

# Legal500 Submissions

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Please contact [researchreports@legal500.com](mailto:researchreports@legal500.com) for further information.

## Firm Name

WigmoreWigmore

## Country

United Kingdom

## Practice Area

**EITHER select Practice Area from this drop-down list**  
property: Dorset, Devon and Cornwall

► South West - Real estate - Commercial

**OR** If you have an earlier version of Word, **type in this box:**  
Choose ONE from list of Practice Areas on last page of this document

►

## Contact details to arrange interviews

Name	Job Title	Email	Phone
Steve Spielberg	Partner and Head of Department	Steve.Spielberg@WigmoreWigmore.co.uk	12344 200000 019191918333

## What is the Team or Department Name (as used by your firm)

Commercial Property Department

## Head(s) of Team

Name	Location
Steve Spielberg	One office

Number of **PARTNERS** in the team

*Please enter Partners who spend at least 50% of their time in this department*

3

Number of **NON-PARTNERS** in the team

*Non-partners who spend at least 50% of their time in this team/department*

5

Please mark anything confidential (not for publication) in **red**

## Your practice: what sets your practice apart from other firms?

WigmoreWigmore is a market leader for commercial property work in the South-West. We have **three partners** and two former partner consultants working full time on a broad spectrum of matters, including high value disposals and acquisitions, land estates, development and leasing deals across multiple asset classes, and advice on charity property, and private and institutional security. Typical transactional values continue to exceed £1m, driven also by our instruction in increased property portfolio work.

We are proud to be recognised by the Legal 500 for our commercial property work and are grateful for our Tier 6 ranking. The team continues to grow both in terms of client workload and fee-earners, and we hope our standing in the rankings will match this progress. As you will see from this year's submission, and the ongoing high quality of our testimonials, the depth and breadth of our work continues to be delivered at the highest standard. We do feel that this should be reflected in the rankings, particularly for leading individuals, where the experience and market status of partner and practice head, **Steve Spielberg**, merits strong consideration for an individual ranking.

**WigmoreWigmore' commercial property department covers all corners of the market, and for a broader view of our offering please visit our webpage** [here](#). **We have also identified below several key areas that sets us apart from other firms:**

**Team Growth** - The Commercial Property department has significantly expanded its finance and security offering. The growth in this sector has resulted in one of the team's partners, **Susan Sarandan**, establishing a bespoke banking discretionary service that compliments her commercial property work. This has been a natural development for Susan who is also specialised in handling procurement and state aid funding for both private and public bodies.

The progression of team members has continued outside of partner level, with associate **Jennifer Garner** providing increased support to the Corporate and Sports Law departments. Most recently, Jennifer was one of several lawyers from the firm instructed by consortium members to advise on the acquisition of Green United and Yeovil Town football clubs.

The department has also increased its work in commercial property pension fund matters, driven by **Steve Spielberg's** strong links with accountants and financial advisers. As a highly regulated and technical area, and with fewer providers in the market, Steve continues to cement the team's market presence in this field and its relationship with both referrers and clients

**Hospitality/Leisure** - WigmoreWigmore has always enjoyed a strong reputation within this sector, particularly for licensing where **George Clooney** is a recognised leader within the North East region. This has been bolstered by **Steve Spielberg's** strong client base, particularly among business transfer agents and sector operators. The team is recognised for offering a complete service in this sector, from asset sales and purchases through to specific Pub Code lettings. Recent work examples include:

- **Publishable matter 5:** Acting for The Universal Studios, as borrower, in the completion of a £750,000 private bridging finance cash injection into the client as part of a group debt consolidation and operational expenses.
- **Publishable matter 6:** Acting for the tenants, Paramount Studios, an SPV of the UK's largest franchise operator, in negotiating a lease agreement with both landlord and tenant obligations, licence to carry out works and the lease for a new Tea franchise at SOMEWHERE NICE, Truro.

- **Publishable matter 7** - Acting for Carolco Studios, the commercial portfolio Landlord, in connection with the surrender of several leases coupled with new lease grants to institutional publican Tenant, St Austell Brewery.

