Panel of property professionals

For properties registered in England & Wales

Focussed pension administration, by Talbot and Muir April 2026

This document is part of a set, all of which should be read together:

- Terms and Conditions
- Schedule of Fees
- Permitted Investments List
- Key Features
- Self Managed Property Guide
- Property Questionnaire
- Property Admin and Risk Notice

Working with many different professionals has taught us the value that experience can add. Every year, our clients ask us to engage many hundreds of different suppliers for their property needs. Working with such an array of suppliers, we see considerable variance in the quality of service, pricing and above all the value that specialist SIPP and SSAS property experience can add.

We've used that experience to assemble a panel of property professionals who are tried and trusted when it comes to commercial property and pension schemes. Fixed pricing and service level agreements have been arranged to provide a streamlined and effective service that you can take advantage of.

Where it is confirmed to us that a panel firm is to act, but no specific firm details are provided by you, we will allocate a panel firm to act in the matter. Please be aware that panel firms are separately regulated and operated, and therefore once the firm has accepted our instructions, they are accountable for their work undertaken on the matter.

Panel of Solicitors for commercial property transactions

birketts
Next Level Law

Birketts LLP is a long established and highly successful law firm, holding a place in the Lawyer's Top 100 UK law firms and recognised in the industry's leading independent directories as a top tier regional heavyweight. With a total headcount of 1,200, it is large enough to provide specialist skills in most areas of law but small enough to maintain a highly personalised service.

Birketts' property team is one of the best regarded in the south and east of England, serving clients nationwide and is noted in Chambers as being "the strongest property team in East Anglia".

It comprises over 200 specialists dealing with all types of commercial property transactions, supported by colleagues with construction, planning and commercial expertise. The depth and range of expertise means the team can work together on major and complex transactions on cost effective terms and also deal with high volume and bulk transactions, providing clients with true value for money.

Birketts' specialist SIPP property team is led by Oliver Crichton.

Its experience, knowledge and unique understanding of the issues (including SIPP rules, scheme structures and procedures and risks) results in a seamless process for all transactions.

Contact details

Oliver Crichton (Partner)
Tel 01473 232 300
Email oliver-crichton@birketts.co.uk

Panel of Solicitors for commercial property transactions (continued)

DWF is a leading international legal business with a well-established and highly regarded real estate practice. The real estate team is one of the largest in the UK and Ireland, with over 200 specialist property lawyers operating from offices in London, Birmingham, Manchester, Liverpool, Leeds, Newcastle, Edinburgh, Glasgow, Belfast and Dublin, enabling the firm to offer significant national (and indeed global) capability, while still providing premium quality, locally delivered, tailored advice. The team acts for some of the largest institutional investors and pension funds in the UK and globally, including a number of household names.

The DWF real estate team regularly advises across all asset classes and different types of commercial property, and has particular experience in managing high-volume workstreams as well as bespoke, high-value transactions. The team's technical expertise is complemented by strong commercial awareness and a sector-focused approach — it prides itself on delivering practical, solutions-driven advice at all times. Innovation is also at the core of what the team does, with DWF being consistently ranked amongst the most innovative law firms in Europe in the Financial Times Innovative Lawyers in Europe Awards.

The DWF real estate team also draws on the firm's wider cross-disciplinary strength — including tax, construction, planning, property litigation, environmental, real estate finance, and corporate specialists — to support property transactions and broader strategic requirements. The DWF real estate team also works closely with the firm's specialist pensions team in providing specific and tailored advice from both a property and pensions law perspective on property transactions within the pensions sector. This integrated approach ensures clients receive the right advice, delivered by the right people, coupled with a seamless and consistent service across the full lifecycle of a transaction.

The team at DWF is led by James Froud (approximately 20 years' experience in City law firms) and is supported by Duntan Emmanuel, both of whom have spent their careers at leading international law firms and who have a strong background and expertise in advising on all aspects of commercial property transactions.

Contact details

James Froud (Partner)
Tel 07725 904492
Email james.froud@dwf.law

Duntan Emmanuel (Director)
Tel 07711 963253
Email duntan.emmanuel@dwf.law

Panel of Solicitors for commercial property transactions (continued)

NELSONS
Business Law | Personal Law | Investment

Part of Lawfront

Nelsons is a leading law firm based in the East Midlands with a national reach, employing over 200 people, including 50 Partners and ranked in The Lawyer's UK 200.

The Legal 500 consistently recommends our commercial property solicitors as one of the leading teams in the East Midlands, recognising us for our technical capability across the full spectrum of commercial real estate work and reflecting the consistent delivery of high-quality legal services, depth of expertise and commitment to client care.

Our highly experienced team is led by Riaz Dudhia who provides specialist legal expertise advising trustees, administrators, and sponsoring employers on all aspects of commercial property transactions within Self-Invested Personal Pensions (SIPPs) and Small Self-Administered Schemes (SSASs) across the UK.

