

# Ackroyd Legal.

Property Law Specialists



**ACKROYD**

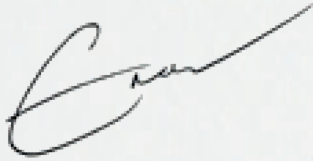
# Contents.

Why Ackroyd Legal?	Page 3
Residential conveyancing.	Page 4
Save on your household bills.	Page 6
Your Survey Options.	Page 7
Selling a property.	Page 8
Buying a property.	Page 9
Stamp Duty Land Tax.	Page 10
Remortgaging.	Page 12
FAQ's.	Page 13
Commercial property.	Page 14
Wills & probate.	Page 16
Property litigation.	Page 18
Testimonials.	Page 20
Why choose us?	Page 21



# A message from the CEO.

Thank you for taking your time to read this brochure about Ackroyd Legal. I hope you enjoy reading about the firm, that we at Ackroyd Legal, are all immensely proud of. Most of us don't often deal with law firms but when we do it is often something deeply personal such as buying a home, a divorce or fighting for compensation following an injustice you've faced. When you go through these deeply important and personal moments, we need people who we can trust to surround us and that is what Ackroyd Legal prides itself on doing. Apart from the exceptional legal acumen of our solicitors, it is their warm, diverse personalities and backgrounds that set us apart. In instructing Ackroyd Legal, you will receive a truly personal service, you will be in direct contact with your solicitor and your experience far more than the standard transactional experience and I hope you'll join the many clients that leave as friends.



**Emon Ahmed**  
CEO

## A global law firm on your doorstep.

Ackroyd Legal is among the fastest-growing law firms in the city, operating nationally with a head office in central London. The best experience, the best lawyers, the best firms, the best service and all under one roof.

Over recent years attitudes and expectations have changed. Combining the experience, knowledge and expertise of firms which have been serving their local communities for the last 300 years, we provide a fresh new take on the traditional idea of a standard law firm. We are committed to offering modern, easy to reach legal services, we prioritize convenience, speed, and good communication with a reasonable price. We will listen to your needs, expectations, as we go above and beyond to deliver the best possible outcome for yourself.

## Why Ackroyd Legal?

### We put you first

From the moment you get in touch, we put you first. Our skilled and experienced team of civil litigation experts will work hard to find the best solution for you and deliver the best possible outcome.

### Fixed fees

At Ackroyd Legal, we believe in transparency and simplicity when it comes to pricing. For services such as conveyancing, wills, probate and offer fixed fees to ensure you know the cost upfront without any surprises.

For other legal services, we provide a fixed fee for reviewing your file before proceeding. This approach allows us to tailor our solutions to your unique needs while maintaining clarity in our pricing structure. Before we commence any work, we'll provide you with a detailed quote, ensuring you understand the costs and the value you'll receive.

### Communication is key

We listen to your needs and we keep you in the loop at every stage of the process. When you work with us, you'll be introduced to your own case handler, who will ensure you are kept informed. They'll always be on available if you need them.





# Residential Conveyancing.

Whether you're buying or selling a property, planning to remortgage, or you want to transfer equity from your property, our skilled and experienced team of residential conveyancing experts can help.

We understand that buying or selling a property can be a stressful time. Property law can be complex to say the least. We'll work hard to make the process as smooth and straight forward as possible. Whilst ensuring we always act in your best interests and keep you up to date, from start to finish.

Acting for individuals, partnerships, trusts, companies, investors, and financial institutions, our conveyancing solicitors have a wealth of experience working with clients across London, nationally and internationally.

Get in touch to request your free 15-minute consultation today on **0203 058 3363**.

## What is Residential Conveyancing?

Residential conveyancing is the process of transferring a property from one legal owner to another. During this process, it's vital that all relevant legal regulations and requirements are met. Which is where our team of residential conveyancing experts come in.

## Scope of Conveyance Services

Ackroyd Legal can help you with the following scopes of conveyancing work: New Builds, Leaseholds, Shared Ownerships, Repossessions, Auctions, Buy to Lets, Right to Buys, Help to Buy ISA's & Schemes, Independent Legal Advice, Islamic Mortgages, Bridging and other secured loans & limited companies.