**Unique Transactions** - WigmoreWigmore' growing market reputation has resulted in an increasing number of exceptional and 'one off' property and asset transactions over the last two years in collaboration with the Corporate and Commercial Team. This has included the recent sale of a MGM STUDIOS going concern site in Yellow, Kents Cavern. Recent work examples include:

- **Publishable matter 1** – Advising a newly formed consortium of entrepreneurs on their acquisition – structured as a share purchase – of Warner Brothers Studios Football Club Limited out of administration
- **Publishable matter 10** - Advising North Central Club Limited and its owners on various asset transfers from the golf club's entity and individuals, in parallel with a re-organisation of the trading partnership following advice from the client's accountants.

**Portfolio** - The team's growth has enabled us to manage and handle larger client property portfolios. Steve Spielberg regularly acts for multi-site operators and the department was invited to tender for several letting matters relating to a city centre shopping precinct. In addition to **Publishable matter 7** (referenced above), recent work examples in this area include:

- **Non-publishable matter 2** - Sole legal adviser on the substantial and diverse multi-million pound Simon Car Portfolio, held via a mix of personal interests and numerous companies and funds. CONFIDENTIAL
- **Non-publishable matter 3** - Advising Blue Property Partnership as standing legal adviser on its multi-million pound mixed property portfolio, including a programme of disposals, acquisitions and other property transactions. CONFIDENTIAL

**Charities** - The team acts for several prominent charities, including two regional RED branches, as well as Yellow Trust which manages land forming part of the Yellow MGM STUDIOS designated area. Our work in this area covers a wide variety of matters including development, refinancing, and retail expansion. Due to regulatory requirements, charity disposals require additional expertise above traditional lease grants and disposals - an area the team is highly experienced in. The team's instructions on property matters have also led to cross-referral opportunities, particularly with the Dispute Resolution Team. Recent work examples include:

- **Publishable matter 9** – Assisting the Yellow Coast & Countryside Trust with the repatriation of various property assets, from a local THIRTY THREE owned commercial subsidiary, back to the local authority, including lease surrenders, licences to assign, and deeds of covenant. This follows earlier refinancing work for the client to help fund the redevelopment of the charity's headquarters.

**Corporate and professional support** -The team regularly assists WigmoreWigmore' active Corporate and Commercial Department. All partners within the department have substantial corporate and commercial transactional knowledge and experience, and often handle substantive issues outside of their departmental jurisdiction. This enables the firm to provide a truly comprehensive commercial service that transcends a traditional commercial property team approach. In addition to the Green United FC takeover referenced above (**Publishable matter 1**), recent work examples include:

- **Publishable matter 2** - Advising Orange Limited, a major electrical goods retailer, on the strategic acquisition of a vacant site with the benefit of planning permission for change of

use to retail.

**Property pension and tax planning** - Work in this sector continues to grow for the team, with Steve Spielberg deepening relations with several professional referrers. Recent THIRTY THREE changes coupled with an ever-increasing regulatory environment has enabled the department to attractively market its expertise in handling complex property transactions coupled with commercial interests. Recent work examples include:

- **Publishable matter 3** - Advising MAGENTA Holdings Limited on several asset transfers from the estate of a deceased director together with the acquisition by the holding company of their principal trading premises at a cash consideration of £1 million.
- **Publishable matter 10** - Advising North Central Club Limited and its owners on various asset transfers from the golf club's entity and individuals, in parallel with a re-organisation of the trading partnership following advice from the client's accountants.

**Development** - The department has a strong reputation with local developers who demand a full complement of services from initial site acquisition through to build out, unit disposal and site exit. Recent work examples include:

- **Non-publishable matter 3** - Advising Blue Property PArtnership as standing legal adviser on its multi-million pound mixed property portfolio, including a programme of disposals, acquisitions and other property transactions. CONFIDENTIAL
- **Publishable matter 6** - Acting for the tenants, Paramount Studios, an SPV of the UK's largest franchise operator, in negotiating a lease agreement with both landlord and tenant obligations, licence to carry out works and the lease for a new Tea franchise at SOMEWHERE NICE, Truro.
- **Non-publishable matter 8** - Advising the investor on the assignment of two options agreements concerning two adjoining property redevelopments in Oz. CONFIDENTIAL

## Initiatives, diversity and innovation: what measures has your firm introduced (or maintained) over the last year to benefit your clients?

