

REAL ESTATE

FINANCING, GROWING, MANAGING
AND DISPOSING OF YOUR PROPERTY

COLLYER  BRISTOW

A traditionally modern law firm.

Collyer Bristow is a long-established London law firm with a distinguished heritage dating back to 1760. Renowned for its expertise in private wealth, business law, real estate, and dispute resolution, the firm delivers high-quality, individually tailored legal advice that reflects its traditionally modern approach - where enduring professional values meet creative, contemporary thinking.

Serving a broad portfolio of international and domestic clients - including ambitious entrepreneurs, successful businesses, and high-net-worth individuals and families - Collyer Bristow stands out for its bespoke service. Clients trust the firm's ability to combine the reliability and integrity of tradition with the agility and innovative thinking needed in today's legal landscape.

OUR SERVICES

SUPPORT ACROSS ALL YOUR REAL ESTATE REQUIREMENTS

We support our clients, often businesses owned and operated by wealthy domestic and international individuals and families, in both their transactional real estate requirements and more complex contentious issues.

The clients we work with include property owners, investors, developers, funders and both landlords and tenants. In providing advice on the financing, growth,

management and disposal of their commercial property and portfolios, we consistently maintain a commercial approach.

If your business encounters a dispute, we have the expertise to develop a pragmatic, tailored strategy, resolving claims both swiftly and cost effectively so you can get back to focusing on the day-to-day activities required for success.

“THE TEAM HAS STRONG ATTENTION TO DETAIL AND EASE OF COMMUNICATION. EVERY AVENUE IS EXPLORED AND THERE IS VERY DETAILED COMMUNICATION. RESPONDS IMMEDIATELY AND IS ALWAYS PROFESSIONAL.”

CHAMBERS HIGH NET WORTH, 2025



COMMERCIAL REAL ESTATE

A COMMERCIAL APPROACH TO COMMERCIAL REAL ESTATE

The real estate industry is constantly changing, being redefined by factors which could impact your business and your commercial opportunities. Whether it's the emergence of new business models, the spread of co-working and living spaces, the rise of PropTech or the changing face of the high street, your business needs to be prepared to evolve and adapt.

You should work with a legal team with an outstanding awareness of, not just the real estate market, but the wider commercial landscape, to guide you smoothly and effectively through your transactions and provide pragmatic advice on your property management.

Our Commercial real estate team advises real estate owners, investors, landlords and tenants, developers, and funders across a wide variety of sectors on the financing, growth, management and disposal of their commercial property, including investment portfolios. Our work ranges from multi-million pound portfolio acquisitions to individual sales and disposals, commercial lettings and management. Alongside our domestic expertise, we have considerable experience acting for foreign investors and offshore trusts.

Whether we are advising you on the management of your property on an ongoing basis or providing solutions to specific, more complex issues, we gain an in-depth understanding of your commercial objectives and strategy and use this, along with our industry knowledge, to provide tailored and proactive advice which moves your business forward.

Our creative problem solving approach means we can take on, make sense of and resolve extremely complex matters. We look ahead, beyond the matter in hand, pre-empting problems before they arise, so that we are always prepared for the next stage of any project. We pride ourselves on our commitment to creating new and better ways to support our clients and achieve the best results.

CONSTRUCTION

CONSTRUCTION SUPPORT FROM INCEPTION TO COMPLETION

It has undoubtedly been a turbulent time for the construction industry. At the same time, construction projects have been becoming increasingly complex which can give rise to various technical challenges. When it comes to your project, you require a team involved from inception through to completion with a full understanding of the specifics and associated risks. If a dispute arises, which is sometimes unavoidable, you should be guided through the resolution process swiftly and effectively with the least possible disruption to your business.

Our Construction team supports main contractors, specialist sub-contractors, funders and developers on all aspects of construction law on both domestic and international projects. In the case of a dispute, whether related to delay and disruption, extensions of time, loss and expense, structural defects or other construction issues, we are committed to protecting your interests. We can support you in bringing professional negligence claims against construction professionals, including architects, quantity surveyors and project managers, and claims relating to bad workmanship.

We have extensive experience in court proceedings, arbitration, adjudication and all forms of alternative dispute resolution. We understand that the delivery of your project is of the highest priority and will devise innovative and tailored solutions to resolve the issue and get you back on track and moving forward.

On the non-contentious side, we draft all forms of construction documentation, advise on security for lenders and provide ongoing tailored support throughout your project. We embed ourselves into your business, adapting seamlessly to how you work, and gaining a clear understanding of your project and wider commercial strategy.

"COLLYER BRISTOW'S TEAM IS HIGHLY
COMPETENT, COMMERCIAL AND PRACTICAL"

LEGAL 500, REAL ESTATE — PROPERTY LITIGATION



REAL ESTATES DISPUTES

CONFLICT RESOLUTION WITH A COMMERCIAL MIND-SET

Conflicts are an inevitable aspect of commercial life and are at times, unfortunately, unavoidable. When it comes to real estate disputes, these can relate to your real estate investments, your business premises or development projects. Disputes can be a drain on time, money and resources and should be dealt with swiftly in a way that makes the most commercial sense. You should work with a legal team which takes a proactive and creative approach to managing your real estate assets and protecting those assets.

Our Real estate disputes team work closely with property owners, investors, developers, funders and both landlords and tenants, supporting them with their day-to-day legal requirements and their more complex issues. We integrate with you or your team, gaining an in-depth knowledge of your business so we can provide uniquely tailored advice which delivers results.

