

HAROLD BENJAMIN

POCKET GUIDE

Property development
& construction



Who we are

Our Property Development, Planning and Construction team, headed by Huseyin Huseyin, has specialist in-depth experience in all aspects of residential and commercial development including the acquisition of development sites, planning and estate development, joint venture agreements and consortium management

Dealing with major strategic land promotions and assembly throughout Southern England and the Midlands, the team advises on options land acquisitions and collaborations as well as joint venture agreements, to enable coherent delivery and ultimate development of these large projects both for individual clients and groups of developers.

The team has sites under development which amount to over 1,700 plots and is acting as consortium solicitor for a number of national developers in connection with various major development areas involving between 180 and 3,000 homes.

They have also recently concluded advising on various London developments, both regeneration and new build, involving a 10,000 unit new town development area and sites of 250, 140 and 120 mixed-use schemes and are currently acting on Greenfield schemes throughout the country with between 1200 and 4500 units and also commercial development sites.

The team is advising on construction documentation for mortgagees providing real estate funding for both commercial and residential developments to include financial structuring between various investors and banks.

Our team



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How can we help?

Acquisition of Land and Buildings for Redevelopment

- Acquisition Contracts
- Construction
- Contracts conditional on planning permission to be granted
- Negotiations on planning agreement and community infrastructure
- Overage and claw-back agreements
- Planning
- Land options
- Utility agreements

Strategic Land Acquisition

- Collaboration agreements
- Conditional contracts
- Infrastructure agreements
- Joint venture agreements
- Option agreements
- Overage agreements
- Planning
- Pre-emption agreements
- Promotion agreements

Plot Sales

- Speed of response to reservations and problems during the sales process is vital. Our dedicated Plot Sales team is always aware of the needs of clients to maximise their sales and cash-flow within tight timescales
- Plot sales online update system
- Weekly written progress reports on plot sales delivered via email or fax
- Daily telephone and email contact with key personnel
- Drafting estate sales documentation
- Designing management and service charge regimes in consultation with sales and technical personnel and external managing agents
- Dealing with an average of 300-plus plot sales every year
- Acquisition and disposal of part-exchanged properties
- Bulk sales of units to investors
- Disposal of ground rents (freehold reversions)
- Sales and leaseback arrangements for show homes and sales offices
- Rental guarantee agreements for investor purchasers
- Advising on and operation of various sales incentive schemes
- Documenting equity sharing relationships entered into by purchasers
- Attending overseas off plan sales events
- Recommended solicitors acting for buyers on new build sites

Highlights

Advising on a number of major, long-term strategic development schemes for residential, commercial and retail use as well as substantive infrastructure.

Appointed to commence work on 21 development sites with individual plot sales totalling in excess of 1,750 homes.

The acquisition of 20 development sites for immediate land development all located within London and the South-East.

Advising on a major development area in Buckinghamshire comprising 3,000 homes, a retail store, a district centre and employment area of 22 acres, a major relief road and a 1,500-place school.

Acting for National and South-Eastern housing developers in respect of residential developments in Northamptonshire (350 homes), in Essex (180 homes), in Bedfordshire (1,450 homes) and in Surrey (50 homes).

Acting for developers in North London in respect of three developments in excess of 100 homes in each development.

Acting for a developer and landowner on the development of a 29-storey residential tower in North London comprising 190 apartments as well as retail and restaurant units.

Completing a Joint Venture Agreement with a local authority for 250 homes, acting for the developers.

Who we work with

259 City Road Ltd
Allied Irish Bank
Banner Homes Ltd
Bellwood Homes Group
Bouygues (UK) Ltd
Byrne Group Residential Ltd
Cavanna Homes (South West) Limited
Comer Homes Group of Companies
Davis Estates (Southern) Ltd
Groveworld Group of Companies
Harcourt Developments Ltd
Jaysam Contractors Ltd
JS Bloor Homes Ltd
Kier Living Ltd
Mackenzie Homes
Matthew Homes Limited
Martin Grant Group of Companies
Metro Bank
NatWest/Royal Bank of Scotland Plc
Orion City Road Trustee Limited
Redstone Residential
Sherrygreen Homes Ltd
Taylor Wimpey UK Ltd
Tesco Stores Ltd (Residential Estate Development)
Turner Properties Ltd/ATA Estates Ltd
Wallis Road Developments Ltd
Westcombe

What they say

"The firm acted with diligence, caution and steadfastness that, at times, I felt went beyond the call of duty. Great service. I'll be back for more."

"The commercial property department continues to fly the flag for this Harrow-based firm."

"I would like to place on record my appreciation for all the work you have done – it has been professional, pragmatic, authoritative and helpful."

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