# How we can help.

Whether you're a first-time buyer or a new landlord, or you're looking to release equity from your home, our skilled and experienced team of conveyancing solicitors can help you with every aspect of residential conveyancing and property law.

## Buying a Property

We'll take care of the full legal process on your behalf, keeping the process as simple and stress-free as possible. As a first time buyer, we'll ensure you understand everything from interest rates and stamp duty, through to the exchange of contracts.

## Re-mortgage/Refinance

If you're remortgaging your property, our expert solicitors will manage the entire remortgage process, ensuring all legal and financial procedures are adhered to. We'll contact your mortgage lender to obtain your deeds, handle any registration and finance formalities.

## Lease Extensions

We understand the importance of securing your property's future. Our Lease extension department provides you with the peace of mind that comes with an extended lease term. Whether you're a homeowner or investor, our dedicated team is here to guide you throughout the process, ensuring a smooth and efficient journey towards a more secure property tenure.

## Bridging and Commercial Finance

Whether you find yourself bridging the gap in property transactions or actively seizing new opportunities, our seasoned team of experts are dedicated to ensuring a seamless, swift, and efficient process for all your bridging and commercial finance needs.

## Selling a Property

Selling your home can typically take weeks, or even months. Our specialist team will support you through every aspect of this process and ensure that everything runs as smoothly as possible, with all your legal obligations being full met.

## Transfer of Equity

Whether you're removing someone from the property deeds or adding someone on, our specialist equity solicitors can help ensure the process runs smoothly and all legal requirements are met.

## Auction Transactions

Buying or selling a property at an auction can be both advantageous and challenging. Our dedicated auction team is here to help you navigate through the complexities of auction transactions, ensuring a seamless and successful experience for both buyers and sellers. Whether you're looking to secure a hidden gem or unlock the full value of your property, our team is committed to guiding you through the auction process from start to finish.

## Additional services we can offer as part of your home moving journey:

- | Surveys
- | Utilities
- | Stamp Duty Review
- | Wills, LPA and Deed of Trust
- | Removals

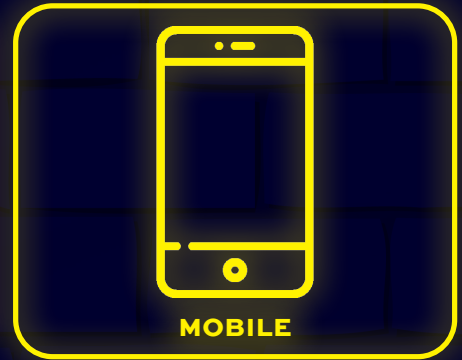
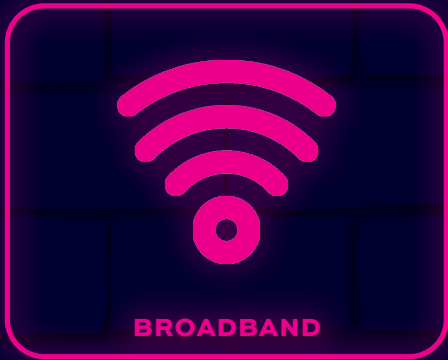
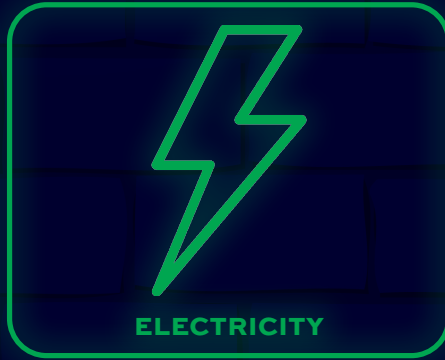
Get in touch for a free no-obligation quote now on **0203 058 3365**.



**ACKROYD**

# Let us help you save over £425 annually on your household bills.

Click [here](#) to see how much you can save today



## What we do.

Ackroyd Legal has partnered with the UK's leading multi-utility provider to offer you a range of services that can help streamline your utility setup process to save you time and money.

