



plainlaw is a dynamic young firm free from the bureaucracy of larger legal practices. We were established in 2002 and have adopted a can-do attitude right from the start, focused on meeting the needs of our clients.

We chose the name plainlaw as it is our aim to provide clear, straight-forward advice. Our commitment is to provide a responsive City style service but at provincial rates - providing practical advice to meet your commercial requirements at value for money.

We like to think that our approach can be summarised as: proactive, practical, personal. Clients tell us that they like working with us because we are unpretentious, friendly and accessible.

Commercial and residential property is at the core of our business. We focus on what we do best. We specialise in all aspects of property, housing and construction law.

In particular we can advise you on all aspects of property law including:

- Sales and purchases (including auctions)
- Investment and funding
- Development
- Construction
- Landlord and Tenant
- Secured Lending
- Residential investment and development
- Private residential property
- Housing Association work

We have experience of working for clients across a range of sectors from individuals, public and private companies, international corporates, housing associations, owners and occupiers to commercial and residential developers, investors and lenders.



*Commercial property:*



We acted for Black & Decker in connection with the sale and lease-back of their HQ building, comprising 38,750 square feet on the Slough Trading Estate. This matter was completed to a tight timescale.



We acted for Comland Commercial Plc in connection with the site assembly of their flagship development, Mercury Park, Wooburn Green, High Wycombe, Bucks comprising 4.5 acres of a total development area of 6.5 acres to provide a high specification secure office and light industrial environment designed to attract occupiers from high tech industries. We dealt with subsequent lettings of units of between 8,000 square feet to Compass Group and 3,750 square feet. We also advised Comland in connection with the negotiation of the construction documents, the appointments of the professional team and collateral warranties.



Mercury Park,  
Wooburn Green, Wycombe

## Residential property:

A growing area of our business is in residential development, where a number of projects have been completed. Others are still in progress.



We acted for Lovell Partnerships Limited in connection with the acquisition and subsequent development of a site at Euclid Street, Swindon, involving the restoration and conversion of a former school building to form 20 residential units and demolition of out buildings and erection of 16 new flats with ancillary amenity space and associated parking. We are instructed on the disposal of the completed units.



Old School, Euclid Street

We also acted for Lovell Partnerships Limited on the disposal of a residential development comprising houses and apartments at Oakwood, Haslemere, Surrey including the setting up of a service company structure for the management of the common parts. The units have all been sold at Oakwood and plainlaw is now dealing with the handover of the management company to the flatowners.



We act for Cherwell Housing Trust, now part of the Dominion Housing Group. Our work includes shared ownership schemes and the resultant staircasing and assignments. We also deal with landlord and tenant matters, both in relation to Cherwell's tenants and in relation to their commercial premises.

A recent project is the variation of numerous leases on several residential estates for which consent of the tenants and their lenders had to be obtained as well as the approval of the Housing Corporation.

*We hope that this brochure has provided you with the information that you need about us and our work but please get in touch if there is more that you would like to know. If you would like to discuss your needs in person please contact us.*

Philip Horn, Senior Partner

Tel: +44 (0)1865 240202 • Email: [philip.horn@plainlaw.co.uk](mailto:philip.horn@plainlaw.co.uk)

Further information about plainlaw can be found on our website at: [www.plainlaw.co.uk](http://www.plainlaw.co.uk)



plainlaw llp  
Tel: +44(0)1865 240 202  
Fax: +44(0)1865 247 638  
[www.plainlaw.co.uk](http://www.plainlaw.co.uk)

© plainlaw 2005

