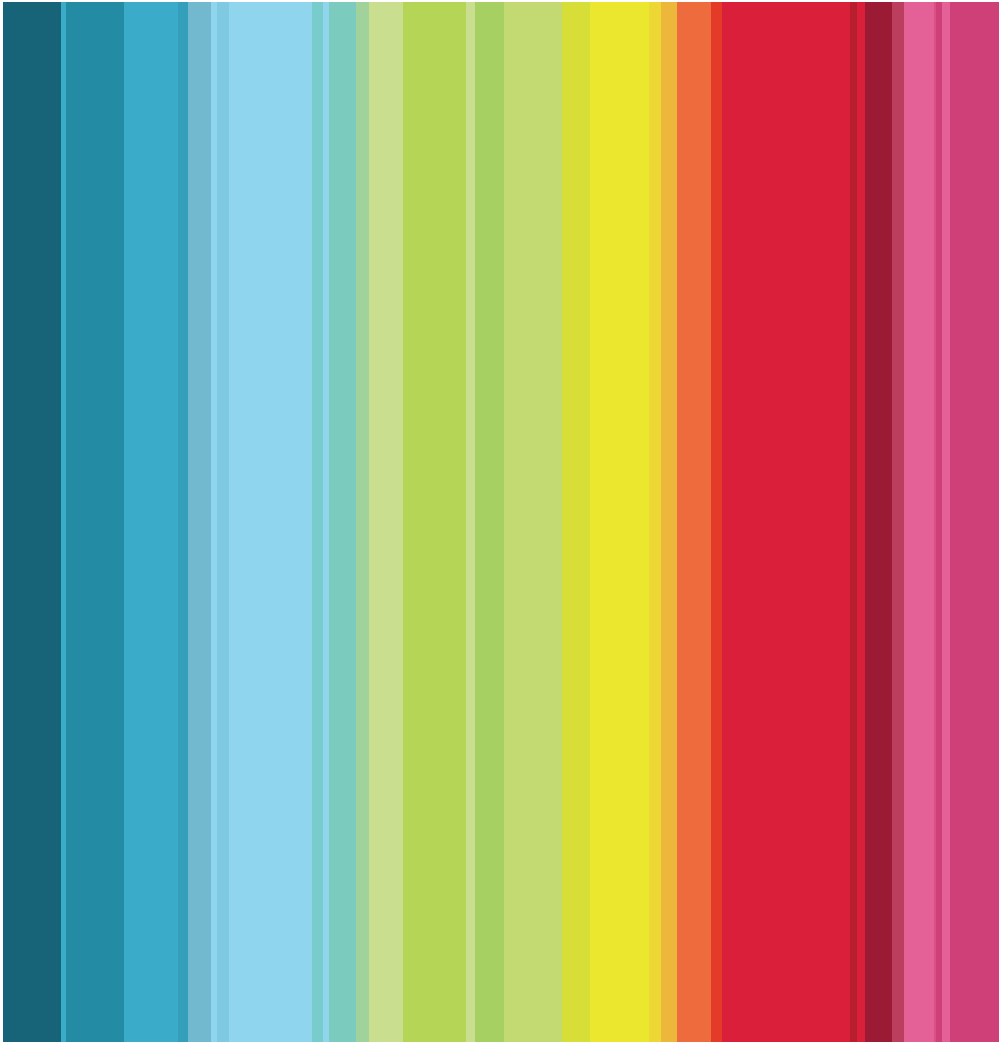


muckle^{LLP}



Real Estate

Welcome

Our Real Estate Group is widely recognised as a major regional player, and is equipped to deliver the full range of Real Estate services.

Projects can be taken from inception through to completion and occupation by combining our existing legal expertise on real estate, planning, construction and funding issues. The advantages of our all-round capability has secured an impressive, loyal and growing client base consisting of both public and private sector clients.

We are very proud to be involved in delivering many of the major development projects that are transforming the North East we have established excellent working relationships with all the major surveying practices and other professionals in the region. We are also involved with an increasing number of national projects as we continue to win work outside the North East.

Our Corporate Real Estate Team deals with the full range of real estate requirements of investors and owner occupiers including sales, purchases and lettings and has also been significantly involved in some of the larger and more exciting corporate deals in the region over the last few years.

We offer team based services that blend specialist knowledge, expertise and enthusiasm and aim to be commercial and pragmatic. Our clients enjoy working with us and the number of close and long-standing relationships we have developed with them over the years distinguishes us in the marketplace. We strive to excel in everything we do.

Real Estate

- construction;
- corporate acquisitions;
- disposals;
- industrial, leisure, office and retail development;
- investment purchases and disposals;
- joint ventures and public private partnerships;
- landlord and tenant;
- planning and CPOs;
- portfolio management;
- real estate finance;
- relocations;
- resolving real estate disputes; and
- urban regeneration.

Recent Real Estate deals:

- acting on behalf of McAleer & Rushe in the development and letting of hotels to Jurys Doyle Hotel Group in Nottingham, Brighton, Plymouth and Milton Keynes;
- acting on behalf of a developer in the acquisition of a shopping centre complex, in support of its application as a preferred developer for a regeneration project for a mixed use retail, residential and leisure scheme;
- acting on behalf of a private investor in respect of the purchase of a substantial hotel investment in London;
- acting on behalf of each of East Durham & Houghall Community College, Bishop Auckland College, Yorkshire Coast College and Hertford Regional College in respect of their development and construction of new purpose built further education facilities; and
- acting on behalf of a developer in the acquisition of development sites in Bradford, Preston, Portsmouth, Gateshead and Brighton for large mixed used development schemes.

