

DRUCES

— SINCE 1767 —

RESIDENTIAL PROPERTY - OUR SERVICES -

Druces' residential property team provides expert advice to UK and international clients on all their real estate legal needs. In particular, we help clients with their purchases, sales, financing and refinancing and also have expertise in the complexities of leasehold property.

We work to protect the value of our clients' property; our long experience gives a valuable perspective with those families who look to safeguard their investment and build a legacy to pass on to future generations. We also pride ourselves on being a partner-led firm. Our clients, and the other professionals with whom we work, value the combination of the best legal advice and our bespoke personal service.

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FOR SALE 29



REAL ESTATE

Our real estate team handles all types of transactions, including not only residential property but also large-scale commercial developments and property investment portfolios.

Our residential property specialists are known for their work on complex, high value transactions including the valuable prime central London market.

Our experience:

- Purchase of Grade II listed house and four boathouses on the river in Richmond.
- Dealing with purchases and sales of valuable leasehold property with assignment of statutory notices for lease extensions.
- Advising investors in connection with the efficient acquisition and leasing of commercial buildings in the UK in order to achieve the best yields.
- Acting on the acquisition and management of operational headquarters for family offices.
- Advising on the inter-relationships between properties held and/ or occupied by or between a family, its commercial arms and its 'in-house' charities.



LEASEHOLD PROPERTY

Leasehold property brings its own complexity, especially in the area of enfranchisement, the collective purchase by leaseholders of their freehold. Our team includes specialists in this highly technical area, among them, one of the country's foremost experts in the field.

Our experience:

- Purchases of properties ranging in size from two to more than 100 flats.
- Acting for major landlords in the granting of lease extensions to tenants.
- Dealing with the sale of buildings subject to tenants' rights of first refusal
- Acting for tenants on lease extensions including in the valuable prime central London market.



PLANNING & CONSTRUCTION

Our team also includes planning and construction law specialists who advise on those important aspects of property work.

From applications for planning permission (or opposing neighbouring applications) through to construction projects in all their stages, we deal with a wide range of transactions.

Our experience:

- Acting for clients in converting central London office properties to high end residential.
- Advising a client who wanted to buy a unit for residential use when the permitted planning use was as a live/work unit.
- Advising a client purchasing a listed house on the implication of works having been carried out without listed building consent having been obtained.
- Advising clients on both basement developments and additional upper floors to existing properties for residential units.
- We continue to act for developers in London with regard to their central and west end property, redevelopments for high end residential, office and retail projects.



TAX & SUCCESSION PLANNING

We have an award-winning private client team.

From wills and powers of attorney to family trusts, complex estate planning and probate; our aim is to give clients – and their heirs – peace of mind as they plan for the future.

Our experience:

- Acting for UK clients on estate planning issues often involving a complex mix of jurisdictions and assets.
- Working with overseas domiciled families on their estate planning, usually involving multi-jurisdictional considerations and a wide range of assets. The firm has built up a particular specialism advising in cases where artwork is a core asset.
- Advising family heads on plans to leave multi-million pound SIPPs to beneficiaries and dealing with their associated inheritance tax planning in relation to their global estates.
- Helping families deal with the consequences of mental incapacity. Preparing powers of attorney and applications to the Court of Protection.



FRANCE

Our dedicated team of French law specialists supports high net worth individuals with a range of tax, property and legal services. Clients benefit from a joined-up service which takes care of both of their French and UK affairs in one place.

Druces is able to support clients across the French-speaking world. Our team has experience advising on Monegasque and Swiss tax while we also have excellent relationships with professional advisors in Belgium and Luxembourg.

As well as our extensive knowledge of the taxation systems in these French-speaking jurisdictions, the team also has a wealth of experience as French property lawyers and conveyancers. In addition to this, the team is able to advise on how French families can protect their wealth through inheritance tax planning, lifetime gifts and wills.

Our experience:

- Advising a client on their £10m French trust, including trust registration obligations, EU Succession Regulations, English and French tax planning advice.
- Obtaining vacant possession of a valuable French property, acting for a client who needed specific advice to remove a person claiming to be a tenant.



DISPUTES

We advise clients on a wide range of disputes that arise in relation to their personal and commercial interests.

We have a specialist team which handles real estate problems of all kinds including residential property disputes, landlord and tenant problems and complex commercial property litigation.

Our experience:

- Acting for a tenant of a long lease of a flat in Belgravia: successfully defending a claim for possession against an aggressive landlord, for alleged breaches of covenant.
- Acting for both owners and tenants in relation to statutory claims for lease extensions at prestigious addresses in central London under the Leasehold Reform, Housing and Urban Development Act 1993, including tribunal proceedings.
- Advising clients with regard to interference with their rights as a result of nearby development: trespass, nuisance and rights to light.
- Saving the leaseholder of a Docklands Property £100,000 of premium on a lease extension, due to landlord's default.



CORPORATE & COMMERCIAL

Our corporate and commercial lawyers are experienced in dealing with everything from private companies and family businesses to quoted companies.

The team has particular expertise in the Sharia'a finance, healthcare and mining & minerals sectors. We also advise on immigration and employment law.

Our experience:

- Working with a wide range of families on the acquisition of British citizenship and compliance with all application requirements, pre and post application to ensure smooth UK entry and subsequent residence.
- The team has particular expertise in the Sharia'a finance, healthcare and mining & minerals sectors. We also advise on immigration and employment law.
- Establishing family offices both in and out of the UK to represent the needs of wealthy families and advising on structuring for investment and asset protection.
- Working with a number of non-UK domiciled families on all employment considerations of employing staff in the UK.



Druces LLP is a City of London based business and private wealth law firm. Founded in 1767, the firm cherishes its heritage while embracing the highest modern standards in all that it does.

The firm operates on a four practice group model (property, private client, corporate and commercial and dispute resolution) but places a strong emphasis on core sectors including residential property, property development and investment, family offices, international private wealth and banking and finance.

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CONTACT US

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