



commercial property

practical and proactive advice from recognised legal experts

DenisonTill



Denison Till Commercial Property

Denison Till is a leading Yorkshire-based law firm.

about us

Denison Till solicitors is a leading commercial law firm with specific skills in all aspects of commercial property including site acquisition, development, construction, property litigation and sale and leasing of completed developments.

Our specialist solicitors advise businesses and individuals, including national and local quoted and unquoted companies, landed estates, clearing banks and merchant banks, universities, student accommodation providers, charities and ecclesiastical institutions.

specialists

Denison Till is a genuine force to be recognised in the property sector in Yorkshire and Humberside. The department has an outstanding reputation, representing both local and national clients.

The firm is recommended by the Legal 500 directory of law firms and our specialist property solicitors are recognised as Legal Experts by the Chambers & Partners guide.

areas of expertise

development

As well as acting for developers, the firm also acts for landowners who may be approached by developers to enter into option agreements or sales agreements where the price is determined in whole or in part by how much profit the developer makes.

Whilst developers are often experienced with these types of agreement, many landowners are not and without appropriate advice they may be left with an unsatisfactory outcome.

landed estates, rural property and agriculture

Transactions involving agricultural or estate property often have special complications or considerations. The land may be subject to agricultural tenancies, there may be tied cottages, assured shorthold tenancies or business tenancies. There may be sporting or fishing rights, woodland or millennium grant or countryside stewardship schemes in force, ancient common and/or manorial rights or hedgerow notices.

Acting for a range of clients, from the tenant farmer to large estates, the department recognise the need to run farms and estates as businesses. Working with other specialists in the firm the department has advised on a number of income-generating projects, such as setting up wind farms and caravan parks.

finance

Denison Till recognise the pressures of obtaining property finance and seeks to provide practical advice to enable funding to be provided to time, but at a level of risk which is acceptable to a funder. The policy of the firm is to seek early involvement in transactions, to deal with potential issues before they become problems.

leases

Entering into a lease represents a considerable contractual commitment for both parties.

Responsibility for repair, the ability to dispose of the lease to suit changing business requirements and the landlord's expectations that rental income should increase are all issues which require careful consideration. It is vital for both parties that the terms of the lease relating to all aspects of the use and operation of the property and to the termination of the relationship properly reflect their respective requirements.

property litigation

The property litigation team provides specialist advice on a range of property disputes including:

- Arrears of rent / service charges
- Enforcement of lease covenants
- Dilapidations claims
- Business lease renewals under the Landlord and Tenant Act 1954
- Interference with property rights - rights of way and other easements
- Nuisance, trespass and boundary disputes
- Possession proceedings

Denison Till is an active member of the Property Litigation Association.

meet the team

Sally Robinson is a partner and head of the commercial property department. She has particular expertise in complex commercial leases on behalf of both landlords and tenants, acting for a number of leading Yorkshire-based businesses and high net worth individuals in acquisitions, disposals and property management work.

Ann Laverty is a partner and specialises in development projects and investment opportunities. These include options and conditional contracts, land assembly, estate development, development and term loans, forward sales and purchases, asset management and syndication.

Johanne Spittle is a partner and an experienced property litigation lawyer. Property related disputes include contested business lease renewals, dilapidations disputes, residential and commercial possession claims, recovery of rent arrears and the enforcement and protection of property rights.

David Grice is an extremely well known property lawyer. He has a sound reputation for providing an exceptionally high level of service, particularly for the agriculture and landed estates sector.

Kirsty Barsby is an associate in the commercial property department, with particular expertise in lease negotiations, development transactions particularly those involving landlords and tenants. Kirsty advises on the property aspects of company sales and acquisitions, environmental considerations and also property issues associated with insolvency.

Kathryn Dean is a commercial property solicitor, specialising in acting for property investors on portfolio management, sales and purchases, leases, funding and development work.

what other people say

Recent satisfied clients have said:

- *"Commercially minded and quick to respond"*
- *"An extremely good service which has been prompt, reliable, relevant and detailed. Partners and staff have not only been helpful and efficient but also very friendly and a pleasure to work with"*
- *"An efficient and professional service"*

Added Value

Denison Till is committed to keeping organisations fully informed of changes in the law vital to the successful management of their business. The firm's website is regularly updated and a programme of CPD accredited seminars and workshops provide training and advice on topical issues. Updates on relevant legal issues are also sent out as email newsletter updates. Register online at denisontill.com.

To discuss your needs today please
call 01904 611411

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