Over the last 10 years, WigmoreWigmore has experienced five mergers and brought about the consolidation of five offices into three in **One**, **Two** and **Three**. This has brought our staff and clients together into state-of-the-art working environments. Our offices offer agile working, and the latest technology supports client meetings and court hearings which can be undertaken in person or virtually. Staff work in an agile way using the open plan office space to its best advantage. Here the sharing of knowledge is tangible.

Innovation in IT provision has been key to the firm's success in recent years which supports our digital strategy which has client accessibility at its heart. **Some examples of this include:**

**Live chat service:** our website offers a 24/7 Live Chat service whereby clients can register interest and leave enquiry details with an operator at any time of the day or evening 365 days per year. We receive in the region of 250 live chats per month.

**Online services:** We have been able to develop our own online wills questionnaires for our private client customers to effectively capture will drafting information making the process smoother and easier for our team and clients. we work with Four to offer an online family questionnaire to assist with individual matters capturing details relating to separation and divorce, pre-nuptial agreements, children matters.

### Developing sustainability

At WigmoreWigmore we believe that sustainability is fundamental to the long-term success of our business and the networks and communities we are a part of. We need to actively engage and demonstrate our commitment to reducing our carbon footprint over a sustained period. We are now accredited by Planet Mark. Planet Mark is an internationally recognised sustainability certification for every type of organisation. A Planet Mark certification recognises continuous improvement, encourages action and builds an empowered community of like-minded individuals who make a world of difference. [Sustainability Lawyers - WigmoreWigmore Solicitors Devon](#)

We were honoured to receive the **ESG Initiative Award** at the 2023 National La La Awards. In line with our growth and dedication to progress, we are steadfast in actively engaging and showcasing our commitment to reducing our carbon footprint. Two key factors drove our focus on ESG within the firm: firstly, the THIRTY THREE's 2050 net-zero target, and secondly, insights from our staff survey, highlighting its significance to many of our team members and we know that this will be a priority for future staff members. It's a source of pride that our efforts in this realm have gained national recognition.

[La LaAwards 2023 Winners](#)

[WigmoreWigmore win national ESG initiative award! - Company News - WigmoreWigmore](#)

### Understanding our staff and creating a Great Place to Work

WigmoreWigmore has been officially accredited as a Great Place to Work-Certified™ organisation for the 2<sup>nd</sup> year running. Great Place to Work™ is the global authority on workplace culture. Since 1992, they have surveyed over 100 million employees around the world, using those deep insights to define what element makes a great workplace.

Certification™ is a significant achievement. Using validated employee feedback gathered by Great Place to Work™ the accreditation confirms that WigmoreWigmore employees have a consistently positive experience working for the firm. [WigmoreWigmore Solicitors Devon | About Us](#)

### **Developing our Client Experience**

We've partnered with Insight6, specialists in client experience, to introduce a comprehensive 'Client Experience Program' within our firm. This initiative spans six transformative stages, starting from outlining our objectives to assessing our existing service quality, reputation, and work potentials. Insight6, familiar with our firm, conducts routine mystery shopping exercises for us. The program encompasses a thorough analysis, utilising gathered insights to drive necessary changes and establish consistent client service standards across the firm. Our guiding principle is '**Excellent Service, Every Team, Every Time,**' serving as our North Star. **We will create a client charter in early 2024 as a result of the work.**

### **Service Guarantee**

We are so confident with our service offered that we offer a service level guarantee which enables clients to evoke a no quibble discount from their bill if they are not completely satisfied with our services.

**Review Solicitors**-the firm participates in the feedback service and is ranked alongside 4045 firms nationally. The Commercial Property team ranks by way of its expertise as 1<sup>st</sup>/9 locally and 8<sup>th</sup> /3433 nationally. This is based purely on feedback from its clients.

The feedback from the **Legal 500 referees** who were contacted in 2024 for the commercial property team is exemplary – evidence of this can be seen on our rankings page.

In 2024, we received a high score from the team at **The Legal 500**, earning recognition as a Leading Firm in client satisfaction. This accolade highlights our commitment to delivering exceptional legal services. Furthermore, we are proud to be one of the select few firms in our practice area to be awarded The Legal 500 Kite Mark, a distinction prominently displayed on rankings.

