

Real Estate Services



Lodders
solicitors

Real Estate Services

Lodders is an established and thriving law firm that is built on providing outstanding legal advice to individuals and privately owned businesses. Based in Stratford upon Avon and with offices in Henley in Arden and Cheltenham, we combine thoughtful, intelligent advice with a highly personal service.

“They’re very detailed, incredibly commercial, get round problems plus they’re good fun to work with.”

Lodders’ Real Estate department provides city expertise and service at outstanding value.

We offer a partner led, proactive service tailored to the particular requirements of each transaction, where every client is treated as the most important on our books. Our lawyers, the majority of whom have large firm experience, are focused on providing commercial solutions with speed and efficiency.

The size of our team means we have the strength and depth of experience, whilst remaining small enough to enable our clients to get to know well the individual or team working for them.

“They do exactly what they say they will, when they said they would... and at the right price.”



Development, Investment and Property Finance

Business Property

The Real Estate department operates through the following three work groups:

- Development
- Investment
- Property Finance

Our Development, Investment and Property Finance group takes advantage of the extensive experience that our lawyers have achieved working in large firms or as in-house lawyers for national house builders and other major property companies around the country.

Using a combination of our specialist technical knowledge and commercial appreciation, our skill sets are ideally placed to deal proactively with complex property transactions.

Headed by Partner, Nick East, our team provides a full service for investors, developers and owner occupiers. We act on behalf of national and regional property developers in both the residential and commercial sectors, investment companies, individual investors, banks and pension schemes.

Our services include:

- Acquisitions and disposals of commercial and residential land
- Investment acquisitions and disposals
- Portfolio management
- Commercial leases
- Development agreements
- Conditional contracts
- Option agreements
- Planning and infrastructure agreements
- Overage arrangements
- Joint venture agreements
- Collaboration agreements
- Building contracts, terms of engagement and collateral warranties for contractors and professional consultants
- Real estate finance
- Property taxation
- Employment and assured agricultural occupancies
- Equine

Whether our clients are buying or selling, are owners or tenants, or just seeking advice for the future, we understand that the best results are always achieved after having formed a strong client relationship.

Our clients include individuals, businesses, charities and pension schemes. The properties we regularly advise on are equally varied including shops, offices, industrial premises, nursing homes, restaurants, pubs and hotels.

Our services include:

- Buying and selling owner-occupied premises
- Property aspects of business sales and purchases
- Leasing of business premises and renewals
- Lease assignments and surrenders
- Licensing Act issues
- Pension schemes: structuring acquisitions and secured borrowing by SIPP and SSASs
- Mixed business and residential property transactions
- Property aspects of charity law and practice
- Planning issues

“They’re adaptable, flexible and go the extra mile to get the deal done.”

Highways and Rights of Way

At Ladders, we enjoy a national reputation for expertise in matters concerning Highways and Rights of Way. In this highly technical area of the law, we regularly act for developers, landowners and local authorities, providing them with specialist advice. Our team is also available to represent clients at court hearings, including judicial reviews and local enquiries.

The lawyers in the team have honed their experience through many years in private practice and local government. Michael Orlik stands out as one of the UK's leading authorities on Highway Law. He is author of "An Introduction to Highway Law" and has published numerous articles on the subject.

Our services include:

- Issues relating to highway boundaries, width and visibility splays
- Advice to developers on Section 38 and 278 adoption agreements, the Advance Payments Code and Section 106 planning agreements
- Problems over ransom strips or alleged ransom strips
- Street works and statutory undertakers' services in the highway
- Traffic regulation orders
- Sewer wayleaves and drainage problems.
- Public footpaths and bridleways
- Claims to add or delete footpaths from the Definitive Map of Rights of Way
- Extinguishment or diversion of roads, bridleways and footpaths
- Private Rights of Way



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Lodders has specialist teams that advise on:

Agriculture
Business & commercial
Care & capacity
Charity
Dispute resolution
Employment
Estate planning, tax & trusts
Intellectual property
Landed estates
Notarial services
Probate
Real estate
Residential property
Trust administration
Wills & succession planning

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