These services include gas, electricity, broadband, mobile, and insurance. To unlock your savings, simply click on the link above and complete the online form, choose the services you require and receive a quote.

Alternatively, you can send an email to [utilities@ackroydlegal.com](mailto:utilities@ackroydlegal.com) to schedule a call with one of our utility experts who will assist you throughout the process and provide you with a free quote for your selected services and help get you fully set up if you wish to proceed.

**Say goodbye to complicated utility bills and hello to increased savings. Simplify your life and your finances by switching today!**

## How we can help.

- | Consolidate all services into one convenient monthly bill
- | Experience award-winning customer service
- | Enjoy a guaranteed savings promise on energy tariffs
- | Embrace flexibility with no fixed-term contracts
- | Effortless and seamless switching process
- | Receive £400 towards any Early Termination Fees
- | Access exclusive discounts through our Discount Club

# Your Survey Options.



## Property Valuation

A professional valuation by a qualified RICS surveyor provided in an easy to understand format.

- | Expert professional valuation
- | Formal easy to read report
- | Help-to-Buy, Shared Ownership, Market Valuation

From £259



## RICS Level 2 Homebuyer Survey

A qualification RICS surveyor's inspection of the property providing a concise, easy to understand and value for money survey report.

- | Most popular condition survey
- | Red/Amber/Green condition ratings
- | Suitable for standard type properties

From £469



## RICS Level 3 Building Survey

A qualification RICS surveyor's inspection of the property providing a detailed and thorough condition survey report

- | Most comprehensive condition survey
- | Detailed construction and condition advice
- | Ideal for larger, older or non-standard properties

From £739

TO CLAIM YOUR FREE COMPREHENSIVE SURVEY QUOTE TODAY  
SIMPLY [CLICK HERE](#) AND FILL OUT THE ONLINE FORM.

# Your Conveyancing Journey

## SELLING A PROPERTY.



### COMPLETION DAY

- | Vacate the property
- | Buyer's solicitor sends money and keys can be released
- | Title & transfer deeds sent to buyer's solicitor
- | Any estate agent fees, outstanding existing mortgage amounts and solicitor's fees are paid
- | Any remaining money is transferred to you





# Your Conveyancing Journey

## BUYING A PROPERTY.

1

### Instructing and Onboarding



Upon instructing your Conveyancer, complete the I.D checks, onboarding documents, and the initial deposit so we can initiate work on your file.

2

### Proof of funds and mortgage



Your conveyancer will need proof of funds and a copy of your mortgage evaluation on the property.

3

### Enquiries & searches



Your conveyancer will raise any enquiries about the property and order searches to be carried out.

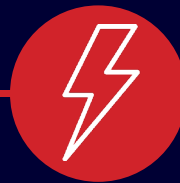
Save time and money with our trusted partners through the links below



[Wills, LPA & Declaration of Trust](#)



[Stamp Duty Saving](#)



[Utilities](#)



[Property survey](#)

4

### Signing the contract



You should ensure that all enquiries have been raised and all that is expected is included in the contract.

5

### Exchanging contracts



When you exchange contracts, you are entering a legally binding contract with a fixed moving date.

6

### Completion day



Once the seller's solicitor confirms that they have received all money due, they will leave the keys with the estate agent.



ACKROYD



# Never get overcharged for Stamp Duty Land Tax.

Click [here](#) to check your eligibility

## What we do.

At Ackroyd Legal, we have partnered with one of the market leaders for recovering overpaid stamp duty. Stamp duty land tax (SDLT) is paid to the government when purchasing land and property in England. The rates and thresholds for SDLT have seen numerous changes in recent times and are constantly evolving.

They work closely with HMRC to ensure they are up to date with the ever-changing SDLT reliefs available. To date, there are 49 different products available to the market, and we quantify all of these when qualifying your case, making sure you never get charged for Stamp Duty Land Tax.

