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CharlesRussell
Speechlys

UK Residential Property Investment



Charles Russell Speechlys work with clients in the UK and throughout the world. Our lawyers are based in 11 locations across the UK, Asia, Europe and the Middle East. Through each of these locations, clients are able to access the full range of the firm's skills and expertise.

We have a broad range of skills and experience across the full spectrum of businesses and individual needs. This gives us a wider perspective, clear insight and a strongly commercial long-term view. We use this approach to secure the growth of our clients enabling them to move confidently into the future. It has made us a leader in the world of dynamic growth and among the world's leading creators and owners of private wealth and their families. Major corporates and institutions find our more considered and personal approach a refreshing alternative to conventional business law firms.

About Charles Russell Speechlys

We have a large team of lawyers who focus on real estate investment for corporates, investment funds and private wealth.

We regularly advise international clients with their UK property investments. Not only can we provide that service “on-the-ground” in the Middle East and Asia, we are also able to support UK property acquisition through our array of private client services such as tax, estate planning, wealth protection and immigration. We provide a seamless and integrated service to our clients through our network of international offices.

“They’re head and shoulders above the competition.”

CHAMBERS & PARTNERS

We have expanded our offering by adding both local and international property capabilities. Our Partner-led team delivers a wealth of experience in relation to UK residential property transactions.

How we can help you:

- A wealth of experience and expertise in relation to tax, corporate structuring and residential conveyancing.
- Competitive pricing and flexible fee structures.
- Project manage and/or undertake the work
- Act as your day-to-day contact
- Deal with queries, questions or concerns “face-to-face”
- Provide trilingual capabilities
- Facilitate introductions and deal opportunities where relevant



The UK Residential Property Market

Attractive but complicated

Whether you are an international buyer looking to enter the market or already resident in the UK, buying UK residential property can be confusing, complex and often highly competitive. Of course, it offers many attractions – as a home, or an investment – in terms of lifestyle, security and privacy, all underpinned by a well-established financial and legal system, and there's a magnificent range of period and new build properties in London and outside. But the legal and tax issues relating to UK property ownership can make buying, selling and managing property frustrating, time-consuming and stressful.

At Charles Russell Speechlys we understand it can sometimes be an emotional investment as well as a financial one, and our aim is to take you through the process quickly and efficiently to a successful conclusion – minimising the stress.

London residential property

London is home to some of the world's finest residential property. Competition from global buyers for houses and apartments can be fierce, with those able to move fast enjoying an advantage. But it can also be complex. Foreign ownership, freehold and leasehold intricacies, tax issues, planning and building regulations can add challenges to an otherwise straightforward transaction, whether it's a period property in a conservation area or a prime new development. When you are buying a home for your family, or seeking an investment – or both – it helps to have an expert to steer you swiftly and smoothly through the various issues to a successful conclusion.

"Charles Russell Speechlys LLP is 'an excellent firm with an exceptional reputation in the market, respected by vendors and purchasers alike'."

LEGAL 500



Property Expertise

We advise clients regarding UK residential property transactions both for occupation and investment.

Areas of expertise include:

- General property law advice
- Legal advice on UK inward property investment
- English residential & investment property acquisition and disposal
- Advice on property financing arrangements
- Tax planning

Our clients include individuals, property investment companies, private and corporate property developers, trustees and banks, from across the world.

In 2020 we dealt with over £100m worth of residential property transactions for our clients across a variety of schemes, including the following:

- Battersea Power Station, London
- One Palace Street, London
- West End Gate, London
- Fulham Reach, London
- White City Living, London
- Beaufort Park, London
- X1 The Tower, Liverpool
- St Martins Place, Birmingham
- Blackfriars, Manchester
- The Copperworks, Birmingham
- Maida Vale Union Lofts, London
- The Wraysbury, Birmingham
- South Bank Place, London
- Millbank Residences, London
- South Quay Plaza, London
- St. John's Wood, London
- Battersea Roof Gardens, London
- West End Gate, London

"If we have an opportunity to put forward a firm for the buyer, they're top of the list."

