

Residential Property Services at Farrer & Co



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About us

Farrer & Co is synonymous with the highest quality legal advice and service.

We advise individuals, families, businesses, financial services, educational and not-for-profit organisations on every aspect of the law, wherever the need arises. From our offices in London we work with trusted professionals around the world to deliver a seamless international service.

Our clients present us with complex and varied challenges. Whether that's a complicated family trust issue, a multinational corporate transaction, or an emerging threat to their reputation, they need clear thinkers who can advise on the best solutions, fast thinkers when speed is of the essence and agile thinkers who can produce a fresh approach to get the job done.

That's why they choose us.



Jeremy Gordon
Senior Partner

“

Partners are very much involved and lead their teams, which cannot be said for all real estate firms. A hands on approach, without interfering, offering a smooth transaction. All members of the team we've worked with are extremely knowledgeable, sensible, practical and communicate! The service is a cut above the rest and Farrer & Co is the top law firm we recommend to discerning clients.”

- Legal 500 2023

Residential property services at Farrer & Co

Whether you are racing to complete on a new family home before the start of the school year, exploring investment properties in prime parts of London or structuring a complex finance package for a new development, every residential property transaction comes with its own challenges and time pressures.

We have one of the largest teams of dedicated residential property lawyers in the sector. We advise clients from all over the world, including individuals and families, developers and private banks, across every aspect of buying, financing and selling residential property.

We are recognised as leaders in the sector because of the breadth and quality of our technical expertise, and were recently awarded 'Residential Property Team of the Year' at the Chambers High Net Worth Awards 2020. The team is ranked as top tier advisors across the country in both of the leading legal directories, Legal 500 and Chambers High Net Worth for 2020. Our work spans transactional residential property and secured lending work, advising on specialist areas including planning, construction, offshore trusts, buying and selling property holding companies, tax issues and leasehold enfranchisement.

With a successful track record acting for exacting clients with the highest standards, we understand the value of responsiveness and good communication in every transaction. We work to your schedule and match our service to your needs.

Operating at the heart of the prime residential property sector for decades means we have built an extensive network of professional contacts. Clients often call on our connections with buying agents, mortgage brokers and banks, or our knowledge of the best heritage consultants, structural engineers, landscapers and interior designers.

Understanding your transaction

We understand that property transactions can be stressful and emotional. Having a clear understanding of the process can help in ensuring that the transaction proceeds smoothly.

We have detailed guides on the purchase process in English, Mandarin, Arabic, French and Spanish which we will happily share with you on request.

There are four stages to a typical transaction:

1 Making your offer/
reservation of the property

2 Exchange of contracts

3 Completion

4 Post-completion and
registration

We will guide you through the whole process and keep you informed as to progress and time frames.

Recent transactions

The last 12 months have been a busy and varied period for the Residential team and we continue to be active in the sale, purchase and finance of property at all levels of the market. We are delighted to have been involved in some particularly eye-catching transactions including:

- Sale of a Notting Hill house with subsidence issues;
- Purchase of a Special Purchase Vehicle holding a newly constructed property for £108,000,000;
- Purchase of London's most expensive ever apartment on a £ per square foot basis off-plan;
- Acting for a private bank in securing a first legal charge over a country estate consisting of residential, commercial and rural properties;
- Entering into an option agreement to buy a disused Catholic mission-house and pensioners club by way of sub-sale for conversion into residential apartments;
- Purchase of a mixed-use country estate comprising residential, commercial and agricultural land subject to existing tenancies for £30,000,000;
- Sale of a recently developed Surrey estate in excess of £20,000,000.

In a challenging market, exacerbated by a complicated tax climate, our clients continue to appreciate our excellent service and collaborative approach to residential property transactions.

We pride ourselves on delivering a first-class service, and through working closely with our tax-specialist colleagues, we believe we are well placed to address any issue that may arise in your UK property dealings.

“

An outstanding team for residential conveyancing. Exceptional experience and knowledge throughout the team but also extremely approachable and excellent bedside manner. I know I can recommend them in the full knowledge that clients will get an exceptional service.”

- Legal 500 2023

Meet the team



Laura Conduit, Partner

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Laura deals with sale, purchase and mortgage transactions for all types of residential property, whether freehold or leasehold, town or country but she has a great deal of experience in the prime central London market. She particularly enjoys a fast-paced deal and has an excellent track record for delivering quality advice.



Annabel Dean, Partner

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Annabel advises on all aspects of the acquisition and management of real estate, particularly residential property. Her clients include individuals, trustees and landed estates. Annabel also has a great deal of experience acting for lenders taking security over property.



Edmund Fetherston-Dilke, Partner

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Edmund's practice has grown over many years to include agricultural estates work, residential and commercial property. This breadth of experience benefits clients, many of whom have a wide variety of property interests. His clients vary from institutional land owners, charities, and property companies to individuals and farmers.