## Why we can help.

### Committed

They are committed to ensuring you never get over charged on Stamp Duty Land Tax. The main goal is to ensure true value and make sure HMRC only receive the exact amount owed, down to the penny.

### Understanding

Our trusted partners have an in depth understanding within this complex area, they will aim to ensure any potential savings are never missed.

### Value

With their competitive and reasonable structured pricing, they ensure true value is always fulfilled.



# How we can help.

## Probate

If you are a property developer and purchase a property from a personal representative of a deceased individual, the purchase may be exempt from SDLT.

The main conditions to be met are:

- | The deceased individuals must have been living in the property as their main home within the 2 years up to the date of their death.
- | The land purchased may not exceed 10,000sqm. You are purchasing this in the ordinary course of your trade as a property developer.
- | Where the land acquired is more than the permitted area, if the other two conditions above are fulfilled partial relief may be claimed.

## Multiple Dwelling Relief

Where two or more residential properties are acquired in a single transaction (or linked transactions), then it is possible to apply an averaging calculation to compute the SDLT liability. This is subject to a minimum rate of 1% of the total consideration. The relief aims to make the SDLT liability closer to the rate that would apply if the dwellings were purchased independently.

## Mixed Multiple Dwelling Relief

Mixed-use purchases can be combined with MDR while still qualifying as being non-residential, unlike claims for multiple dwelling surcharges payable by existing residential property owners. With our in house expert team we will forensically analyse your stamp duty liability. With Mixed MDR there are thousands to be saved on purchase should your property meet certain criteria.

## Uninhabitable Relief

In certain cases properties are purchased in a derelict state and in need of significant work to make them habitable. Providing certain criteria are met, the purchaser will not be required to pay the additional 3% surcharge when computing the SDLT.

## Purchased in the last 4 years?

If so, you have up to 4 years to claim a refund for any overpaid stamp duty. If you require more information about claiming a refund, please don't hesitate to contact our dedicated team. You can reach us by phone at **0203 058 3365** or by email at **[sdltd@ackroydlegal.com](mailto:sdltd@ackroydlegal.com)**.



**ACKROYD**

# Your Conveyancing Journey

# REMORTGAGING.

1

Apply for a Mortgage



Find the best mortgage product

2

Instruct a Solicitor



Complete your ID

## Top Tip

(If leasehold) Ensure your service charges and ground rent are paid up to date or your freeholder won't allow you to complete.

3

Mortgage in Principle



Lender issues Mortgage in Principle

4

Book Valuation



Book your mortgage valuation as soon as you receive your MiP to avoid unnecessary delays

5

Mortgage Offer Release



Offer is sent to you and your solicitor

8

Post Completion



Solicitor registers new mortgage at Land Registry. (If leasehold) Solicitor gets notice to complete from freeholder

7

Completion



Solicitor draws down mortgage funds and settles old mortgage

6

Solicitor



Reviews mortgage offer  
Orders local authority search indemnity  
Requests current mortgage statement  
Sends mortgage deed to you for signing  
(If leasehold) Confirms with freeholder

## Top Tip

It can take up to 6 months to register your mortgage at the Land Registry

# FAQ's.

## How long will the process take?

The speed of your transaction is dependent on how quickly everyone involved in the matter moves. The average timeframe to reach completion for a purchase/sale can be up to 12 weeks. For a remortgage/transfer of equity you will expect an average completion timeframe of 5-7 weeks. Being a leasehold matter, having a complex mortgage/finance arrangement, being part of a chain or additional complications caused by the other side are all typical examples of how the completion timeframe can be affected. We understand the importance of meeting your desired completion date, and we assure you that we will do everything in our power to progress your file as quickly as possible.

## Is this a fixed cost?

Your cost is fixed for the standard conveyancing transaction. Your fixed quote and fee is dependent on the information that you have provided us, so please ensure that this is correct to avoid any additional charges later in the process.

## Will I be charged any additional fees?

If your transaction falls outside of what is considered the standard transaction, then you may be charged additional fees. Examples of this can be a gifted deposit if not declared from the outset or a declaration of trust. In any given situation, you will always be made aware of additional charges prior to the charge being added to the final completion statement.