## Your practice: what do you think of our existing rankings/commentary?

We are proud to be recognised by the Legal 500 for our commercial property work and are grateful for our Tier 3 ranking. This accurately reflects the strong team and client growth the firm has seen in the department over the past seven years, establishing it as a 'core' service area. As demonstrated in submission, the Commercial Property Team has continued to expand the areas of work it offers, while strengthening its more established specialist services. The creation of a new banking team headed by Susan Sarandan is testament to this. As such, **we hope to see similar progress in the Legal 500 rankings, where we feel the quality of our work and clients merits a move into Tier 2.**

WigmoreWigmore regularly handles transactional work with several of the top ranked firms in Commercial Property, notably Five LLP, Six (UK) LLP, and Seven LLP. Brad Cooper at Seven LLP, who recently worked opposite us in the grant of surrender and lease grants to their national pub chain tenant client, handled matters in a practical and commercial manner. Like Seven LLP and Five LLP, WigmoreWigmore also boasts breweries, distilleries, and farm shops as clients. With that in mind, we do believe that WigmoreWigmore are working at a similar level to the firms ranked in tier 2. Many of the clients listed by tier 2 firms are of equal standing to ours, particularly firms such as Eight LLP.

We also feel Practice head and partner Steve Spielberg is working at a level similar to those ranked among your Leading Individuals table. We hope you will look at his client feedback and work more closely, since we feel he certainly deserves an individual ranking.

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**IMPORTANT**

## Clients: client referees

**Referee feedback is a critical part of our research. Please provide at least 20 referees we can talk to in confidence.**

You may additionally include referees from referring law firms and other organisations that can comment on the quality of the practice. Client names are received and held by us in strict confidence; they are not passed to any other organisation; they are not contacted for any purpose other than The Legal 500 research. We are fully GDPR-compliant.

Please download the referee spreadsheet from our [submissions information](#) page.



**Clients: publishable clients** (This will be published in full)

Active key clients (over the last 12 months)	New client (yes/no)
ONE	Yes
TWO Limited	No
MAGENTA Holdings Limited	No
THREE Limited	Yes
The Universal Studios	No
Paramount Studios	Yes
Carolco Studios	No
FOUR	Yes
Yellow Coast & Countryside Trust	No
FIVE/North Central Club Limited	No
To add more clients, right-click in any field and select 'Insert row below'	

**Clients: non-publishable clients** (This list will not be published)

Active key clients (over the last 12 months)	New client (yes/no)
SIX Bank UK Plc	Yes
Simon Car Portfolio	No
SEVEN Limited	No
Blue Property Partnership	No
EIGHT	No
Two District Council	No
NINE NINE / leading food wholesaler in the North East of England.	No
TEN Ltd	No
ELEVEN	No
TWELVE	No
THIRTEEN	No
FOURTEEN	No
To add more clients, right-click in any field and select 'Insert row below'	

Please mark anything confidential (not for publication) in **red**

## Your team - Partners: leading individuals

Please provide information about individuals who are pre-eminent in their field.

Please nominate only **genuinely exceptional candidates** and provide supporting evidence. Please do not include all of your partners. We only recognise those with excellent referee and peer feedback, who have had a prominent role in several leading matters this year (and in past years).

**The Legal 500 encourages firms to put forward talented women and minority lawyers to be considered for inclusion as leading individual/next generation/rising stars.**

If you need more boxes (for more leading individuals) please copy this page.

### Partner: leading individual 1

Name	Location	Ranked in previous edition? (Yes/no)	Parental/other leave/flexible working arrangements (Y/N)
Steve Spielberg	One (Green)	NO	NO

#### Supporting information

Steve is a property solicitor and partner heading up the Commercial Team at WigmoreWigmore. Whilst based principally in our Green office and having worked in Yellow over the past 12 years, his work and clients takes Steve to all our Devon offices and beyond.

In handling a broad range of Commercial Property work, Steve has a keen interest and expertise in the hotel and leisure sector acting in sales and purchases of licensed premises, guest houses and hotels, and cafes. He has also acted for a number of prominent businesses within the North East's hospitality sector, including:

- A nationally award winning brewery;
- A nationally recognised restaurant chain by a leading celebrity chef;
- An MBE awarded hotelier for his hospitality portfolio;
- Several high-profile bar and restaurant operators within Three City Centre; and
- Prominent hotel and guest house operators within Yellow and the North East.