Development

Our Development Team regularly advises both commercial and residential developers, as well as funders. We can provide advice on all aspects of development transactions from their inception at the planning phase, through to acquisition, funding, appointment of the professional team and the building contractor and, of course, the subsequent letting / disposal of the completed development.

We have an impressive growing client base of both regional and national developers and is regularly involved in large scale development projects, not only in the North East, but also nationally.

Corporate Real Estate

The Corporate Real Estate Team is equipped to deal with the full range of real estate advice required by owners, occupiers and funders of commercial real estate including:

- investment, disposals and acquisitions;
- purchases/sales;
- lettings;
- relocation;
- estate management; and
- insolvency issues.

We are a commercial firm, and our Corporate Real Estate Team also forms an integral part of our Corporate Team on acquisitions, disposals, mergers and reorganisations. The team undertakes this type of work on a regular basis.

Public Sector

The public sector is an important and growing area of work for the Real Estate Group, particularly in the fields of urban regeneration, educational institutions and NHS Trusts.

Our range of expertise allows us to provide practical and proactive advice to our clients in relation to simple transactions through to complex urban regeneration projects involving compulsory purchase and development issues. We act for many local authorities and educational institutions in the further and higher education sectors.

Real Estate Finance

We act for some of the most active lenders providing acquisition finance, development finance and refinancing packages, both within and outside the North East. This experience has enabled us to assist our developer clients and investment clients to secure finance for development projects and investment purchases respectively.

We are able to advise clients fully on the procurement of finance whether through conventional acquisition or development loan facilities. We also have expertise in advising borrowers in respect of acquisition funding that involves offshore vehicles and tax mitigation structures.

Construction

Our Construction and Engineering Team forms an integral part of the Real Estate Group and provides advice on all aspects of construction and infrastructure projects.

Whether we are drafting contracts or resolving disputes, we work closely with you to ensure that your commercial objective is achieved and that commercial common sense and realism are never forgotten.

Despite the constant advances in technology, construction is not getting any easier - margins and deadlines continue to tighten and the allocation of risk is never straightforward. Specialist construction law advice continues to be necessary to assist in the correct allocation of risk, the protection of rights and the enforcement of remedies.

Planning & Environment

Our Planning Team provides detailed advice and expertise on all planning related matters across all development sectors, including:

- planning applications, appeals and judicial review;
- planning advocacy;
- planning agreements;
- compulsory purchase;
- highway issues; and
- local government policies.

The current planning system is not only complex but it is constantly being reviewed, with policies and procedures subject to significant change. It is vital for any organisation with land/premises wishing to realise value or rationalise assets, and also for developers/operators looking to bring forward new development, to understand the opportunities and constraints presented by the planning system and successfully navigate a safe course.

We are fully equipped to provide a knowledgeable and proactive service tailored to your needs. When partnered with the wider skills of the Real Estate Group, a fully integrated development package can be provided from inception to lettings and sales, a service that we know is increasingly demanded.

We have particular expertise in the field of compulsory purchase and is much in demand for regeneration schemes.

Real Estate Dispute Resolution

If you are unable to resolve matters amicably, the group refers contentious matters to our Dispute Resolution Group. Working alongside the Real Estate Group, the Dispute Resolution Group provides practical and cost effective solutions to all real estate dispute resolution matters. We will act swiftly and decisively in assessing your legal position, providing you with effective advice that sets out the strengths and weaknesses of the claim and provides clear objectives.

We advise clients in relation to rent reviews, lease renewals, forfeiture claims, possession claims, landlord and tenant matters, dilapidations claims, boundary disputes, construction litigation and all other general contentious real estate related matters.

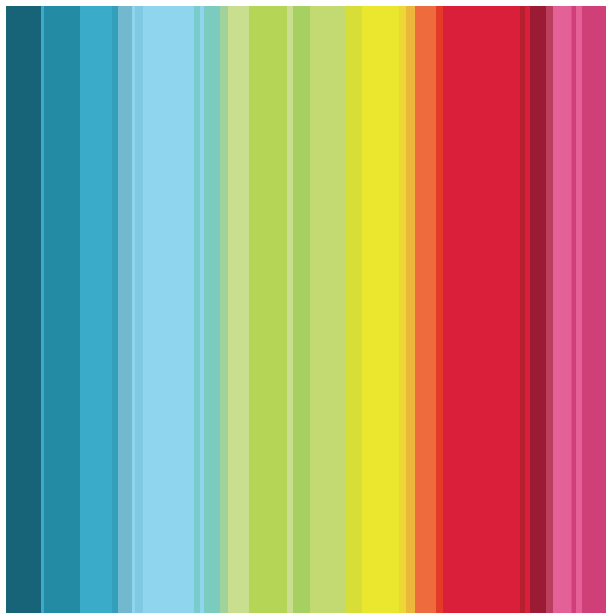


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