

We are a leading Real Estate disputes resolution team and one of the largest in the UK, with coverage in Scotland, 5 partners and over 35 solicitors, legal executives and paralegals nationally, supported by a team of excellent secretaries and administrators.

We focus on providing excellent client service. We offer a wealth of experience, sound knowledge and a collaborative approach to working with clients. With our wide expertise, experience and strategic acumen, we specialise in solving problems and helping to reduce risk. We provide straightforward commercial advice focused on achieving our clients' objectives quickly. We do not litigate unless we need to but where necessary we can help you resolve even the most complex and highest value disputes and ensure you are placed in the best position possible. We have a proven track record in Court and Tribunals as well as at mediation and arbitration.

We have expertise in all three of the major property disciplines: commercial, residential and agricultural together with a specialist Leasehold Disputes Team. Our clients include various major PLCs with national property portfolios (both landlord and tenants), retailers, house builders, financial institutions, landed estates, property management companies, social housing providers, government departments, public bodies and charities as well as smaller commercial property clients and high net worth individuals.

Our US combination has given us exposure to real estate clients from the US looking to do business in the UK, as well as growing insight into real estate dispute resolution techniques from across the Atlantic. This gives us a unique perspective on resolving property disputes which we can use to the ultimate benefit of our UK clients.

Sector focus



Real Estate – we have expertise in all aspects of Real Estate working with Landlords, Tenants, Landowners, Investors and Developers



Retail and Consumer – we have a wealth of experience and understanding of the market and act for a number of high street retailers. We therefore understand the issues regularly faced and how to resolve them and manage risk



Transport, Logistics and Infrastructure – we have a particular strength in this sector and can assist with both large land holdings as well as business premises. We also have experience of legal issues concerning telecommunications masts on land



Energy and Natural Resources – we can assist with all aspects of development and can serve entry and option notices for windfarm clients. We also advise on disputes over contracts and in respect of nuisance and ransom claims



Private Wealth – we can deal with disputes in relation to agricultural land, private lettings, protecting property rights and mineral trespass claims.



Financial Institutions – we can help with issues arising from occupation of business premises, advice on property issues for LPA Receivers, and advice on investment properties in SIPPS



Manufacturing – we can help with issues arising from occupation of Factory and Head Office premises

Our expertise

Commercial Landlord and Tenant

- Landlord and Tenant Act 1954 renewals (both contentious and non-contentious), including service of notices, counter-notices, applications to court and conducting the litigation generally
- breaks and break notices, notices to quit and tacit relocation, irritancy and surrender
- dilapidations and repair claims
- recovery of rent/service charges and other sums due
- rent reviews
- consents to assign, underlet, alter and change use
- enforcement of lease covenants generally and liability of guarantors
- applications under the Tenancy of Shops (Scotland) Act 1949

Residential

- Residential landlord and tenant, including possession, forfeiture, disrepair, breach of covenant enfranchisement, tenants' rights to appoint a manager and rights to manage generally, mortgagee possession claims, service charge and neighbouring owner disputes.

Agricultural

- Agricultural landlord and tenant, including protection of rural assets and farm business tenancies, recovering rental arrears, forfeiture and breach of covenant issues, tenants' improvements, service of notices to quit, and succession and compensation.

General

- Disputes over rights of way, rights to light, restrictive covenants and other easements to land
- Property torts such as nuisance and trespass to land
- Issues with mortgages and other property Charges
- Injunctions and interdicts
- Adverse Possession/squatters
- Co-ownership issues
- Party Wall Act matters and Access to Neighbouring Land
- Disputes involving contracts for the sale of land
- Development and option agreements, overage and clawback
- Rights of pre-emption/first right of refusal
- Fishing and other riparian rights
- Mineral ownership
- Rectification and Land Registration
- Town and Village Green applications
- Contentious Planning
- insolvency situations, Vesting Orders and Bona Vacantia
- Telecommunications Act 1984 and the Electronic Communications Code
- Lodging of Caveats across Scotland.

Key contacts

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Our team at a glance

What our clients can expect from us:

- Expertise from a specialist service team who understand your business
- Clear, practical advice that is tailored to your specific commercial requirements
- Working collaboratively to find really good resolutions for you
- Proactive and receptive, delivering added value to you
- We have the resources required - when and where needed, putting the right team on each job



“The solicitors are consistently supportive and have provided us with invaluable advice.”

Chambers and Partners UK Guide 2022

“Always available, professional, understanding, engaged, focused, timely and with on point solutions.”

Legal 500 2022

Exceptional relationships underpin our effective delivery of personalised, value-driven strategic solutions



Dedicated leasehold disputes team

Depth of talent

35+ legal professionals

The capability, experience and expertise to service our national client base



Leaders in our field

Ranked as **National Leaders** outside London in Chambers and Partners UK Guide 2022



Outstanding track record

We are particularly recognised for our work in the **Retail, Transport, Housing and Residential, Energy, Housebuilding, Marine, Telecommunications, Public Sector** and **Agricultural** sectors

“Womble Bond Dickinson have first rate property litigation department. They have a wealth of talent from partner level down and a constant stream of top drawer work. I have worked with them for at least 15 years and dealt with a variety of commercial landlord and tenant matters, cases which have always been managed and prepared to the highest standard. I have recommended them to a number of other clients because I cannot think of a safer pair of hands for real estate work.”

Legal 500 2022