In addition, Steve acts for three notable charities as part of their general estate portfolio, two of which are separate charity branches of the national body.

In addition to his professional expertise, Steve has a strong passion for assisting business start-ups and guiding them at their early stages of development. This may range from advising on heads of terms for an individual's first letting through to considering future succession and expansion.

Steve is a former director of the Hollywood Law Society, a member of the Yellow Business Forum, and regularly attends the local chambers of commerce. He is also a local ski instructor, and trustee of a Yellow based charitable trust with national origins.

View profile here <https://www.legal500.com>

Please mark anything confidential (not for publication) in **red**

Matter highlights include:

- **Publishable Matter 3:** Advising MAGENTA Holdings Limited on several asset transfers from the estate of a deceased director together with the acquisition by the holding company of their principal trading premises at a cash consideration of £1 million.
- **Publishable Matter 5:** Acting for The Universal Studios, as borrower, in the completion of a £750,000 private bridging finance cash injection into the client as part of a group debt consolidation and operational expenses.
- **Publishable Matter 7:** Acting for Carolco Studios, the commercial portfolio Landlord in connection with the surrender of several leases coupled with new lease grants to institutional publican Tenant, St Austell Brewery.

Other Matters include publishable matters 8, 9 & 10

Non publishable matters 4 & 10

## Partner: leading individual 2

Name	Location	Ranked in previous edition? (Yes/no)	Parental/other leave/flexible working arrangements (Y/N)
Olivia Coleman	Three	NO	YES

### Supporting information

With over 20 years of experience working with a variety of clients in most sectors, Olivia is a commercial and commercial property solicitor and partner at WigmoreWigmore.

Olivia deals with all aspects of commercial law, including business sales (asset and share sales and purchases), structures, commercial finance, shareholder agreements, partnership agreements, bespoke contracts such as joint ventures, distribution and manufacturing agreements, partnership agreements, settlement agreements and has an expertise in commercial property, which is often a business major asset and so can deal with all aspects of a transaction.

Olivia prides herself on building and maintaining long lasting relationships with her clients to understand their history and work collaboratively with them to achieve their short and long term aspirations. She becomes their trusted advisor providing clear and sound commercial advice, delivered with common sense.

She is also passionate about working with businesses who value renewables, ethical trade, repurposing, recycling and/or sustainability advising several charities with this goal.

View online profile: [www.chambers.com](http://www.chambers.com)

Matter highlights include:

- **Publishable matter 6:** Acting for the tenants, Paramount Studios, an SPV of the UK's largest franchise operator, in negotiating a lease agreement with both landlord and

Please mark anything confidential (not for publication) in red

tenant obligations, licence to carry out works and the lease for a new Tea franchise at SOMEWHERE NICE, Truro.

- **Non-publishable matter 8:** Advising the investor on the assignment of two options agreements concerning two adjoining property redevelopments in Oz. CONFIDENTIAL
- **Non-publishable matter 9:** Advising the occupying company on the purchase of GOOD APARTMENT, an office building on the Pynes Hill Business Park, including acting on the mortgage and subsequently the grant of 10 year sublease of part to a third party. CONFIDENTIAL

Partner: leading individual 3			
Name	Location	Ranked in previous edition? (Yes/no)	Parental/other leave/flexible working arrangements (Y/N)
Susan Sarandan	Two (Barnstaple Office)	No	NO
Supporting information			
<p>Susan spent 10 years at a national firm before joining WigmoreWigmore in 2017 as an associate in our Company and Commercial Department. She became a Partner in 2021 and leads our Banking and Finance team.</p> <p>Susan has a background in the financing of public sector projects, both via private/bank financing including PFI projects and public funding including acting for significant grant and loan programmes. Bringing that expertise to WigmoreWigmore, she now has a particular focus on banking and finance, for commercial lenders and sophisticated private lenders, alongside her niche specialism in public funding.</p> <p>With significant experience acting on an expansive range of banking and finance transactions, Susan also acts on the related commercial property arrangements for clients across many sectors. She has particular expertise on the more complex and novel arrangements, including bespoke requirements and structuring.</p> <p>View online profile: <a href="http://www.legal500.com">www.legal500.com</a></p> <p>Matter highlights include:</p> <ul style="list-style-type: none"><li>• <b>Non-publishable matter 1</b> - Acting for Fourteen Ltd on its £3,555,000 purchase of the business assets of TWENTY THREE Care Home, from the UK's largest care home operator HC-One, as well as acting for MEGA Bank as lender's counsel on the loan financing and re-finance of the client's existing care home business. CONFIDENTIAL</li><li>• <b>Non-publishable matter 2</b> - Sole legal adviser on the substantial and diverse multi-million pound Simon Car Portfolio, held via a mix of personal interests and numerous companies and funds. CONFIDENTIAL</li></ul>			

