

PROPERTY LAW

The confidence to make your next move

The London property market is widely regarded as the most frenetic and challenging in the world. When it comes to buying or selling, a sharp focus and proactive approach is essential.

LAURUS

INTRODUCTION

With years of experience in the property market, we pride ourselves on taking the stress out of the process and delivering the right results in a timely fashion.

Laurus are experienced in all levels of property and conveyancing law both residential and commercial, matching our expertise to each individual case. For first-time buyers, the process can be confusing and complicated, so we can be there to guide you every step of the way.

We're fully regulated by the SRA and accredited by the Conveyancing Quality Scheme. Our services come highly recommended by clients and industry partners for our clear communication, collaboration and determination to get the job done. We're delighted to be rated highly across Google and Trustpilot.

We also work closely with professional investors, developers and commercial lenders – and we are widely experienced in resolving the more complex cases of property law and conveyancing.

How can we help?

- Buying and Selling
- Re-mortgaging
- Commercial Property
- Transfers of Equity
- Lease Extensions
- Help to Buy
- New Homes & Investments

SPEAK TO A PARTNER

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OUR SERVICES

Laurus are experienced in all levels of property and conveyancing law both residential and commercial, matching our expertise to each individual case.

BUYING AND SELLING

Our approach to acting for buyers and sellers is results based. We take the lead in the process, whether that's finding answers promptly so you can move to exchange or working collaboratively in order to reduce transaction times and maximise your sale price.

Each matter is dealt with by a senior lawyer, with direct support. This means you have consistent and responsive contact throughout, keeping everyone in control of the transaction and making it much easier to overcome any challenges quickly..

REMORTGAGING

Laurus offers a cost effective remortgage solution which enables you to benefit from having a senior lawyer appointed to deal directly with your case, who will be your main point of contact throughout.

Our fees are often largely offset by the Cash Back option that lenders provide instead of opting for their free legal option, and in most cases, we turn around within 14 days of receipt of the mortgage offer.

COMMERCIAL PROPERTY

We undertake the whole tenet of commercial properties and general advice, including sale, purchase, and lease of commercial premises, site acquisitions, disposals, and development, lease renewals for landlords and tenants, promotion agreements and planning gain.

Our landlord and tenant work includes portfolio management, licences and consents. We advise small to large businesses, developers, and investors, and carry a wide range of property finance work for institutions and private lenders.

TRANSFERS OF EQUITY

A transfer of equity is simply the transfer of an interest in property – usually between people that know each other, or people and a connected company. For example, a couple may agree to transfer a property owned by one of them into joint names. Our team are highly experienced with this type of work.

LEASE EXTENSIONS

Lease extensions can be complicated and require specialist expertise. There are commonly two routes to follow, the informal route, or the formal route.

We will help explain and guide you through the options and work with other specialists, such as surveyors, to ensure that your matter is looked after from start to finish.

We act for leaseholders and landlords, and we also advise clients on a wide range of matters such as; rights of first refusal, collective enfranchisement and missing freeholders.

SPEAK TO AN EXPERT

Our property law experts would be delighted to help you with your next transaction. You can reach us on 020 3146 6300 or hello@lauruslaw.co.uk

Alternatively, if you would like to speak to a member of our team direct please find their contact details in the address book below.

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**At Laurus, our clients truly are
the centre of our world: it's
your wellbeing that defines
ours. Whether that's Property,
Family or Legacy matters, or a
combination of all three, we'll
help you move forward calmly
and decisively.**

**Our expertise goes beyond
understanding the law and acting
upon it – it's giving our clients the
confidence of having us by their
side, when it matters most.**

WHAT DOES THIS MEAN FOR YOU?

Personal service, lifelong support, true value for money. All with access to expert legal advice whenever you need it.



Personal

Every person we work with is an individual, with a life outside of their legal matters. And we make sure to treat you this way. That means we'll choose the best strategy to achieve your desired outcomes, and we'll do it in a way that fits your lifestyle and loved ones. You can contact us online, in person, by phone, via Zoom or WhatsApp – our priority is making our expertise easily available.

Expert

Your case will always be handled by a leading expert – and we don't work on mixed caseloads. This means a property transaction will be handled by a property expert, a break down in a relationship will be handled by a family expert, and your estate will be planned and administered by a legacy expert.

We have longstanding relationships with a network of industry leading experts and collaborators. We always ensure you have the best team around you to achieve the outcome you desire.

Lifelong

We focus on your legal wellbeing – making sure you're covered now and for the future. This means you'll be able to store important documents with us securely, free of charge. You'll be entitled to a complementary yearly legal health check to make sure your legal wellbeing is in check. We'll send free email updates on changes to the legal landscape that could affect you and your family.

Valuable

As a client of Laurus you and your family now have preferential access to our lawyers' expertise across all of our teams in Property, Family and Legacy. At Laurus we provide high-quality services at a fair, transparent price. So, you'll never have to worry about hidden costs or inflated fees.

Our departments work together to care for every client, so you'll receive a £100 credit towards the cost of preparing your Will or Lasting Powers of Attorney when you instruct our Property team. We're entirely transparent in our legal fees, as well as any anticipated third-party costs you may incur during the course of your matter. Fees and hourly rates will always be made clear to you from the outset and during your legal matter.



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