## What happens if I can't get hold of my solicitor?

In your client care letter (attached with this email), you are provided with the contact details of your case handler as well as their supervisor. Should you still have trouble reaching someone, we encourage you to contact our client services team on **0203 058 3365** who will be able to take messages and mark as urgent.

## I need a surveyor, is this something you can help with?

Yes. Ackroyd Legal operate a network of highly experienced and vetted chartered RICS surveyors throughout London. Our turnaround time for reports is less than the UK average of 14 working days. Click [here](#) to receive your free survey quote or alternatively email [surveys@ackroydlegal.com](mailto:surveys@ackroydlegal.com).

## Can I get some of my money back?

Yes. We can help you by offering a recommendation programme for your friends and family members. We will compensate you with a £25 refund should your recommendations reach completion on their case. You are free to recommend as many people as you like! Please let our client services team **0203 058 3365** know the details of people you would like to recommend.



ACKROYD



# Commercial Property.

Commercial property law can be incredibly complex. So, whether you're buying or selling a commercial property, negotiating a commercial lease, or dealing with a dispute, it's vital you seek expert legal advice.

Our team of highly experienced commercial property experts can provide support and advice if you're buying or selling a commercial property for investment purposes, including mergers and acquisitions involving asset management and international property transactions. We can also help you identify which commercial category your property falls under and help you navigate planning permission regulations.

Get in touch to request your free 15-minute consultation today on [0203 058 3363](tel:02030583363).

## What is Commercial Property Law?

Commercial Property Law involves the sale and purchase of commercial property. Commercial property solicitors act for investors and developers, landowners, tenants, and public sector bodies.

## Why Ackroyd Legal?

As specialist commercial property law solicitors, we have a wealth of experience and expertise in a diverse range of commercial property issues. We can offer cost-effective, pragmatic advice to secure the best outcome for you.

# How we can help.

## Social Housing

We act for social housing providers in London and across the UK, including housing associations, local authorities and arms-length management organisations.

## Section 24: The Tenant Tax

Section 24 means that the amount of income tax relief landlords receive for residential property finance costs will be restricted to the basic rate of tax. Consequently, you will no longer be able to claim mortgage interest, or any other property finance, as tax-deductible.

## Purchasing and Extending

We act for both landlords and tenants in all aspects of commercial lease transactions. Our team hold unrivalled expertise and insight within the commercial property market, including the ever-changing conditions within central London.

## Purchases, Sales and Acquisitions

A commercial property transaction can be a complex process, which will need to take place whenever you intend to acquire a new business property, whether you are just starting out, if you are expanding your existing business or if you have purchased a company and you intend to retain the current premises.

## Property Development

Property development is complex by its very nature, with many legal issues that must be considered throughout the entire project cycle. It is therefore essential to have the right level of legal support from the outset, to ensure that all details of the project are firmly in order and that your obligations are fully met.

## Finance and Lending

Our wide expertise covers all of the following areas: Acquisition finance; Asset-based lending/finance leasing; Cross-border secured lending; Project finance; Property finance; Structured finance.

## Asset Management

Financial and asset management requires dedicated, effective coordination in order to achieve maximum potential, manage risk and avoid missed opportunities.

## Bridging Finance

Law Bridging finance can in some circumstances represent an ideal short-term funding opportunity for companies. The law and practice relating to bridging finance can, however, be a complex area, and it is vital to seek legal advice to clarify your exact position before making a final decision.

## Commercial Lease Extensions

Commercial lease extensions arise when a lease is due to expire. In majority of the cases, both the landlord and tenant will aim to work towards a lease extension and will ideally making it run smoothly, although disagreements do sometimes arise. When this occurs, it is usually in the interests of both parties to take all the practical steps to resolve as swiftly as possible, in order to protect the interests of everyone involved.

## Portfolio and Asset Management

We regularly advise investors and asset managers on the legal issues, tax matters, and various other elements that relate to investment management. Regardless the size or value of your portfolio, our portfolio and asset management specialists can help you to make the most of your business and capitalise upon new opportunities.

