



RESIDENTIAL PROPERTY FACT SHEET



Moving house is widely considered to be one of the most stressful events in life. We work hard to minimise difficulties and keep you informed throughout the sale or purchase of your home or property investment.

As every client's requirements are different, Penningtons Manches' residential property service is tailored to meet individual needs and to pre-empt problems through clear communication, meticulous attention to detail and an in-depth technical knowledge of property law.

We have built an enviable reputation with not only our clients but also estate agents and developers for our ability to resolve issues in a creative and pragmatic way, overcoming obstacles and meeting tight deadlines. We recognise that speed is often of the essence and that you want to be consulted at every key stage.

In addition to residential property transactions of all sizes ranging from high value estates and properties, where our strong track record is widely acknowledged, to cottages and studio flats for use as a home or as an investment, we advise on the purchase and disposal of land, the sub-division of land and the refinancing of property.

Our significant experience of landlord and tenant matters enables us to advise on lease extensions, the acquisition of freeholds subject to leases, tenant rental agreements and the whole range of 'buy to let' issues facing a new residential landlord. As we work closely with other teams within Penningtons Manches, we can also assist with the tax implications of the purchase and disposal of property and land and immigration issues affecting overseas buyers.

 I know that with the team at Penningtons Manches, the level of communication will be first class.

[Leading Home Counties estate agent](#)

RESIDENTIAL PROPERTY EXPERTISE AT A GLANCE

- residential property conveyancing
- purchase, disposal and subdivision of land
- complex land law issues
- landlord and tenant matters
- 'buy to let' and investment property issues
- leasehold enfranchisement
- legal formalities of mortgages and remortgages
- working with tax planning team
- French property and succession
- all aspects of international relocation



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RECENT WORK HIGHLIGHTS

- in an average financial year dealing with residential properties with a combined value of many hundreds of millions, a significant proportion being of high value, reflecting our clients' interests and position in the property market
- acting for offshore companies in dealings with prime residential property for investment purposes
- preparing deeds of variation to correct defective leases and to extend the duration of leases
- acting for first time buyers of both freehold and leasehold property and their subsequent acquisitions of the family home
- meeting a capital gains tax deadline for exchange of contracts in the sale of an extensive country property thereby achieving a substantial tax saving
- attending to the voluntary registration at the Land Registry of the titles of unregistered land and the protection of third party interests in land by the registration of Restrictions and Notices
- acquiring a residential investment property with a complicated leasehold title for our client from a company selling in the hands of an administrative receiver

WHAT PEOPLE SAY ABOUT US

- The team did a fantastic job representing me on the sale of my house. They went out of their way to make the process as quick and easy as it could possibly be. I am absolutely delighted with the service I received.
- Highly recommended by the estate agent and we very much appreciated the service, the personal touch.
- I don't think any of us could have envisaged the extra difficulties which arose. We have been very appreciative of your attention to detail and efforts on our behalf. We are looking forward to taking possession of our new home.
- An excellent team. They are totally professional, caring and highly supportive to clients. I am so grateful for their help.
- Thank you for your patience, understanding and help. You and your firm have done a quite excellent job and we are very pleased with the terrific support provided.
- I was incredibly impressed with your efficiency and proactivity. Thanks for making our house sale easy.
- We have used your team on eleven previous occasions, all of which have been very satisfactory.
- In the last year we've sold two and bought two houses. By far the best service we've had.

All the quotes above are from recent clients of our residential property team.

FIND OUT MORE

For further information on our residential property team, visit us at www.penningtons.co.uk where you will find comprehensive contact details for all our lawyers as well as our latest news and publications. Alternatively, e-mail us at info@penningtons.co.uk