Laurie Horwood, Partner

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Laurie acts for individuals, institutions, private banks and others on property transactions with a particular focus on high-value residential properties. He has acted for many of his clients for many years as their property interests have become more valuable and complex.



Hugh Wigzell, Partner

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Hugh is a residential property specialist experienced in high-value conveyancing and acting for both banks and borrowers in secured lending transactions. In particular, Hugh has extensive experience in acting on new-build acquisitions and sales, and frequently represents purchasers based outside of the UK.



Kate Chatters, Senior Counsel

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Kate has many years of experience acting for individuals and estates in relation to a wide range of rural and urban property work. Her particular expertise is in landlord and tenant law, with a focus on advising all parties in relation to rights under the enfranchisement legislation.



Lindsay Cunningham, Senior Counsel

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Lindsay provides practical advice on a wide range of residential property matters, in particular the sale and acquisition of high-value freehold and leasehold property. She has a varied practice which includes dealing with new build acquisitions, property-related probate matters and providing property finance advice.



Francesca Steel, Senior Associate

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Francesca is experienced in working on high-value residential transactions including freehold and leasehold sales and purchases as well as acting for a number of private banks on secured lending transactions. In addition, Francesca also deals with transfers of equity and property management.



Jenna Whistler, Senior Associate

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Jenna focuses on acting for both purchasers and sellers of high-value residential property. She also acts for lenders in relation to the financing of residential property.

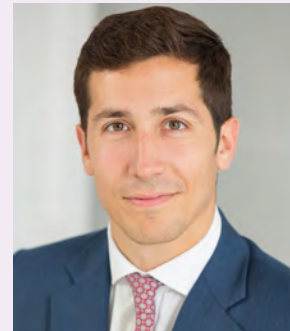


Drusilla Bridges, Associate

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Drusilla advises on all aspects of residential property, assisting clients with sale and purchase transactions of both freehold and leasehold property, financing, lease extensions and all ancillary matters that arise from owning a high value residential asset.



Adam Fletcher, Associate

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Adam assists on a range of transactions with a residential property focus, particularly high-value freehold and leasehold conveyancing in London and the surrounding area. He also has experience in secured lending work, acting for borrowers and financial institutions.



Piers King, Associate
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Piers advises on the sale, acquisition and finance of high value residential property, particularly in prime central London and the West Country. His clients include individuals, trusts, investment companies, and lenders taking security over property.



Sally Lane, Associate
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Sally has over 20 years' experience dealing with all aspects of the sale and purchase of residential property, both leasehold and freehold. She also specialises in property assets vesting bona vacantia or escheat in the Duchy of Lancaster and the Duchy of Cornwall.



Heather McDonald, Associate
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Heather is experienced in the prime central London market dealing with all aspects of residential property work for both domestic and international clients. Her work involves a wide range of transactional and advisory matters including the acquisition and disposal of freehold and leasehold property and secured lending transactions on behalf of both borrowers and lenders.



Alicia Rice, Associate
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Alicia advises on all aspects of high-value residential property, for both domestic and overseas clients, including purchases, sales, re-finances, acting for private lenders and other associated matters.



Simmone Rodrigues, Associate
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Simmone acts on a range of high-value residential property transactions including sales and purchases of both freehold and leasehold properties as well as transfers of equity. She also deals with secured lending work and the disposal of new-build plots.

Complementary services

Private Client Services

At Farrer & Co we pride ourselves on our ability to bring our collective experience – experience which has been earned through working with families over many generations, looking after their national and international assets – to create strategic and practical solutions to the issues which clients face. These may relate to:

- Succession planning
- Will preparation
- Probate and the administration of estates
- Tax, tax risk and tax planning
- Immigration
- Dealing with mental incapacity/capacity-related issues
- Contentious family or probate disputes
- The structuring of art, heritage, cultural or other unique assets
- Wealth preservation more generally

Our talented lawyers have the skills and understanding to provide pragmatic and strategic advice around the issues clients face on a daily basis. Whatever your background, or issue you are facing, you can be assured that we have the in-depth sector knowledge and experience to help you address your concerns.



Nick Dunnell, Partner

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Banking & Finance

We have an established banking and financial services practice made up of some 20 lawyers who look after a range of clients, including private banks, wealth managers, asset managers as well as individuals and corporates. Our finance lawyers advise on all aspects of financing and security matters, whilst our regulatory and fund lawyers help clients navigate the complex legal and regulatory landscape and bring new funds and services to market.

We provide technically excellent advice, and always seek to provide the best possible service for our clients however big or small the project. Our clients frequently ask us to help on complex matters which require input from both our finance and regulatory lawyers, and we can draw on other expertise from across the firm as needed to ensure a complete service is provided.

