



RESIDENTIAL PROPERTY LEGAL SERVICES

Whether you are an individual buying a property as a private residence, or a partnership or company purchasing a property as an investment, we have an experienced team of conveyancers to assist you.

At Mackrell.Solicitors, our team of residential property legal professionals act for both UK and non UK resident individuals and companies.

Through our association with Mackrell International, with 170 offices worldwide, we are able to handle property transactions and land purchases in the UK and throughout the world, including:

- Flat and house sales and purchases
- Remortgages
- Buy to let investment purchases
- Equity release schemes
- Advising on rights of way, restrictive covenants
- Joint ownership and trust deeds
- License for alterations
- Help to Buy
- Auction sales/purchases
- Leasehold enfranchisement
- New builds
- Offplan purchases
- Lease assignments
- Lease extensions
- Deeds of variation
- Purchasing property using fiat funds derived from cryptoassets



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PROPERTY AND LAND LITIGATION

Mackrell's property litigation team consists of two highly qualified and experienced solicitors. It is led by supervising Partner and several Head of Property Litigation, Tony Kent. Tony has more than 36 years' experience in litigation, having worked primarily in complex property disputes for the last 30 years.

He has considerable knowledge of landmark changes to the sector, including the Housing Act 1988 and the substantial changes to leasehold enfranchisement and extension.

Chris Athanasi qualified as a solicitor in 2021 and has since developed a busy practice within property litigation. He represents clients across the core areas of property disputes, with a particular emphasis on commercial and residential property management and traditional landlord and tenant disputes.

Chris accepts instructions on behalf of both landlords and tenants – whether corporates, partnerships or individuals – and his straightforward approach is preferred by his client base.

The team has worked on a variety of high-profile assignments, including cases involving surveyors as 'owners' under environmental protection notices, sale by councils at less than full value, assured tenancies, and difficult rent increases.

The team takes a very 'hands-on' approach and will handle issues from serving initial letters through to acting for our clients in court.

Our services include:

- Handling disputes and litigation matters relating to land or property
- Acting for landlords and tenants in all real estate-related disputes
- Rent recovery and arrears
- Residential Possession proceedings
- Service charge recovery
- Commercial Possession proceedings
- Break notices
- Dilapidation and disrepair claims and counterclaims
- Forfeiture
- Boundary and right of way disputes
- Easement issues
- Land registration disputes
- Restrictive covenants
- Landlord's consent issues
- Lease renewals, enfranchisements and extensions
- Rights to light and party wall issues
- Rights of way and other easement disputes
- Succession and abandonment claims
- Tree roots claims
- Water infrastructure charges
- Professional Negligence claims



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Although helpful, the brief information included in this document is intended as a guide only and does not constitute legal advice. For more detailed information regarding any of the matters raised in this document tailored to suit your specific circumstances please contact a member of our team.

Authorised and regulated by the Solicitors Regulation Authority. SRA numbers 63687 & 667588.