



myerson

Myerson **Property**

Our Guide to Property Developer Disputes

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Welcome

Why Myerson?

At Myerson, our Real Estate Litigation solicitors are experts in advising on all aspects of property disputes. We are the firm of choice for both landlord and tenants of commercial properties. We act as trusted advisers, resolving all aspects of property disputes and providing positive outcomes.

As a Top 200 UK Law Firm, we are also proud to be ranked in many legal disciplines as '**Top Tier**' in the prestigious international directory **The Legal 500**, providing a truly bespoke and personal service.

All of the solicitors in our real estate litigation team are specialists and have a detailed understanding of real estate law and procedures. Your matter will be handled discreetly and efficiently.

Our specialist, dedicated team of property dispute solicitors have in-depth knowledge and a wealth of expertise in both bringing and defending complex and high-value matters.



Developer Disputes

We help developers resolve disputes promptly so that they can focus on developing their site without the distraction of a legal dispute.

Disputes that relate to a development can be dealt with in a variety of ways depending upon the dispute that has arisen and the relationship between the parties.

Some disputes will involve Court proceedings being issued or arbitration being commenced whereas other disputes may be better dealt with through a negotiated settlement.

We assess each matter on its facts and will outline all of your options and advise you on the best course of action depending upon the objective you want to achieve.

Our Expertise

Clearing a site of existing tenants/licensees

One of the first stages of any development will be to clear the site from existing occupiers. We can review the basis upon which they occupy the site and prepare a strategy with you to obtain vacant possession of the site as and when you need it.

Service Charge Disputes

If proceedings are issued against you because, for example, the service charges are unreasonable or have not been demanded correctly, then we can relieve your stress by advising you on your options, defending the proceedings, and bringing them to a swift resolution.



Rent, Ground Rent and Service Charge Arrears

As a developer, you may have retained the site's management and the ability to recover rents or ground rents. Should you have any issues demanding or recovering these from the tenants, we can assist you so that the arrears do not build up.

Right to light

When developing a site, you always have to consider whether you will be faced with any rights-to-light claims. We have experience dealing with claims of this nature and can assist you in resolving any issues you encounter.

Oversailing

Oversailing can be a big problem for developers. We can act on your behalf should you face a claim and fight your corner. We can also advise you of your risks at the outset and assist our Real Estate Team in negotiating and preparing the terms of an Oversailing Licence.

Trespassers

Trespassers can be a common problem for developers. We have a wealth of experience obtaining possession from trespassers and aim to resolve the matter promptly to minimize any delays to the site's development.

Development Constraints

We work alongside our Real Estate Team to resolve any development constraints at the development site. For example, there may be access issues or issues concerning rights of way. We can advise you on your legal position and commercial and legal options to resolve any concerns about the site.

Right of first refusal

If you are considering making a disposal of your interest in a building that contains flats then by law, you must offer it to the tenants before offering it on the open market. Failure to do so is a criminal offence.

We regularly advise landlords regarding their obligations and can guide you through the process, which initially involves serving notices on the tenants.



You're in safe hands!

If you would like further information about how we can help you with **Property Developer Disputes**, or if you have any questions, please don't hesitate to contact a member of our **Property Litigation** team today.

Call: 0161 941 4000

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