When a dispute arises, wherever possible, we strive to achieve an early resolution. However, when resolution is not possible, we work with you to develop a pragmatic strategy which will align with your commercial interests and achieve the best possible outcome. Our team has the expertise to make sense of and resolve extremely complex disputes.

We are familiar with all forums for real estate disputes ranging from early neutral evaluation, mediation, arbitrations, and the court and tribunal systems.

We advise on:

- Service charge disputes
- Breaches of contract
- Commercial, residential and mixed-use schemes
- Development disputes
- Dilapidations claims
- Insolvencies
- Landlord and Tenant issues including rent arrears, covenant enforcement, forfeiture and business lease renewals
- All forms of leasehold enfranchisement applications
- Planning
- Party wall disputes
- Possession of land claims
- Professional negligence in real estate

"ONE COULD NOT HAVE ASKED FOR
A MORE EXPEDIENT, THOROUGH AND
FORESIGHTFUL EXPLORATION OF
THIS PROPERTY'S POTENTIAL AND
LIABILITIES. I AM TRULY GRATEFUL"

CLIENT FEEDBACK



REAL ESTATE FINANCE

COMMERCIALLY FOCUSED SOLUTIONS TO GET YOUR DEAL OVER THE LINE

Our team advises banks, developers, housing associations, property funds, investors and administrators of distressed assets whether based in the UK or internationally, on all aspects of real estate finance. We act for both borrowers and lenders, in secured lending transactions, forward-funding, drafting and negotiating facility agreements and security packages to facilitate a range of high-value investment and development transactions. We can draw on the expertise of our Banking & financial disputes and Insolvency teams to provide a seamless service to investors and developers.

We are experienced in acting for both lenders and borrowers in connection with the provision of senior debt, mezzanine finance, intercreditor and subordination arrangements.

We have an excellent mixed-use development team accustomed to dealing with complex developments including forward-funding of build-to-rent schemes and the establishment of joint ventures, public-private partnerships and profit sharing and overage arrangements. Our clients value our ability to identify and to mitigate risk for all sides of a transaction.

RESIDENTIAL PROPERTY

BESPOKE, PRAGMATIC ADVICE THROUGH EVERY STEP OF THE PROCESS

Buying or selling property can be an exciting yet stressful experience, particularly in today's turbulent economic climate and unsettled real estate market. By nature, it can also involve very tight deadlines and complex structures. Whether you are purchasing your main residence or widening your property portfolio, the conveyancing process should be made as stressfree as possible by instructing trusted advisers who can offer you high quality, tailored advice.

Our Residential property team delivers an integrated and seamless service, drawing on expertise from across the Real estate practice to provide guidance on any property matter that you, as a private client based in the UK or overseas, may face.

On the residential side we advise on sales and purchases, funding and structuring for tax efficiency, leasehold enfranchisement, lease extension and residential lettings, with a special focus on prime and super prime London properties and substantial country houses. When it comes to your commercial property assets, we have the expertise to support you with sales and purchases and the full range of landlord and tenant issues.

We understand that each and every client is unique with specific objectives and priorities so we take the time to fully familiarise ourselves with these. We can then take you smoothly through the transaction, pre-empting and navigating any potential pitfalls and providing truly bespoke and pragmatic advice.

WHY CHOOSE COLLYER BRISTOW?

INTERNATIONAL

Collyer Bristow is a highly internationally focused firm. We work with clients based in countries all over the world. However, as a firm we maintain a particular focus upon; have a cultural awareness and language expertise in; and have built considerable professional contacts in Italy, USA, Channel Islands, and Switzerland.

Our Swiss office enables us to service our corporate and high-net-worth private clients in the region and maintain valuable links with local advisers.

We are an active member of World Link for Law, a leading network of international law firms which allows us to source and collaborate with high quality international legal providers in the jurisdictions that our clients require.

CORPORATE SOCIAL RESPONSIBILITY

As a firm, we believe that we have a clear obligation and responsibility to serve the wider community's needs. By doing so we fulfil the core values of our organisation and offer staff a sense of involvement and engagement with the community.

Each year we support Charity of the Year, voted on by the firm, through volunteering, participating in challenge events and fundraising within the office.

We have established a professional network called Higher which elevates women and champions equality in the workplace. A number of our lawyers provide free legal advice to members of the community who would otherwise be without legal assistance through local law centres, evening clinics and the Citizens Advice Bureau.

DIVERSITY AND INCLUSION

We place great value on all of our employees. We celebrate diversity and respect the unique and distinctive qualities of our colleagues. We strongly believe that everyone has the right to enjoy an inclusive working environment which encourages professional and personal development free from discrimination or harassment. Our Diversity and Inclusion policy details the firm's approach to equal opportunities and covers discrimination, harassment/bullying and victimisation.



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Michael is Head of Real Estate at Collyer Bristow.

Michael advises clients on high value disputes in the commercial real estate sector. His clients include investors, developers, and landlord and tenants for whom he has acted for many years.

Michael's practice focuses on the larger, more complex, cases covering a wide range of property issues such as termination of leases, dilapidation claims, service charge disputes, rent

review issues and business lease renewals and terminations but extends also to dealing with professional negligence and joint venture disputes. Michael's clients benefit from his experience, commercial and tactical advice and above all else a common sense approach to dealing with disputes.

Michael is a member of the Property Litigation Association, the City of London Property Association, and the Commercial Real Estate Legal Association (CRELA).



Please liaise with your contact or alternatively the Collyer Bristow Team at info@collyerbristow.com or **+44 20 7242 7363**

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