Detailed interpretation of planning documents except on a superficial level
- We do not give advice regarding neighbouring and adjoining properties.
- We do not draft co-habitation agreements or trust deeds
- Negotiate Financial terms and conditions.

Additional Information

- We reserve the right to increase our fees in complex cases.
- Disbursements are subject to change and are beyond our control.

CONVEYANCING - COMMERCIAL

At CNA Solicitors, we possess the skills and expertise needed to provide guidance and advice for commercial property transactions. Our team works with entrepreneurs engaged in property sales and purchases within the UK. We are dedicated to assisting you in negotiating lease terms and conditions to ensure that your best interests are protected. We provide legal advice to clarify the terms of commercial lease agreements and their implications.

Our fees encompass all the necessary work to complete your transaction, whether you are buying or selling, including registration and managing Stamp Duty Land Tax for properties in England or Land Transaction Tax for properties in Wales. Our fee is based on the selling or purchase price, as well as the experience and grade level of the Fee Earner handling your matter.

We estimate our transaction fees to be 1.5% of the asking price, with a minimum of £1,800 plus VAT (at the current rate of 20%), in addition to disbursements.

Furthermore, we charge £45 plus VAT for each electronic fund transfer.

Our services cover the following aspects of commercial property transactions:

- Take your full instructions to confirm whether the transaction is a grant of a new lease or, lease assignment, or underlease.
- If you have a new lease, you should confirm the number of years (terms of years) you agreed with the seller.
- Carry out AML check and source of funds
- Check out the other side solicitors.
- If it is a assignment, we will obtain a copy of the lease from the Land registry or from the other side as part of legal pack and advice you on the terms of the documents.
- Advice you on the Buy to Let process and tenanted property process in line with the mortgage terms (if applicable).
- We will assist you to deal with any required variations of the Lease and Surrenders.
- We can assist with the sale of your business as a going concern with the lease.
- Give advice on preliminary planning issues
- Agree on completion date and advice lender to agree on draw down date.
- Receive funds from the lender.
- Complete as agreed
- Apply and pay for Stamp Duty Land Tax.
- Register your interest at the Land Register and lodge title information and supporting documents with your lender.
- Account to you monies as may be necessary.

Additional Information

- We reserve the right to increase our fees in complex cases.
- Disbursements are subject to change and are beyond our control.