

Alerts

Warning: Stamped document misusing the name of S H Solicitors Ltd

14 July 2025

A stamped TR1 document has been sent to His Majesty's Land Registry misusing the name of S H Solicitors Ltd.

What is the scam?

The SRA have seen a stamped TR1 'Transfer of whole of registered title' document for a residential property, which is claiming to be stamped and signed by the genuine firm of solicitors S H Solicitors Ltd.

The document seen by the SRA carries a bogus 'stamp' that misuses the name and head office address of the genuine firm (see below for details of the genuine firm). The false stamp states the name of the firm as 'SH SOLICITORS' when the stamp of the genuine firm would read 'S H SOLICITORS LTD'. The stamp of the genuine firm would also include their email address and telephone number, which the false stamp does not.

The above document seen by the SRA also purports to be signed by an 'Adam Khan'.

The SRA does not authorise or regulate a solicitor called Adam Khan who works at S H Solicitors Ltd. However, a person by this name is employed by the genuine SH Solicitors Ltd as a Paralegal/ Administrative Assistant (see below).

Is there a genuine firm or person?

The SRA authorises and regulates a genuine firm of solicitors called S H Solicitors Ltd. The firm's head office address is 260-262 Dudley Road, Birmingham, B18 4HL, England. Its email domain is @shsolicitors.com. The contact number for the firm is 0121 558 5064 and the firm's website address is <http://shsolicitors.com/>.

There is also a genuine individual named Adam Khan who is employed by the genuine firm of solicitors S H Solicitors Ltd. The genuine Adam Khan can be located on the website of the firm (see above).

The genuine firm of solicitors S H Solicitors Ltd and the genuine Adam Khan have confirmed that they do not have any connection to the stamp, or the document referred to in the above alert.

What should I do?

When a firm's or individual's identity has been copied exactly (or cloned), due diligence is necessary. If you receive correspondence claiming to be from the above firm(s) or individual(s), or information of a similar nature to that described, you should conduct your own due diligence by checking the authenticity of the correspondence by contacting the law firm directly by reliable and established means. You can contact the SRA to find out if individuals or firms are regulated and authorised by the SRA and verify an individual's or firm's practising details. Other verification methods, such as checking public records (e.g. telephone directories and company records) may be required in other circumstances.