Get in touch for a free no-obligation quote now on **0203 058 3365**.

## Possession Claims

Possession claims usually occur due to the non-payment of rent or mortgage arrears; or because the property is being damaged by the tenants in occupation. Possession claims may also arise in cases where tenants can be shown to be engaging in antisocial or illegal behaviour.

## Investment

Property and land are likely to be the most valuable assets that an individual or company will hold at any given time. We understand the asset-value of investment property and will work with you to build a long-term working relationship to enable you to capitalise on such investments and boost profitability.

## Property Finance

We advise on matters involving land, residential property, commercial premises, mixed-use buildings, developments, offices and student accommodation. Our property solicitors regularly represent high net-worth individuals in all aspects of multi-million-pound transactions, including the often-complex financial elements.

## Development

Ackroyd Legal has a property development team comprising specialist solicitors who offer a range of expertise, the technical know-how required to deliver effective solutions to commercial property developers, asset managers and corporate occupiers on all types of development projects.

## Landlord and Tenant Law

We provide legal advice to both landlords and tenants, offering representation on commercial tenancies and various aspects and complexities of the law. Obtaining early legal guidance is essential for both parties, as detailed agreements in the heads of terms contribute to a more streamlined transaction. Aligning with your objectives, we offer advice, draft necessary documentation such as lease agreements or extensions.

Get in touch for a free no-obligation quote now on **0203 058 3365**.



**ACKROYD**

# Wills & Probate.

The majority of us take steps to protect our wealth and other assets throughout our lives. But it's just as important to ensure that they are protected in death.

This is not a topic that we like to think about, but getting your affairs in order now will ensure your wishes are met, allowing you to provide for you family and loved ones.

Our experienced team of specialist Wills and Probate solicitors will work with you to ensure that your assets and wealth are passed on to those you have chosen. We'll also help you to ensure that your estate is inherited in the way you want.

Planning for your death is never easy, but it's essential. Let us help. Get in touch to request your free 15-minute consultation today on **0203 058 3363**.



## Benefits of setting up a Will

- | Provide your loved ones with financial security
- | Choose the people you want in charge of distributing your assets
- | Avoid disputes among people that you care about
- | Protect your children and assign their future guardians
- | Set out your funeral wishes

## When should you update?

- | When you get married
- | Having children
- | Divorce / Separation
- | Purchasing or selling a property
- | Setting up a business
- | Purchasing other high-value assets, e.g., Car, Jewellery

## Why use Ackroyd Legal?

- | Discounted Will from £300 + VAT reduced to £150 + VAT! (Eligible if you are an existing client of ours)
- | We will provide a detailed explanation of your Will options
- | We have experience in dealing with complex assets and structures, e.g., multiple properties or businesses
- | You can appoint us as the executor of the estate with no upfront cost, which means we handle the distribution of your assets after death
- | We are regulated by the SRA, the highest legal body in the UK.
- | We safeguard your assets against any claims on your estate
- | We store your Will free of charge for up to 6 years

It would be great to work with you to finalize your Will in conjunction with your property transaction. As a reminder, your 50% discount on our Will is only available until the final day of completion. If you set up your Will after this point, you will be quoted the full price. If you are happy to take advantage of this offer, please contact me on **0203 058 3365** or email [wills@ackroydlegal.com](mailto:wills@ackroydlegal.com)





## How we can help.

### Contesting a Will

If you believe that you have an interest in the estate of the deceased, but weren't named in the Will, you may be able to contest it. We'll help you establish if you have a valid claim and advise you on the next steps.

### Disclaimer of Interest

Sometimes, people want to give up their inheritance. This can be done through a Disclaimer of Interest. Our experts can help you assess your options and pursue the right course of action.

### Intestacy

When someone dies without a legally binding Will, they are classed as intestate. This can be incredibly complex and difficult for those they leave behind. We'll guide you through the process and resolve the matter as quickly and efficiently as possible.

