

● **UK PROPERTY SERVICE**

WHAT IS COLLAS CRILL'S UK PROPERTY SERVICE?

A facility to assist with the undertaking of property related transactions in England and Wales from the Channel Islands.

Legal representation for all aspects of both freehold and leasehold residential and commercial property including sales, purchases, financing and landlord and tenant issues.

WHO CAN USE THE SERVICE?

Anyone, an individual or company, who has an interest or is looking to acquire an interest in UK property.

Channel Island residents, companies, trust companies, banks and financial advisors.

Anyone moving to the Channel Islands from the UK or vice versa.

WHAT WE OFFER:

We understand the need for:

- Experienced lawyers handling transactions.
- Clear, confident advice offering practical solutions.
- Cost effective and efficient advice.
- Personal, face to face contact.

We consider that Collas Crill is ideally, and perhaps uniquely, placed to provide those services to you.

WHO ARE COLLAS CRILL?

Collas Crill was formed in April 2011 by the merger of two of the Channel Islands' most respected and established names, Collas Day in Guernsey and Crill Canavan in Jersey.

The firm has 16 partners and more than 150 lawyers and support staff delivering a comprehensive range of legal services. Collas Crill provides the highest quality knowledge and experience to clients around the world, particularly in Jersey, Guernsey, the UK, Europe and Asia.

We are a full service law firm covering all the areas that you require to protect you and your business and to ensure that it can thrive and flourish. Our lawyers have a wide range of experience and backgrounds to cover all of your needs. Our advice is not only legally excellent but also commercially focused.

In Legal 500, Collas Crill is praised for its "constructive advice" and "first class support" while Chambers quotes Collas Crill as a firm where "lawyers are up to date with the intricacies of new law and are flexible enough to come up with innovative solutions".

EXPERIENCE

Collas Crill's Property team continues to be ranked as a top tier practice in the Channel Islands and now brings that experience to UK property transactions.

Collas Crill has one of the largest and most experienced Property Departments in the Channel Islands (both acting for borrowers/developers and bankers/lenders). Over recent years, Collas Crill has been involved in some of the Bailiwicks' largest, most significant and high profile property deals.

Collas Crill provides practical and commercial advice for all aspects of residential and commercial property transactions in England & Wales in addition to Jersey and Guernsey.

Collas Crill has an in depth understanding of the acquisition, disposal and financing of property in England and Wales involving offshore structures and in addition to offices in both Guernsey and Jersey has relationships with firms throughout the other offshore and onshore jurisdictions.

RECENT UK TRANSACTIONS INCLUDE:

- £19m disposal and £15m refinancing of residential property in Kensington.
- Acted for lender on £8m loan secured over central London residential property.
- Disposal of retail unit to major fast food retailer.

- Advised landlord on collective enfranchisement claim served by tenants of a block of flats.
- Acquisition of freehold industrial site and grant of lease following acquisition.
- Purchase of residential property in Islington for £650,000 using a Channel Island SPV.
- Advised trustees on the financing and acquisition of residential property.
- Acted for locally based executors for administration of UK sited property.
- Acquisition of farm and agricultural property in Colchester.

UK RESIDENTIAL PROPERTY SERVICES

- Buying and selling of freehold and leasehold residential property located in England & Wales
- New leases
- Buying and selling residential property at auction
- Buying and selling new build properties off plan
- Acquisition, disposal and financing of residential portfolios
- Dealing with mortgages and remortgages

If you are moving to or from the Channel Islands from or to the UK, Collas Crill can assist you on both sides of the transaction. One firm, one point of contact, dealing with all of your property matters.

UK COMMERCIAL PROPERTY SERVICES

- Buying and selling of freehold and leasehold commercial property located in England & Wales
- Granting and taking new leases
- Landlord and tenant issues
- Financing investments

With an experienced lawyer handling your instructions we look to establish personal relationships with our clients, which means that you get consistent advice and personal attention from someone that you know and can trust.

PROPERTY FINANCE

Collas Crill has experience acting for UK and Channel Island based funders lending to residential and commercial property occupiers and investors. We also advise occupiers and investors looking to borrow against their UK property.

We have a close relationship with lenders who are active in the offshore market, financing both residential and commercial property in England and Wales and are able to provide introductions to the main lenders.

COST

Collas Crill has always strived to provide value for money for our clients and we are able to provide a clear and concise fee proposal on every transaction.

UK PROPERTY TEAM

The UK Property team is led by Chris Bound in Guernsey and Paul Harben in Jersey supported by Michael Morris and Richard Lloyd.



CHRIS BOUND

PARTNER

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Chris Bound is the senior partner of Collas Crill. He specialises in commercial property development and finance transactions acting for landlords, tenants and funders in significant office and retail developments. Chris is recognised as a leading commercial property lawyer.



PAUL HARBEN

PARTNER

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Paul specialises in all aspects of property with a particular focus on commercial property work and has advised on many of the major transactions in Jersey in recent years.



MICHAEL MORRIS

SENIOR ASSOCIATE

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Michael Morris joined Collas Crill in 2011 from Wedlake Bell and has been providing UK property services to individuals, companies, trustees, funds and banks from within the Channel Islands for over 8 years.



RICHARD LLOYD

ASSOCIATE

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Richard Lloyd joined Collas Crill in 2008 from his role as Head of Property at a medium sized firm in London's square mile and has extensive UK residential and commercial property experience. Richard has worked in the property sector for 10 years.

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