



# Myerson Real Estate Litigation

Our guide to  
property developer disputes

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# Welcome

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.

## Why Myerson?

We are proud to act on behalf of a wide range of clients be they property owners, landlords or tenants in connection with commercial and residential property disputes.

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.

We predominantly act for landlords, tenants, surveyors, developers, and property management companies across the UK. Whether you are a commercial or residential landlord or tenant, we offer high standards of professionalism and a wealth of experience, advising you with any dispute that arises.

As a firm, we are proud to be ranked as 'Top Tier' in the prestigious international directory **The Legal 500**, and commended by The Times '**Best Law Firms 2019**'. This means you can be certain that you will be receiving the highest quality legal advice and that we can advise you on complex real estate litigation issues.

You can find out more about our Real Estate Litigation Team by clicking [here](#).



# How We Work.

Every client and case is different, and we are here to support you every step of the way.

**Personal Partner-Led Service.** Our experienced solicitors get to know you and your matter inside out, so we can best advise you. We know that dealing with litigation can be stressful and we aim to take that stress away from you. We strive to become your trusted adviser, providing value and most of all a genuine, personal service.

**The Highest Level Of Expertise.** Combining commerciality, practicality and legal expertise enables us to deal with real estate litigation matters in the most effective way.

**A Team You Can Trust.** We help clients nationwide with complex cases, acting for businesses who need help resolving real estate litigation matters. You can rest assured that our expert team knows its stuff!



# Your Solicitors



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**The solicitors that will be working with you are specialists.**

All of the solicitors in our real estate litigation team are specialists and have a detailed understanding of real estate law and procedures. You can find out more about our Real Estate Litigation Team by clicking [here](#).

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# 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 are occupying 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 take away the stress of dealing with this from you, advise you on your options, defend the proceedings and bring them to a swift resolution.

## Rent, Ground Rent and Service Charge Arrears

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

## Right to light

When developing a site, you always have to give thought to whether you will be faced with any rights to light claims. We have experience of 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 be faced with 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 of obtaining possession from trespassers and aim to resolve the matter promptly to minimize any delays to the development of the site.


## 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 your commercial and legal options to resolve any concerns you have 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 in relation to their obligations and can guide you through the process which will initially involve serving notices on the tenants.



# Don't just take our word for it...

*"Thank you once again for your work on our matter, the service we've received from Myerson has been second to none".*

*"The team at Myerson Solicitors is timely and very responsive".*

*"Thank you very much for all your efforts, the professional and efficient management of the case and the shrewd counselling we received from you in this matter".*

*"The team at Myerson are client-friendly and clear and incisive thinkers".*

*"Thank you for all your help and support in successfully resolving my case, which would not have been achieved without your assistance".*

*"The team at Myerson are excellent at every level with tremendous strength in depth".*

*"The members of the team are all exceptional – proactive, excellent communicators, engaging and consistently highly effective".*

*"The team are exceptional, dynamic and creative litigators with excellent communication skills, tenacity and a proven track record of success in the most complex and challenging of cases".*

*"The team are commercially astute, incisive, positive and assured".*

*"All levels of the team reflect the same high level of knowledge and expertise allowing no weak links in the chain, which in turn ensures that best interests are safeguarded".*

To view more Myerson reviews visit our Review Solicitors page by [clicking here](#).

# You're in safe hands!

If you would like further information about how we can help you with real estate disputes, or if you have any questions, please do not hesitate to contact a member of our team today.

Call: 0161 941 4000

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SCAN ME



Because  
life is rarely  
**black** and  
**white.**



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