CHAMBERS HNW



IFCAWARDS



Charles Russell Speechlys



Tax & Wealth Structuring

Tax issues arise with almost all high value residential property transactions in the UK, and many will be very complicated.

It's essential that any discussion around property-related tax takes place in the broader context of your financial affairs: that's why we take time to understand your specific circumstances, family situation and financial arrangements. You will have a dedicated and experienced team working on the efficient structuring of your affairs. These may involve issues as diverse as Shari'a compliant trusts or UK heritage property ownership – and you can be confident we have the knowledge and experience to deal with them.

"They have strength in depth, they're extremely client centric and they consistently provide a high level of tactical and sensible advice."

CHAMBERS HNW

Our areas of expertise include:

- Advising clients based in the UK and abroad on how to mitigate their exposure to Stamp Duty Land Tax, inheritance, capital gains and other UK taxes.
- Assisting wealthy internationally mobile individuals in the development of effective international tax planning strategies

Giving You Confidence in Your Property Decisions

Buying and selling prime residential property is challenging in any circumstance.

Add the complexity of taxes, cross-border issues, inter-generational planning and a competitive and sometimes uncertain market, and you have the ingredients of a highly stressful experience. Our goal is to remove that stress: using our experience and expertise to find solutions that suit you, to a timetable of your choosing, and to give you the confidence that you have made the right decision for your future.



UK Residential Property Acquisition Procedures

Initial Considerations

- **Tax issues**
the acquisition of UK residential property will give rise to tax liabilities. Please refer to our separate leaflet "Tax Considerations for UK Property Investments" for more information.
- **Acquisition structure**
the most appropriate legal and tax efficient structure will depend on a number of factors such as:
 - **Acquisition vehicle**
will the acquisition be through a special purpose vehicle (SPV), trust or by an individual?
 - **Jurisdiction**
if an SPV or trust structure is recommended then will this be incorporated offshore and, if so, in which jurisdiction?
 - **Investment or otherwise**
what is the purpose of the acquisition?
 - **Other factors**
are there any other non-commercial factors to take into account such as family requirements / succession planning, confidentiality, intended level of occupation (if applicable), Shari'ah issues etc.
- **Financing**
is financing required in relation to the acquisition? If so, is this Conventional or Islamic?
- **Approvals**
are any approvals required (e.g. consent of landlord if the title to the property is leasehold)?
- Legal assistance must be obtained in relation to the conveyance of all residential property in England & Wales. As such, a law firm will require certain information from any new client so as to comply with anti-money laundering regulations.

Pre-Exchange

- Prepare and settle draft legal documents including (but not limited to) the sale contract.
- Conduct due diligence comprising investigation of title as well as standard searches and enquiries.
- Prepare a report on title summarising the results of the due diligence.

Pre-Completion

- Finalise all legal documentation such as (but not limited to) the transfer deed, mortgage deed (if required) and lease /licence to assign (if applicable and as appropriate) and arrange their execution.
- Arrange for drawdown of any financing.
- Prepare the completion statement in relation to the required balance of monies to complete.
- Undertake pre-completion searches / enquiries (as appropriate).

Completion & Post Completion

- Transfer completion monies from buyer's solicitors to seller's solicitor, which will be held to the buyer's solicitors order pending completion.
- Completion takes place when the seller's solicitors confirm receipt of the completion monies.
- Keys are released to the buyer via the agent.
- Ensure:
 - Payment of the required Stamp Duty Land Tax. Please refer to our separate leaflet "Tax Considerations for UK Property Investments" for more information.
 - The transfer of ownership and registration of title at the Land Registry is completed within the prescribed period; and
 - Any financing is registered against the property by way of a first ranking legal charge or equivalent depending on whether the financing is Conventional or Islamic.

Asia & Middle East Residential Property Team

We have a team of lawyers who focus on real estate investment for corporates, investment funds and private wealth.



