

Residential Property



Solicitors
Regulation
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Practice Areas

Business Law

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Residential Property

Efficient Knowledgeable Reliable

Boasting an impressive annual transaction value exceeding £500 million, Lisa's Law stands as a market leader. Our firm is renowned for its extensive expertise in handling high-value transactions and is frequently entrusted by high-net-worth individuals, developers, investors and banks.

Collaborating closely with brokers, agents, and surveyors, we deliver seamless, integrated services tailored to our clients' needs.

Competitive Pricing: We offer our services at competitive rates to ensure you get the best value.

Fast Transactions: We prioritise efficiency to meet your deadlines and make the process as quick as possible.

Responsive Team: Our team is always available to address your concerns and provide the support you need.

Services

New Build Property

Purchasing a new build home requires careful legal oversight to navigate complex contracts, developer agreements, and planning considerations. We conduct thorough due diligence, ensuring compliance with planning permissions, warranty requirements, and Help to Buy schemes. Our team liaises with developers, mortgage lenders, and local authorities to prevent delays and secure a smooth transaction.

Property Sale & Purchase

Whether buying or selling an existing property, we provide comprehensive legal support, including contract preparation, title checks, property searches, and liaising with mortgage lenders to ensure a smooth process. We identify any restrictive covenants, planning issues, or boundary disputes and work proactively to resolve them before completion.

Shared Ownership & Staircasing

We assist clients in purchasing shared ownership properties, ensuring they fully understand lease obligations, service charges, and their rights to staircasing (purchasing additional shares in the property). Our expertise ensures seamless transactions whether you are buying an initial share or staircasing to full ownership.

Freehold Enfranchisement

For leaseholders seeking to purchase the freehold of their property, we provide expert guidance on collective enfranchisement, valuation assessments, and negotiations with freeholders.

Our team ensures compliance with the Leasehold Reform Act and represents clients in First-tier Tribunal proceedings if necessary.

Right to Buy

If you are eligible for the Right to Buy scheme, we handle all legal aspects, from completing applications and obtaining property valuations to securing mortgage financing and finalising the conveyancing process. Our team ensures full compliance with council or housing association requirements.

Help to Buy

We provide specialist legal support for Help to Buy purchases, including reviewing government loan agreements, ensuring eligibility, and managing equity loan redemptions. Our team helps navigate the complexities of early loan repayment or staircasing within the Help to Buy framework.

Property Auctions

Buying or selling property at auction requires swift and decisive legal action. We conduct pre-auction due diligence, review legal packs, and identify potential risks such as restrictive covenants or planning constraints. Post-auction, we ensure a rapid exchange and completion process within the strict deadlines imposed.

Leasehold Extensions & Variations

Extending or varying a lease is a crucial process that affects property value and mortgage eligibility. We provide expert legal advice on lease extension negotiations, ensuring fair terms and compliance with statutory procedures under the Leasehold Reform Act. We also assist in applications to the Leasehold Valuation Tribunal if disputes arise.

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I have had the pleasure of working with the exceptional solicitors at Lisa's Law on several occasions. Each time, I have been thoroughly impressed by the high caliber of their legal professionals. They are not only extremely skilled and knowledgeable but also multilingual, which adds a significant advantage. What sets them apart from solicitors at other firms is their friendliness and responsiveness.

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Transfer of Equity

We handle property ownership transfers due to divorce, inheritance, tax planning, or other circumstances. Our team ensures proper documentation, compliance with lender requirements, and registration with the Land Registry, protecting the interests of all parties involved.

Remortgaging

If you're refinancing your home, we manage all legal aspects, including liaising with lenders, redeeming existing mortgages, and reviewing new mortgage offers. We ensure a smooth transition to your new lender while identifying and addressing any legal issues that may arise.

Purchase of Land

For those investing in land for residential development or personal use, we conduct in-depth due diligence, reviewing title deeds, access rights, environmental considerations, and planning permissions. We provide legal support throughout the transaction, ensuring a secure and legally compliant purchase.

Our team

Lisa's Law offers a comprehensive suite of residential property services, with expertise in addressing complex matters.

By collaborating with our private client and family department, as well as associated tax advisers, we provide clients with holistic guidance and make their property transactions smooth and stress free. Our advice extends beyond conveyancing transactions to encompass tax and succession planning, ensuring clients can purchase and hold properties in the most tax-efficient manner.

- 1000+** 5 star Google reviews.
- 100+** Years of combined residential property law experience.
- 10** Residential property solicitors.
- 6** Languages spoken.
English, Mandarin, Cantonese, Italian, Bengali & Malay

“Without hesitation, I would work with them again should the opportunity arise. Lisa's Law has proven to be a firm of true professionals, earning my trust and recommendation.”

Key contacts



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