### Making and Amending a Will

It's incredibly important to make a Will. Our specialist solicitors can take care of the entire process. We'll prepare and draft your legally binding Will, ensuring it reflects your wishes.

### Managing your Estate

Making plans to manage your estate after you pass away is incredibly important. We can guide you through the process, supporting you as you make complex and difficult decisions, including considerations such as Lasting Power of Attorney, Tax, Trusts, and Deprivation of Assets.

### Probate

Probate is the legal process that takes place in order to manage the estate of someone who has died. Probate can be a complex matter and it's important to get the right support. We'll guide you every step of the way.

### Searching for a Will

Upon death, you'll need to establish if they had made a valid and legally binding Will. We can support you through this process.

### Tax

Inheritance tax and trusts planning can help minimise the Inheritance Tax burden on your beneficiaries. Using our expertise, we can help you do this legally and efficiently for maximum savings. Recent studies show that over 60% of people in the UK do not have a valid Will.

### Why do I need to make a Will?

A Will is an important document for everyone. It is highly important for younger families, to appoint guardians and trustees. For people who have married for the second time or with families from a previous relationship a carefully drafted Will can provide for your new husband or wife whilst still protecting your assets for your own children.

### The Rules of Intestacy

It is essential to have a Will as it protects your Assets from being subject to punitive levels of Inheritance Tax which your family and loved ones would be deprived from rightfully benefiting from.

### Inheritance Tax

An inheritance tax is a tax on the estate of someone who has died, including all property, possessions, and money.



**ACKROYD**



## What is Property Litigation?

Property litigation is the process of resolving disputes relating to property. Anyone who owns, rents, or leases a property of any kind, may need support from property litigation experts at some point.

### Why Ackroyd Legal?

We're committed to delivering the highest level of service, alongside fair, honest, and professional advice. Our job is to make your life easier, at every stage of the process. We're ready to help you with any aspect of property litigation. Here are just some of the reasons to choose Ackroyd Legal for your property litigation requirements:

# How we can help.

## Adverse Possession

If you are faced with the adverse possession of your land, or someone else is claiming title to the land or property you believe which belongs to you, we are able to help. We will negotiate on your behalf to reach a solution.

## Commercial Rent Reviews

Most leases are subject to regular rent reviews. We are here to provide legal advice, guidance and handle any disputes that might arise, helping you secure the most cost-effective solution, quickly.

## We put you first

From the moment you get in touch, we put you first. Our skilled and experienced team of civil litigation experts will work hard to find the best solution for you and deliver the best possible outcome.

## Commission Disputes

A commission dispute can arise if it is not clear which agent is responsible for the sale of a property. We'll help you establish the facts, providing straight-forward, practical advice as we work towards a favourable solution.

## Contractual Disputes

When a contractual dispute arises, you need expert legal advice. With years of experience handling contractual disputes, we'll look at the facts and reach a resolution in the quickest and most cost-effective way possible.

## Illegal Subletting

Subletting can lead to disputes between a landlord, their tenants and particularly with commercial properties. Whether you're a tenant or landlord, we'll help you reach a resolution before things escalate.

## Restrictive Covenants

Restrictive covenants are an agreement to not perform a certain action on the land or property. We act for both landlords and tenants when disputes arise over restrictive covenants.

## Tenancy Disputes

Tenancy disputes arising between landlords and their tenants can be costly, time-consuming and stressful for both parties. Our experienced tenancy experts will help find the best resolution, quickly.

## Trespass

Trespass involves land being unlawfully occupied by someone other than the landowner. We act for both landowners and other land occupiers on claims of trespass. We will explain your rights, advise you on the next steps and act in your best interests.

## Land and Property Disputes

We can help with a diverse range of land and property disputes, including boundary disputes, Party Wall Act disputes and the Right of Light disputes. We'll help you find a favourable resolution.

## Property Development and Renovation Disputes

We have many years of combined experience when it comes to dealing with property development and renovation disputes. We'll advise you based on the facts of your case, whether you're a developer, landlord, or tenant.

