



Property development advice from HCR

With you, brick by brick

Developing property can be complicated. Add to that the current economic climate and it makes sense to work with specialist development lawyers you can trust. We start with your end goal in mind by talking to you about your exit plan, and we help you get there with speed and commerciality.

We spot the issues before you know they exist

Development too far from the water mains?

Restrictions on what the land can be used for?

Tree preservation order in place?

Because we've worked in property development for so many years, we can spot the issues and help identify solutions before they cost you more time and money. Whether that includes negotiating on your behalf, recommending you take out insurance, or perhaps advising you to take a commercial decision on ignoring the less risky issues – because we know you and what you're trying to achieve, our advice always has your best interests in mind.

Fast, efficient, tried and tested

Our property development team is:

- Fast and efficient
- Focused on protecting your cash flow and bottom line
- Experienced in all aspects of the development cycle.

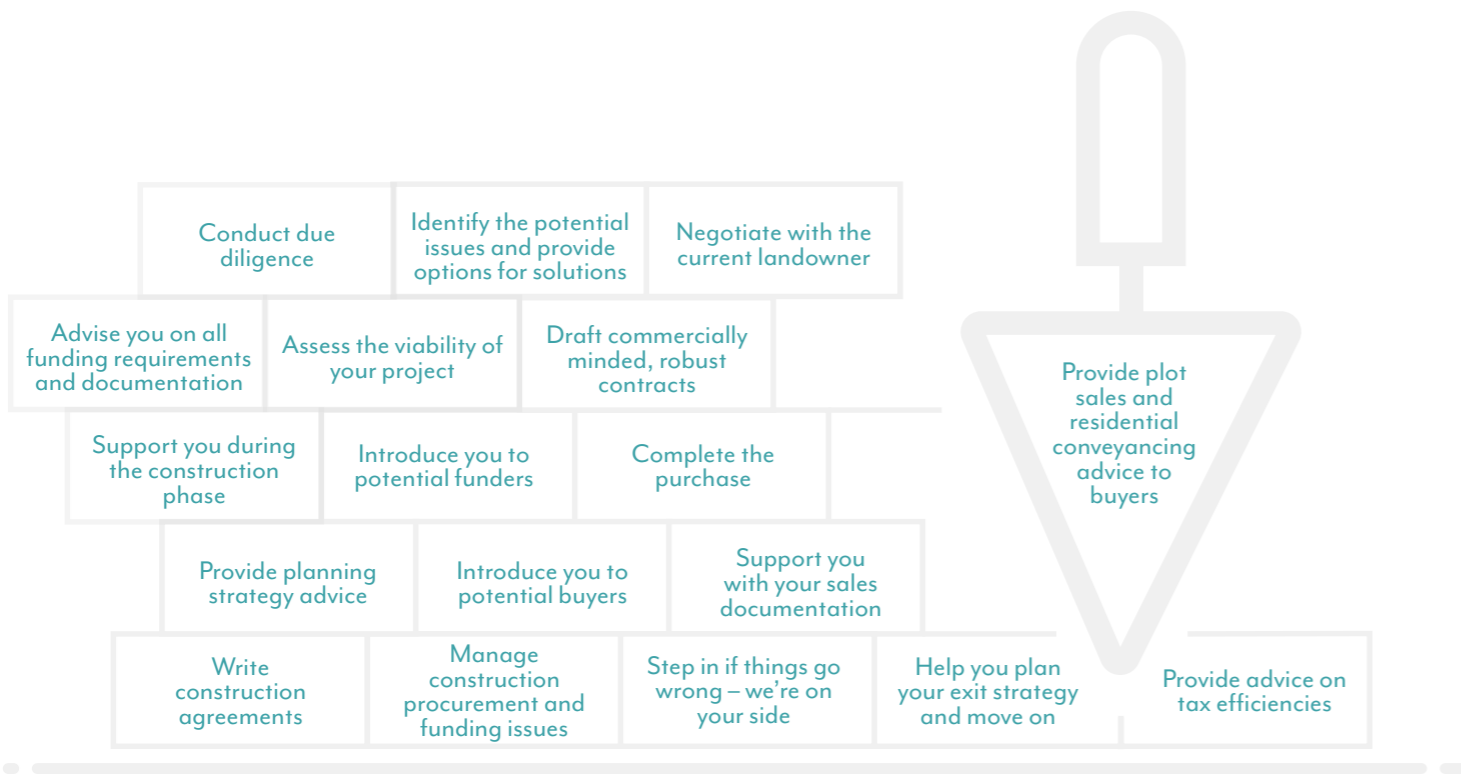
**A PASSION
FOR PEOPLE**

hcr
harrison clark
rickerbys solicitors



The building blocks of success

Our full service team can help you with every brick in your development.



How can we help?

Construction and Engineering

Development and lease agreements, construction contracts and professional appointments, PCGs, bonds and warranties. Advice on procurement and funding issues. Construction phase risk analysis and management. The avoidance and management of construction disputes.

Tax (SDLT/VAT)

Tax advice and planning at the outset of a development.

Land Acquisition

Buying, selling or dealing with development land, including conditional contracts, joint ventures, development agreements, option agreements and land promotion.

Planning and Highways

Planning and negotiating Section 106 / Community Infrastructure Levy, section agreements, compulsory purchase, public rights of way, tree preservation orders, or listed buildings.

Plot Sales

Site set-up, Land Registry approval of estate layout plans and disposal of plots by way of freehold transfer or long lease.

Real Estate Finance

Funding the development of your commercial and residential property portfolio and refinancing your property portfolio.

Dispute Resolution

Avoid, manage and resolve development issues, wherever they arise.



There are more than 70 lawyers in our specialist real estate team





Case study #1

Our client is a Birmingham-based developer delivering around 1,500 residential homes annually. They were frustrated that they were unable to complete sales as quickly as they would like to, because they were using a panel of small, independent solicitors to whom they referred their buyers, that simply were just not quick enough. This caused the client issues – their reservation documentation stated exchange could happen within 28 days but the reality was closer to 90 days.

We stepped in and helped the client re-think their process. We approached each new development by conducting a robust due diligence exercise meaning we could then draft template documentation which we could subsequently, rapidly bespoke for each buyer. This cut the exchange time down, improved our client's cash flow and delivered a better result for their customers. It was win-win.

Case study #2

A development of student accommodation was not progressing towards completion. We supported the developer and his construction professionals by applying our construction management and contract administration experience to analysing the circumstances and providing advice that avoided any formal dispute with the main contractor. The construction phase was completed on time without the main contractor ever being aware of our input.



Hatchbury have been using Harrison Clark Rickerbys for a number of years with regards to all legal matters for our residential property development business. They have always shown fantastic professionalism in dealing with all matters, whether it be Mark Carter's general counsel, Lucinda Baker's expertise in dealing with all construction issues or being able to lean on Harry Bengough's knowledge of finance.

Always available, Harrison Clark Rickerbys' staff can be relied on for providing well thought out advice, which ultimately provides a solution to all problems. The ability to lay out the full picture and break it down to make it understandable is a great trait and one that ensures that all individual cases all dealt with efficiently and on time.

We have greatly enjoyed working with all of the team and will continue to do so for many years to come.



John Kennedy, founder of developer, Hatchbury



Meet the team



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