Our team combines the technical knowledge of pensions law with extensive commercial property experience, enabling us to deliver pragmatic, compliant and commercially focused solutions on acquisitions, disposals, lease structuring, secured lending and complex title issues.

We are highly attuned to the regulatory framework governing pension scheme investments, ensuring transactions meet HMRC requirements while protecting scheme integrity and member outcomes.

With a strong track record of acting for professional trustees and scheme providers, we provide clear, responsive advice that facilitates efficient deal execution and long-term asset management.

We look to empower our clients, giving them a voice and steering them through the complex issues they face. Our core values form the backbone of how we aim to go about living out our purpose and we are committed to delivering an exceptional and proactive service from the first contact we have, through to matter conclusion.

Contact details

Riaz Dudhia (Partner, Solicitor and Head of Commercial Property)
Tel 07890 986705
Email riaz.dudhia@nelsonlaw.co.uk

Panel of Solicitors for commercial property transactions (continued)

Womble Bond Dickinson is a leading transatlantic law firm, formed in 2017 through the combination of UK-based Bond Dickinson LLP and US-based Womble Carlyle Sandridge & Rice, LLP. With over 1,300 lawyers across 37 locations in the US and UK, the firm offers a truly international perspective, combined with deep local knowledge. The firm provides a full-service legal offering, serving clients ranging from FTSE 350 companies and large private businesses to public sector authorities and charities.

Womble Bond Dickinson's real estate team is one of the largest and most experienced in the UK. Combining deep local market knowledge with international capabilities, the firm delivers tailored advice on commercial property, planning, construction, and property litigation. Womble Bond Dickinson is a trusted partner to developers, investors, and occupiers, delivering commercial solutions that secure projects and drive economic value.

Womble Bond Dickinson brings extensive, specialist experience in the acquisition, management, and disposal of commercial property within SIPP and SSAS portfolios. As seasoned property solicitors, Womble Bond Dickinson understands the technical nuances of holding property in a SIPP. Our team proactively manages the risks associated with SIPP property ownership, borrowing, and VAT, ensuring smooth completions for both individual and commercial SIPP investors. As a trusted advisor, we help clients, trustees, and providers navigate property purchases, sales, and leasing with speed and technical precision, backed by our extensive experience in private wealth and real estate finance.

The team at Womble Bond Dickinson is led by Michael Brown who has over 30 years' experience in all aspect of Real Estate matters and is supported by Keith Scott who has extensive experience in all aspects of commercial property transactions:

Contact details

Michael Brown (Partner)
Tel 01912 799379
Email michael.brown@wbd-uk.com

Keith Scott (Associate)
Tel 01912 308971
Email keith.scott@wbd-uk.com

Property - What will I pay?

Solicitor fees

The panel solicitors will all charge the same fees.

Purchase or part-purchase of a commercial property (including a transfer of a property into your plan):

Value of property	Fee
£0 - £249,999	£1,350
£250,000 - £499,999	£1,650
£500,000 - £749,999	£1,950
£750,000 - £999,999	£2,300
£1m+	to be agreed on a case by case basis

Additional charges will apply in the following cases:

Condition	Fee
If the property is a leasehold title or subject to an existing occupational lease	£300
If the property is a new build or unregistered	To be agreed at outset
If the property requires funding/ mortgage via a high street lender	£400
If a new lease is required on completion (assuming the Tenant is connected and no negotiation of lease terms required)	£750
If the property purchase is by way of joint purchase/joint title with a declaration of trust required	£400
If the purchase documentation involves a transfer of part (TP1) rather than transfer of whole (TR1)	£300

Property - What will I pay? (continued)

Sale or part-sale of a commercial property (including a transfer of a property out of your plan):

Value of property	Fee
£0 - £249,999	£1,350
£250,000 - £499,999	£1,600
£500,000 - £749,999	£1,900
£750,000 - £999,999	£2,250
£1m+	to be agreed on a case by case basis

Additional charges will apply in the following cases:

Condition	Fee
If the property is a leasehold title or subject to an existing occupational lease	£300 per lease
If there is a mortgage to redeem on completion	£200
If the sale documentation involves a transfer of part (TP1) rather than transfer of whole (TR1)	£300

Property - What will I pay? (continued)

Other charges:

Type	Fee	
Surrender of a lease	Deed	£550
	Agreement	£900
Lease reports	First lease report included in costs for Property purchase, any additional occupational lease reports charged at	£175 per occupational lease
Rent deposit deed		£500
Additional charge if the lender's consent is required for any of the above or below		£325
Re-mortgage (copy of report on Title from Property purchase to be provided)		£1,500
Deed of Covenant or third party consent		£400
Statutory declaration/statement of truth		£350
Removal of restriction or cancellation of a Land Registry title entry to include title closure		£350
	Connected tenant [1]	**Unconnected tenant**
New lease or Farm Business Tenancy for a wholly or partially owned property (does not cover negotiation of terms within the lease)	£950	£1,350
Renewal of lease (does not cover negotiation of terms within the lease)	£950	£1,350
Exclusion of security of tenure under the Landlord and Tenant Act 1954	£175 per declaration/ statutory declaration	£175 per declaration statutory declaration
License to assign a lease	£775	£950
License to underlet	£775	£950
Deed of Variation	£775	£950

