

HUNTERS
INCORPORATING
MAY, MAY & MERRIMANS



Residential Property

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We handle all legal matters relating to the sale and purchase of freehold and leasehold property and the issues arising from the ownership or management of residential property.

We provide an expert service to everyone from first-time buyers to experienced property owners: carefully explaining all aspects of a purchase or sale, mortgage and survey. We work closely with our Private Client team to deal with any tax or succession issues.



Buying or Selling your Home

Our Residential Conveyancing team acts for clients buying or selling houses, flats 'off plan' property, new-builds, country houses, retirement property, houseboats. In short, homes.

Buying a home should be a pleasure. We aim to provide excellent communication and efficient service throughout. But problems can arise on any purchase. When they do, we will alert you, explain everything clearly, set out the options and suggest a way forward.

Selling a home should be an efficient process. We would strongly encourage you to contact us at the very early stages of a property sale; ideally before it goes on the market.

You will always be able to refer to a Partner; and we will advise you on every legal aspect of the Buying or Selling process.

We are members of the Law Society CQS and on the panel of most major lenders.

Extensions and Alterations

Whether you wish to undertake works to your own property, or might be affected by works nearby - we can advise you on the implications.

If you pays to consult us at the earliest possible stage. Some of the following arise fairly quickly, and are best considered at the outset:-

- Planning Permission and Listed Building Consent
- The Building Regulations
- Landlord's consent – is consent required; can it be refused?
- The Party Wall Act, and The Access to Neighbouring Land Acts
- Mains, Drains and Sewers Funding for repairs and alterations; and lender's consent
- Restrictive Covenants and Title restrictions
- Trees and Hedges; and, increasingly, advising on the disputes they can cause.



Transactions by Non-UK Residents

We are highly regarded in tax, trusts and other arrangements for non-domiciled and non-resident individuals and/or companies. We regularly act for foreign entities on their acquisition or disposal of UK residential property.

When you require specific advice on the interrelation of UK tax and offshore tax structures, our Residential Property team will work with our Private Client team.

We also advise non-residents to contact us (on a sale) very early so that we can prepare the necessary paperwork. In a purchase, it is essential to hone up your documents, tax and jurisdictional advice before you make an offer.

Residential Investments and Buy to Let

The residential investment market remains strong. We act for many investors acquiring or disposing of residential property including: the purchase or sale of residential property portfolios, auction purchases, and an increasing number of buy-to-let investments.

On a purchase, we will advise you on every legal element of the transaction, in particular the terms of any occupational leases or tenancies. If required, we will attend the auction on your behalf. We are panel solicitors for most major mortgage lenders and act for them where necessary.

On a sale, we will prepare a comprehensive pre-sale bundle and attend to every formality before exchange and completion. Where appropriate, our tax team can work closely with you to manage the relevant fiscal elements.

Mortgages for Lender and Borrower

Property values often fluctuate, but mortgages remain part of most purchases and sales.

We are regular panel solicitors for most major mortgage lenders, and can also accept their instructions to act on your purchase. Where we act for you and your lender, our fee estimate will include provision for the work involved in the mortgage elements.

We also act for banks and other lending institutions as independent advisers. Equity Release Schemes are complex; and rarely the simple products that are advertised. We can advise you on the implications and deal with the formalities.

Client Testimonials

"Hunters and its component parts have done all I could have asked for."

"Hunters service and that of James Vernor-Miles was fantastic throughout – a huge help."

"Very little that I can think of to improve."

"All went extremely smoothly, for which many thanks."

"Being able to place your trust in a quality conveyancer takes all of the pain out of a house purchase."

"First class service and advice as always."

"No room for improvement!"

"I am new to these kind of things and felt rather 'lost', but Mr James Vernor-Miles made me feel at ease and explained everything clearly."

"The whole matter was handled promptly, efficiently and courteously."

"Excellent service as always."

"Excellent consistent service, as always a pleasure to work with you."

Easements, Covenants and Boundaries

Land ownership carries rights and responsibilities. Some are obvious: the right to reach one's front door via a pavement; the responsibility to avoid your trees causing harm to your neighbours' property. Others less so: the right to ride a horse or bicycle down a track, but not a tractor or car; the responsibility to maintain a boundary fence or a shared drain.

Longstanding covenants may impose legal restrictions on your use of your own land; conversely, your land may have the benefit of them, which you may be able to enforce, or release for a substantial consideration.

Boundary disputes are not always caused by antagonism: often the property title deeds are unclear or inconsistent, so each reasonably believes they are the injured party. Where settlement proves impracticable, we will represent you before the Land Registry Adjudicator. Such disputes are highly complex, requiring our technical expertise.

Tenancies and Short Leases

We regularly act for flat and house owners who wish to extend their leases - whether under statutory procedures, or where statutory rights do not apply (particularly on The Crown Estate), but a Landlord is prepared to grant an extension.

We will advise you on the eligibility criteria, the choice of a valuation surveyor, and will deal with all necessary notices. We work closely with our Litigation team, if attendance at the Tribunal is necessary. On conclusion, we handle the drafting or amendment of the lease extension document, and the stamp duty, registration and mortgage formalities.

Lease extension is not inevitable and one-sided: accordingly, we are retained as advisers to many estates, freeholders, intermediate landlords and management companies in connection with their rights and responsibilities.

Buying your Freehold

Many owners of long-leasehold houses have the right to buy their freehold. A similar right can also be available to a group of owners of long leasehold flats in a block.

We advise on the various elements, including:-

- Assessing eligibility
- Instructing valuers and surveyors
- Financing the purchase
- Participation agreements
- The statutory notices
- Attendance at tribunal
- The creation of new long leases for applicable flats following enfranchisement

Enfranchisement is neither one-sided nor inevitable. We advise freeholders, intermediate landlords and management companies on their rights and responsibilities.