Simon Green

International Partner
Head of Real Estate, Hotels & Hospitality, Asia & Middle East

Simon is the Head of Real Estate for the Middle East & Asia. Simon splits his time between our Hong Kong office and Middle East office and is recognised expert in real estate matters. His main areas of expertise are large-scale mixed-use developments and infrastructure projects (particularly PPPs), city centre redevelopments, real estate investment, management and finance as well as hotels and hospitality. Simon regularly advises on 'foreign direct investment' from the Middle East and Asia into commercial and residential property in the UK and other parts of the world.



Kelly Dunn

Chartered Legal Executive

Kelly is a Chartered Legal Executive and is the Residential Property Team Manager. Kelly is based in the Middle East and has significant experience in relation to acting for our Middle East and Asian clients with their residential property acquisitions and disposals in the UK. She has more than 20 years' experience in property law, in particular acting on behalf of buyers of 'new build' purchases. Kelly also has experience in acting for high net worth individuals on sales and purchases of existing properties and advising clients in all aspects of residential property to include transfer of equity and re-mortgages.

Asia



Twiggy Ho

Associate

Twiggy is a qualified solicitor with over 6 years' post qualification experience. Twiggy has recently relocated from our London office to our Hong Kong office. Twiggy is experienced in dealing with all types of residential property transactions and advising a range of domestic and overseas clients including private investors, companies, and national and international banks. Twiggy is fluent in English, Cantonese and Putonghua.



Victoria Chui

Associate

Victoria is experienced in acting for foreign investors, high-net worth individuals and companies in the purchasing and selling of residential and commercial properties, including new build developments and off plan properties. She is also experienced in dealing with the acquisition and subsequent refinancing of properties. Victoria is admitted to practice in England & Wales. She speaks English, Cantonese and Mandarin.



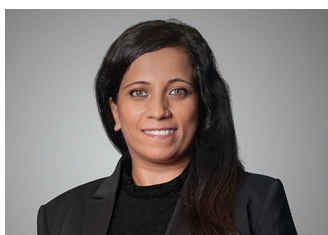
Bonnie Sin

Conveyancing Assistant

Bonnie Sin is a Conveyancing Assistant and specialises in UK residential property acquisitions for overseas investors and Hong Kong property transaction for local clients. Bonnie is responsible for progressing conveyancing transactions for clients. Bonnie is fluent in English, Cantonese and Putonghua.

Asia & Middle East Residential Property Team

Middle East



Meenal Yadav

Licensed Conveyancer

Meenal is a Licensed Conveyancer and is based in the Middle East. Meenal has 15 years of experience in residential conveyancing. Meenal has experience in all land transaction types including registered / unregistered, new build purchases, plot sales, shared ownership, retirement, right to buy, auctions, transfer of equity, company purchases, statutory and voluntary lease extensions.



Faye Cunningham

Associate

Faye is an Associate Solicitor with over 5 years' post qualified experience. Faye joins the International Residential Team in the Middle East having previously worked in London. Faye acts on behalf of lenders, foreign investors, high-net worth individuals, charities, companies, as well as first-time buyers in respect of all aspects of residential property transactions. Faye is extremely experienced in dealing with high value properties with complex titles, as well as expeditiously concluding the acquisition and sale of residential properties for new-build developments and pre-existing registered titles. Faye is well versed in dealing with the property aspects relating to mortgages and re-mortgages as well as other forms of financing such as bridging finance.



Dana Marshad

Associate

Dana has experience in assisting on major takeover projects in the UK and in the Middle East, and has been involved in the preparation of key legal documentation such as sale and purchase agreements and business transfer agreements. Dana has also worked on various construction projects during her training seat in London. She assisted in reviewing standard form building contracts, assisting in drafting advices to clients, and drafting consultant appointments. She was also involved in various arbitrations concerning key disputes between Employers, Contractors and Sub-contractors. Dana is fluent in Arabic and English.



Shantel Gall

Conveyancing Executive

Shantel is a Conveyancing Executive and specialises in UK residential property acquisitions for overseas investors. Shantel is based in the Middle East. Shantel is responsible for progressing conveyancing transactions for clients as well as building relationships with internal and external contacts for and on behalf of the team. Shantel is fluent in English and Afrikaans.

Contact

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International Partner

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