



DMH Stallard

Real Estate

Highlights
2024-25

DMH Stallard is an award-winning, full-service law firm with offices in Sussex, Surrey and London.

“The team’s knowledge is second to none but the most impressive skill they possess is the ability to gel with a client.”

Legal 500 UK 2025

Our real estate capability is considerable. We can genuinely provide legal support in relation to the full life cycle of property ownership for both businesses and individuals. Whether the transaction is a straight forward acquisition or lease, or perhaps a more complex matter requiring planning, development or construction input, we can help. We have one of the largest in-house planning teams in the country (including both lawyers and chartered planners), as well as a specialist development team, a property dispute resolution practice, a construction offering and a very substantial transactional capability.

Many of our projects are partner led, and the team is recognised for its pragmatic advice and commercial solutions. We are known for being very client focused in the work we do. Our technical expertise is a given, but we strive to go above and beyond for every client by providing an exceptional client service.

In the following pages we set out some of the projects our team has worked on over the last year. Hopefully these provide a flavour of the strength and depth of our experience.

Tina George

Partner and Head of Real Estate

Some of our highlights from 2024 - 2025

Success across a range of sectors

House building and promotion



Residential redevelopment

Advising on the unconditional purchase of a redundant children’s care home for residential redevelopment. The team negotiated a bespoke transaction structure to address issues caused by a protected species being identified on the site at the very last minute.

We put forward various alternative structures to mitigate the risk to the client and contracts were successfully exchanged.

Healthcare



Hospice merger

Supported on the merger of two hospices creating a combined group of three hospices and a charity shop network of over 30 retail units and distribution centres. The work included complex due diligence and exit arrangements from the substantial temporary premises in use prior to the merger.

The firm’s advice enabled our client to take a risk-based approach to the merger supporting its delivery within the required timescales.

Professional services



Acquisition of a Grade A office space

Acting on the acquisition of a high value lease of Grade A office space in Brighton.

The transaction was challenging as the lease terms and tenant works were heavily negotiated throughout and there were various title issues that required complex indemnity insurance products to resolve.

Charities

Large property portfolio

Advising the trustees of a charity in relation to the considerable property portfolio held, which includes over 60 units of commercial and residential property (valued at approximately £30m+).

Our work includes acting on property acquisitions and disposals, commercial leases and lease renewals of leisure, retail and office space. We also advise on issues arising from management of the portfolio including dilapidations, creation of residential tenancies, possession, forfeiture, structural repairs and redevelopment.

Retirement living

Leasehold and Freehold Reform Bill

Acting for a retirement home provider in relation to challenges created by the Leasehold and Freehold Reform Bill which impacted our client's business model, undermining its current scheme and potentially rendering the client's commercial product unlawful.

We worked alongside our client to rally support for changes to the Bill and successfully lobbied members of the House of Lords.

House building and land promotion

Promotion agreement for delivery of 30 new homes

Advising on the promotion agreement for the development of land in East Sussex for the delivery of around 30 new homes.

The transaction required a problem-solving approach to address constraints caused by the need to construct a new drainage system on third party land, the existence of telecommunications masts and apparatus, and the existence of an adopted water main running through the site.

Green energy

Valuation Tribunal representation

Instructed to pursue an appeal to the Valuation Tribunal on behalf of 22 clients as a consortium in a class action against the Valuation Office, challenging the current methodology of the rating of green energy.

The potential saving in terms of business rates could be substantial and result in a change to the approach to the valuation model for anaerobic digestion plants for business rates purposes.

Acquisition of commercial investment

Acquisition of commercial investment

Acting on the acquisition of a substantial commercial investment, comprising three commercial units at ground floor, with the upper residential parts sold off on a long lease.

The acquisition included complications with rear access issues and the seller not having the grade of title required in relation to the car park at the rear. All issues were resolved quickly, and resolution reached within a short timeframe.

Real estate

Tenancy agreements

Advising one of the prominent London Estates on various tenancy types across several property portfolios, including 'Rent Act' tenancies as well as assured shorthold tenancies, in a prominent London location with the aim of obtaining vacant possession.

Advice includes dealing with eviction notices and the process of obtaining possession with the intention to redevelop the substantial building.

Sports and leisure

Multimillion pound football club development

Advising a major football club on the development of a stadium, training ground and fan zone to include a multi-functional event space and several restaurants.

Our team acted on the s106 agreements and utilities agreements to supply electricity to the site, as well as infrastructure agreements on related developments.

Residential property development

High Court challenge

Acting for a residential property development and construction company in relation to a High Court challenge brought by Waverley Borough Council to the grant of planning permission by a Planning Inspector for a 53 dwelling residential scheme in Surrey.

We previously acted for the client on the s106 agreement relating to the application and have also provided advice on Common Land and BNG (Biodiversity Net Gain) issues relating to the development.

Ports and maritime transport

Planning application with environmental impact

Assisting on planning proposals following a large Sussex Port's land allocation, relating to development of a hydrocarbon energy production facility, port related warehousing, HGV parking and rest facilities.

We have advised on and completed a s278 agreement in relation to a new pedestrian crossing at the passenger entrance to the Port. Balancing Port activities and growth with the environmental and ecological impact to the area was vital.

Sports and leisure

Environment Agency prosecution

Advising a local sports and leisure facility on a prosecution by the Environment Agency for alleged offences under the Environmental Permitting Regulations in relation to the importation of waste materials to create a bund at a golf club.

Charities

Challenging council decision

Acting for a motorcycle charity in their challenge to the decision of the London Borough of Hackney to bring in parking charges for motorcycles.

The challenge is that the council has failed to properly balance reducing motorcycle use with providing adequate parking, not properly considering the impact or evidencing that the policy will achieve its aims as well as not taking into account the impact on disabled riders.

Residential property development

Water neutrality

Acting in respect of a Planning Application and subsequent section 78 Planning Appeal by Public Inquiry for the erection of 133 dwellings and the consequential impact on designated ecological sites relating to the water demands of the development.

We successfully argued that this matter could be dealt with way of a Grampian condition (as well as addressing several other planning issues raised by Rule 6 parties) and the appeal was allowed.

“The team took into consideration the emotional impact the project had on their client. They displayed empathy in delivering key information and advice that enabled confidence in decision making. The team did a very good job in empowering the client in order to enable a full understanding of the process and outcomes.”

Legal 500 UK 2025

“The DMH Stallard team are meticulous in every way.”

Chambers and Partners UK 2025

Key contacts



Tina
George



Heidi
Copland



Nick
Pentecost



Ben
Price



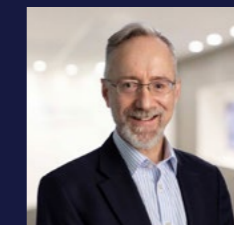
Peter
Rainier



Tom
Watkins



Emily
Wood



Roger
Yates



Becky
Miller



Helen
Rowe

Contact the team

enquiries@dmhstallard.com

Call 03333 231580



Our Real Estate services

Construction

Development and Regeneration

Property Investment and Finance

Planning and Environment

Real Estate Dispute Resolution

Residential Conveyancing



dmhstallard.com

DMH Stallard LLP is a limited liability partnership registered in England and Wales (registered number OC338287). Its registered office is at The Portland Building, 27-28 Church Street, Brighton, East Sussex. BN1 1RB and it is authorised and regulated by the Solicitors Regulation Authority (ID. 490576). The term "partner" is used to refer to a member of DMH Stallard LLP or an employee or consultant with equivalent standing and qualifications. A list of our members, and of the non-members who are designated as partners, is open to inspection at our Brighton office.