

PRESTIGE

RESIDENTIAL PROPERTY

Our guide to buying and
selling land

0161 941 4000
myerson.co.uk
lawyers@myerson.co.uk



Welcome

Why Myerson Prestige?

At Myerson, we are experts in dealing with residential property. Putting our clients and their families at the heart of everything we do means we establish long term relationships across generations and act as trusted advisers.

As a Top 200 UK Law Firm, we are also proud to be ranked in many legal disciplines as 'Top Tier' in the prestigious international directory **The Legal 500**, providing a truly bespoke and personal service.

Unlike others, our Residential Property Team don't deal in bulk conveyancing and we don't use automated systems or teams of conveyancers, to manage your file. This means that we can provide you with a personal bespoke service, tailored to your specific requirements. Our service to you is prestige.

We have a small, close-knit, team of qualified solicitors who have the knowledge and experience to advise and assist on a wide variety of residential property matters.

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PRESTIGE
RESIDENTIAL PROPERTY

How We Work.

Every client is different, and we are here to support you every step of the way.

Personal, Partner-led Service. Our most experienced solicitors get to know you and your property purchase inside out. We strive to become your trusted advisers, providing added value and most of all, a genuine, personal service.

The Highest Level of Expertise. Combining commerciality, practicality and legal expertise enables us to deliver every time. From small terrace houses to large, landed estates, our solicitors are always at the forefront of real estate knowledge and sector specialisms.

A Team You Can Trust. You're in safe hands. We help clients nationwide with simple and complex property purchases on a daily basis. You can rest assured that our expert team knows its stuff!

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lawyers@myerson.co.uk



Your Solicitors



Heather Adams

Partner

Head of Residential Property

0161 941 4000

heather.adams@myerson.co.uk



Carly Traverse

Senior Associate

Residential Property

0161 941 4000

carly.traverse@myerson.co.uk



Annie Tam

Associate

Residential Property

0161 941 4000

annie.tam@myerson.co.uk



Olivia Heston-Morris

Solicitor

Residential Property

0161 941 4000


olivia.heston-morris@myerson.co.uk

The solicitors that will be working with you are specialists.

You can find out more about our Myerson Prestige Residential Property Service by clicking [here](#).

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Buying and selling land

What do I need to consider when buying land to build a house?

Land designation

First of all, you need to be certain that the land you are buying is capable of development and is not just agricultural land, as if it is agricultural land you cannot build on it.

The local authority in which the land is situated will be able to advise you on this point.

Restrictive covenants

Sometimes, there are what are known as 'restrictive covenants' on the legal title to the land which restrict its use and/or development.

If there are restrictive covenants which would prevent your intended development, it is not always the end of the world as it may be possible to get these released or varied.

Access

Is there an established point of access to the land? If not, you will need to consider how you will access the land. It may be that you need to be granted a right of way over neighbouring land.

Services

Are services such as gas, electricity, water and drainage already present on the land? If not, you will need to consider how you will connect services to the land. It may be that you need to be granted a right to connect to services on neighbouring land or for your services to pass through neighbouring land.

What do I need to consider when selling land?

Covenants

If you are selling part of your garden for development as a building plot, you will no doubt wish to protect the enjoyment of the land which you retain. For example, you may wish to restrict the use of the land which you are selling off so that it can only be used for the construction of a specified number of properties and specifically cannot be used for trade, business or manufacturer.

You can also make provision so that no future development of the land or properties is possible without your prior approval of plans.

You may also wish to impose obligations on the land that you are selling, for example, to erect and maintain a new boundary or a financial contribution towards a shared access road.

The above restrictions and obligations are dealt with by way of restrictive covenants and positive covenants.

Clawback

Land which is ready for development has a higher value than land which is not.

Sometimes, when land is sold, it is not ready for development but has the potential to be developed. In such cases, it is possible to include a provision in the sale relating to “uplift” or “clawback”, commonly known as overage provisions.

Overage provisions entitle the seller to a share in the increased future value, typically once planning permission is applied for or obtained, within a set period of years after the sale.

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Don't just take our word for it...



“From our first telephone conversation, Myerson dispelled any doubts with a warm and friendly approach.”

“Their response time and communication is excellent and I would have no hesitation in recommending Myerson in the future.”

“Myerson have always give me a top class service. The quality of their advice has been first rate. They are a firm one can place your complete confidence in.”

“We would be very happy to recommend the team at Myerson. Faultless.”

“I have total confidence in the advice and support I received.”

“The sale of our property was handled promptly and efficiently, and I have no reservations in recommending Myerson.”

To view more Myerson reviews visit our Review Solicitors page by [clicking here](#).

You're in safe hands!

If you would like any more information on the ownership of property or if you have any questions, please don't hesitate to contact your solicitor in our Residential Property Team today.

Call: 0161 941 4000

Click: myerson.co.uk

Email: lawyers@myerson.co.uk



PRESTIGE
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Because
life is rarely
**black and
white.**



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Myerson Solicitors LLP

Grosvenor House, 20 Barrington Road, Altrincham WA14 1HB
Tel: 0161 941 4000 | Fax: 0161 941 4411 | DX19865 Altrincham
lawyers@myerson.co.uk | www.myerson.co.uk | [@myersonllp](https://twitter.com/myersonllp)

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