We have an in-depth knowledge of banking and financial services law and practice, enhanced by years of experience including client secondments. We provide additional support to clients in terms of regular seminars, briefings and in-house training.



Martin Blake, Partner
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Commercial Property

We have a long-standing reputation for the breadth and quality of our expertise in advising clients on every aspect of the commercial property market. Clients choose us because they are confident we can tailor a team to suit their exact needs, whether on a time-sensitive acquisition or disposal, major capital project, complex West End development scheme or substantial piece of investment work.

Our commercial property specialists have many decades of experience in real estate, and, with a fully partner-led service, whatever the issue, we offer sound commercial advice and solutions, rather than just legal analysis.

Our practice incorporates every aspect of investment and development in commercial property, in both a domestic and international context. Our clients include funds, private property companies, funders, developers, investors, occupiers, high net worth individuals, family offices, landed estates, and City freehold institutions. We advise in relation to commercial property, property finance, the private rented sector, hotels, student accommodation, assisted living, landed estates, urban extension and significant capital development projects.



Mark Gauguier, Partner
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Corporate

Farrer & Co's Corporate team has market-leading expertise in complex, high-value transactional and advisory work. We are recognised as being pre-eminent in the private capital sector. Our clients include global high net worth individuals and their businesses, investors, established entrepreneurs, international family offices and trust companies as well as management teams and individual executives.

We have particular focus on the private wealth and financial services sectors as well as publishing, education, media and professional practices. With strong links to the global wealth management community, a significant volume of our corporate work includes an offshore element and we deal regularly with assets in the Middle East and the US as well as the major offshore jurisdictions, such as the British Virgin Islands, Cayman Islands, Jersey and Guernsey. A range of our work is listed below.

- Mergers and acquisitions
- FCA and PRA regulated transactions
- Fundraising and investment
- Reorganisation and restructuring
- Joint ventures
- Private equity
- Offshore SPV transactions
- Alternative exits and succession planning
- Corporate governance



Jonathan Haley, Partner
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Property Litigation

Property disputes cannot always be avoided and are sometimes necessary. We approach disputes proactively and strategically with the intention of resolving them quickly and pragmatically. Sometimes this is possible through negotiation and mediation but if necessary we deploy our extensive court and tribunal experience in order to protect our clients' interests.

The team regularly handles complex, valuable and high-profile disputes including:

- Contractual interpretation, including development agreements and agreements for sale and purchase
- Enforcement, removal or modification of restrictive covenants
- Adverse possession and trespass
- Rights of way, boundary disputes, rights to light and party walls
- Determining beneficial interests in property
- Collective enfranchisement, lease extensions and tenants' right of first refusal
- Professional negligence

We help our clients to navigate disputes when they arise, providing high-quality bespoke advice. We can also share with our clients the benefit of our long-established links with other property professionals such as specialist surveyors and valuers to act as experts and advisers when needed. Our approach helps us to deliver tailored solutions to our clients' issues and disputes when they arise.



Siobhan Jones, Partner
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Immigration

We understand that the decision to relocate, whether for families or businesses, is never taken lightly and that the process of relocation can be stressful. This is only compounded by the UK's ever-changing legal framework around immigration. We therefore strive to facilitate a smooth and stress-free immigration process for our clients.

We work closely with our clients, their family offices, our colleagues, and a wealth of international advisers across various jurisdictions to understand our clients' full needs and circumstances. We arrive at practical and bespoke solutions, putting in place comprehensive and coordinated immigration strategies which take into account a wide range of considerations, such as tax planning and children's educational needs.

Drawing on our wide-ranging expertise, we manage complex cases which often fall outside the scope of the immigration rules, or where previous visa non-compliance or refusals have left clients in difficult situations. Our team has many years' experience working with the Home Office, achieving excellent outcomes for clients previously facing immigration difficulties. Where we need to, we act for clients in judicial review applications, administrative reviews and appeals.

High net worth individuals and families come to us for strategic advice and an overview of the most suitable immigration routes available to them. This often involves investor visas, spouse visas, student visas for their children, and visas for relatives either wishing to visit or permanently settle in the UK.

Overseas businesses come to us looking to obtain working visas for their senior executives, as do entrepreneurs looking to expand their businesses in the UK. Similarly, we act as trusted advisers to UK employers on everything from sponsorship licence applications and securing visas for talent shortages, domestic workers, and temporary staff.



Elena Hinchin, Partner

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“

Farrer & Co are always so straightforward to deal with and incredibly knowledgeable on the various issues we work with them on...I'd go as far as to say they're probably the leading team in the London market, in terms of scale”

- Chambers and Partners HNW 2022



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