

## Residential Development

# Building for the future



This year started with more certainty and stability. Estate agents were predicting a good year for residential property. Then we were hit by the pandemic, which put the economy on hold for more than three months.

Concerns over the impact of a 'no deal' Brexit on the economy meant 2019 was quiet for most developers. But no one could have predicted how 2020 would start! As we stand, we're bouncing back and starting to see the market begin to pick-up again. Activity and instructions are improving strongly, and if you are shopping for sites, we're open for business!

We act for smaller regional developers with typical sites of up to 15 plots. We also have experience in dealing with larger sites for national housebuilders.

We regularly attend our clients development sites when dealing with the acquisition, site set-up and subsequent plot sales. This puts us in a great position to understand the site and help our clients. We don't mind getting our feet muddy!



## SHOPPING FOR LAND? FIVE THINGS TO LOOK FOR

- 1.** A building on a large plot. You can look for permission to build on any excess land.
- 2.** Land with existing outline or full planning permission.
- 3.** An old barn, disused garages or a paddock, which you can apply for permission to develop.
- 4.** A commercial building, such as an office block, which you can convert.
- 5.** Create a site by combining land, for example parts of gardens from a group of owners.



**Paul Reed,  
Director and Head of Residential Development**

Paul assists clients with a range of residential conveyancing and property requirements. Acting for local and regional developer clients he offers "cradle to grave" advice. He specialises in acquisition, set-up, plot sales and post-completion handover of housing developments.

**Emma Hipkiss,  
Legal Executive**

Having worked for two national housebuilders, Emma joined Talbots in April 2019. She acts for residential developers and has experience in dealing with general commercial property law.



**“ Paul is very professional, he’s really experienced and knowledgeable when it comes to residential development. He’s a great problem solver, friendly and approachable. I would recommend him to my developer and land owner clients without hesitation. ”**

**“ Emma was friendly, professional, easy to communicate with, and definitely went the extra mile. Communications were regular and I would certainly recommend her services to others. ”**

**DID YOU KNOW...** we can also assist clients with options, overage/uplift provisions, planning agreements and deeds of grant? We can also act for landowners selling to developers.

CODSALL | DUDLEY | HALESOWEN | KIDDERMINSTER | STOURBRIDGE | WOLVERHAMPTON

If you think we can help you, or if you'd like an informal, no-obligation discussion please contact Paul or Emma. We can join you on-site or you can visit us at any one of our six offices in the West Midlands.

**talbots**

FOR LAW FOR LIFE

**0800 118 1500**

**[www.talbotslaw.co.uk](http://www.talbotslaw.co.uk)**

COMMERCIAL CONTRACTS | COMMERCIAL PROPERTY | JOINT VENTURES | LEASE DISPUTES | RESIDENTIAL AND COMMERCIAL DEVELOPMENTS