Property - What will I pay? (continued)

Type	Fee	
	Connected tenant [1]	Unconnected tenant
License for alterations to premises under a lease	£600	£750
Agreement for lease (minimum charge, fee to be confirmed once details of conditions known i.e. vacant possession, landlord's works, planning permission, etc.)	£550	£825

Please note:

1 A connected tenant is a connected party as defined in section 993 of the income Tax Act 2007, and includes close members of your family and any business with which you are associated.

Please note: that all fees are subject to possible review, depending on the exact nature of the service provided, including but not limited to transactions of a more protracted/complex nature.

In the event a transaction aborts, fee will be charged in accordance with the value of time recorded subject to a cap equivalent to 80% of the solicitors' fees for the particular transaction.

All fees are subject to VAT and any Stamp Duty Land Tax and disbursements (for example Land Registry fees and out of pocket expenses) will be payable in addition.

Panel of EPC Assessors



EPC Choice offer commercial EPCs throughout the UK. Our highly qualified Commercial Energy Assessors are directly employed by us to ensure the highest levels of professionalism and the most accurate surveys available. The Minimum Energy Efficiency Standard (MEES) has been in force since April 2018 and EPC Choice are able to guide commercial Landlords through this potentially problematic legal requirement to ensure your building meets E rating and above.

In addition to a standard EPC we are able to offer the Asset Energy Report, a unique in-depth assessment of your property, which provides detailed advice on the most cost-effective ways to improve the rating not only to "E" but to "C" and beyond.

Contact details

Chris Grant
Tel 0208 522 0001
Email info@epcchoice.com

EPC Assessor - What will I pay?

Size of property	Commercial EPC fee (VAT exc)	Commercial EPC re-inspection/ review Fee (VAT exc)	Commercial EPC lodgement fee (VAT exc)	Additional cost for Asset Energy Report (VAT exc)	Additional cost for Asset Energy Report (VAT exc)
	All property types	All property types	All property types	Retail/ Industrial	Office/Leisure
less than 150m²	240	75	30	100	100
151 - 500m²	305	75	30	150	150
501 - 1000m²	380	75	30	175	250
1001 - 2500m²	480	75	30	250	300
2501 - 4000m²	680	75	30	350	400
4001 - 8000m²	805	75	30	400	450
8000m² plus	Price on enquiry	75	30	600	700

Please note: where the property type deviates from traditional retail, industrial, office or leisure use, the costing of the same may differ due to additional complexities. Where this is the case, you will be notified of the same by EPC Choice prior to an inspection taking place.

Commission

Please note where commission is payable it will be retained. Any commissions due are included within the fees detailed in this document.

For literature in alternative formats, such as Braille, large print, audio or E-Text, please call us on 0115 841 5000 (or via Relay UK on 18001 0115 841 5000).

55 Maid Marian Way, Nottingham, NG1 6GE | t. 0115 841 5000 | f. 0115 841 5027 | e. enquiries@talbotmuir.co.uk | talbotmuir.co.uk

"Talbot and Muir" is the trading name for Talbot and Muir Limited (TML) (registered in England, number 02869547), MYSSAS Trustees Limited (MYSSAS) (registered in England, number 06536701), MYSIPP Trustees Limited (registered in England, 05960426) (MYSIPP), MYSIPP Trustees (Property) Limited (MYSIPP(P)) (registered in England, number 05342981), Pension Partnership SSAS Trustees Limited (PPSSAS) (registered in England, number 05762695), Pension Partnership SIPP Trustees Limited (PPSIPP) (registered in England, number 05635197), Pensions Partnership SIPP Trustees No 2 Limited (PPSIPP2) (registered in England number 08677314), Oval Trustees Limited (OTL) (registered in England, number 02711042), T M Trustees Limited (TMTL) (registered in England, number 03094287), The Ward Mitchell Trustees Limited (registered in England, 03006247) (TWMTL). TML, MYSASS, MYSIPP, MYSIPP(P), PPSASS, PPSIPP, PPSIPP2, OTL, TWMTL, TMTL, have their registered office at Suite B & C, First Floor, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP. TML (in respect of its operation of self-invested personal pensions) is authorised and regulated by the Financial Conduct Authority. TML and TMTL are members of a VAT group with VAT registration number 514 0358 80. All companies are wholly owned subsidiaries of Nucleus Financial Platforms Limited (registered in England, number 06033126) whose registered office is at Suite B & C, First Floor, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, and are members of the Nucleus Group. Further details of the Nucleus Group can be found at nucleusfinancial.com. (12/25)