## Possession Claims

Possession claims arise when a landlord is forced to take possession of a property by removing the tenants or occupiers. Whether you're bringing or defending a possession claim, our dedicated property specialists can help.

## Injunctions

An injunction is a court order granted to prevent someone from doing something. If you're experiencing difficulties with your neighbours or the owner or a neighbouring property, we'll help you secure an injunction.

## Leasehold Disputes

Our team of property experts have a wealth of experience in handling leasehold disputes. Whatever the circumstances, we'll help you understand your rights, obligations and provide representation to protect your interests.

## Jointly Owned Property

If you're involved in a dispute over a jointly owned property, our specialist team will provide clear, practical advice based on the facts of your case. We'll help you reach a favourable outcome.

## Rights of Way

If someone is using your land without consent, or a landowner is denying you the access you're entitled to, we can help. We'll look at the circumstances of your case and determine your rights and obligations.

## Planning Appeals

If your planning application is denied, you can submit an appeal. This is a complex process – but we can help. Our specialist planning experts will provide practical advice and help you achieve the best possible outcome.

## Nuisance and Negligence

If your property is being affected by negligence or nuisance behaviour, our property litigation experts can help. We'll attempt to resolve the issue through discussion and negotiation, before pursuing court action if needed.

Contact us for a free, no-obligation quote on **020 3058 3365**.



**ACKROYD**

# Testimonials.

What our customers say about us:

Great company, very easy to deal with, answer all your questions (and we had loads) Phurichaya is great fun, yet professional! We had numerous chats and she delivered what she promised, many thanks.

Highly recommended

---

Justin Weldon



First time buyer. Although the person who was looking after my case initially had left, Alima Kamara took over and was very patient and responsive with all the steps related to the purchase.

She is very calm and did extremely well in dealing with the selling party who were really difficult.

---

Sarosh Janardanan



Recently used Ackroyd Legal for a house sale & purchase - hands-down they are the best solicitors firm I've ever worked with and worth their weight in gold!

Guner Gumus has been extremely pro-active with his communication from day 1, kept us up-to-date every step of the way and ended up taking full control of the whole chain and guiding all the other solicitors to completion.

---

Seba Layt



I met with Madison after googling a local solicitor and I have to say I was very impressed with Madisons knowledge of LPAs and her caring nature. She was very professional and kept me updated throughout. I will be recommending Madison and Ackroyd to all of my friends.

---

Emily



Our customers say Excellent



4.6 out of 5 based on  Trustpilot

Tell us what you you think by [Clicking Here](#)

# Why choose us?



## 1-to-1 Service

We start you off with a dedicated case handler



## Regulated

We are regulated by the highest body, the SRA



## Fixed Fees

We offer a fixed price for your Conveyancing, Will and Probate matters



## International presence

We have multiple offices within the UK or internationally.

---

With offices across the UK, we work with clients across the country and beyond. To find out more about our immigration Law services, or for a free, no-obligation quote, please get in touch on **020 3058 3365**.

# Our Offices.

## Addresses

---

Head Office: 16 Prescott Street, London, E1 8AZ

Southampton: Unit 17, Hedge End Business Centre,  
Southampton SO30 2AU

## London

---

Our Head office is located in the heart of London, with five additional offices situated throughout the City, each of which is easily accessible and staffed by a diverse team of Solicitors.

Algate / Tower Bridge / Bank / Battersea  
Soho/Canada Water / Limehouse

## Nationwide

---

We are continually expanding and have established offices outside of London to satisfy the growing demand from our clients.

Southampton / Portsmouth / Widness

## International Presence

---

We have a dedicated team of experts in our international offices in China and the UAE, whose considerable experience and expertise in various areas of law from conveyancing to corporate matters, which enables us to provide comprehensive and knowledgeable advice.

Bangkok / Dubai / Istanbul / Milan

## Contact Us

---

Email: [enquiries.sa@ackroydlegal.com](mailto:enquiries.sa@ackroydlegal.com)

Tel: 02030583365



# ACKROYD

[www.ackroydlegal.com](http://www.ackroydlegal.com)