

# HAROLD BENJAMIN

## POCKET GUIDE

Property development &  
Construction



## Who we are

Our Property Development, Planning and Construction team 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 acts as consortium solicitor for many national developers in connection with various major development areas involving hundreds and thousands of homes and plot sales.

With experience in developments, both regeneration and new build, including a 10,000 unit new town development area and sites of 250, 140 and 120 mixed-use schemes and Greenfield schemes throughout the country with unit sizes exceeding 4000 in some cases, and including commercial development sites, the team has deep experience in dealing with complex and large numbers of cases.

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

## Core team



### **Chris Snodin**

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### **London Office**

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### **Harrow Office**

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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  
Grovetworld 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

*"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."*

*"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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