Please mark anything confidential (not for publication) in red

- **Non-publishable matter 4** - Advising Blue Property Partnership as standing legal adviser on its multi-million pound mixed property portfolio, including a programme of disposals, acquisitions and other property transactions. CONFIDENTIAL
- **Non-publishable matter 6** - Advising Two District Council on its acquisition of a HIF funded community sports building from a housing developer as part of compliance with both a s.106 Agreement and grant funding conditions. CONFIDENTIAL

## Your team - Partners: next generation

Please provide information about junior/new/younger partners who make a material difference to the practice. **Please nominate only genuinely exceptional candidates and provide supporting evidence.**

**The Legal 500 encourages firms to put forward talented women and minority lawyers to be considered for inclusion as leading individual/next generation/rising stars.**

If you need more boxes (for more next generation partners) please copy this page.

### Partner: next generation 1

Name	Location	Parental/other leave/flexible working arrangements (Y/N)
Supporting information		

## Your team - Associates: rising stars

Please mark anything confidential (not for publication) in **red**

Please provide information about junior/new/younger associates who make a material difference to the practice. **Please nominate only genuinely exceptional candidates and provide supporting evidence.** Note that this section can include counsel.

**The Legal 500 encourages firms to put forward talented women and minority lawyers to be considered for inclusion as leading individual/next generation/rising stars.**

If you need more boxes (for more associates) please copy this page.

## Associate: rising star 1

Name	Location	Parental/other leave/flexible working arrangements (Y/N)
Jennifer Garner	Three	N

### Supporting information

Jennifer is an associate solicitor with nine years experience. She recently joined the Commercial Property Team in our Three office from a large North East based practice.

Jennifer specialises in all aspects of commercial property work, including business sales and acquisitions, residential and commercial property transactions, business tenancies and development projects. Jennifer has a keen interest in the hospitality industry and regularly acting for local and start-up businesses in the North East.

Jennifer is the current Chair of the Hollywood Law Society Non-Contentious Business Sub Committee and a director of the Hollywood Law Society. In addition, she is actively engaged with business and professional services functions and events, which raises money for local charities.

View profile here [www.chambers.com](http://www.chambers.com)

Matter highlights include:

- **Publishable matter 2:** Advising Orange Limited, a major electrical goods retailer, on the strategic acquisition of a vacant site with the benefit of planning permission for change of use to retail.
- **Non-publishable matter 6:** Advising JR HARTLEY Limited, a leading food wholesaler in the North East of England, on purchasing two vacant large warehouses on two long leaseholds to meet expansion plans for the £60 million turnover business. CONFIDENTIAL
- **Non-publishable matter 8:** Advising a farming client on the expansion of their operations including agricultural purchases for £1.5 million subject to a top transaction. CONFIDENTIAL
- **Non-publishable matter 12:** Advising FORTY SIX on the £800,000 acquisition of a freehold retail unit subject to an existing 25 year lease in favour of occupational veterinary practice. CONFIDENTIAL

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### Your team: significant recent arrivals and partner-level departures

Name	Position/role	Joined/ Departed/ Promoted?	Joined from/Destination (firm)	Month/year?
Jennifer Garner	Associate Solicitor	Joined	LLL Solicitors LLP	04/2023

Optional - To help us with our UK Bar research we are collecting feedback on barristers. If you would like to provide any anonymous feedback on individual UK-based barristers you have instructed within the last 12 months please use the box below.

Name	Chambers	Location	Comments

Please mark anything confidential (not for publication) in **red**

## **\*NEW\* Publishable matter summary**

Please pick up to three work highlights you feel are most representative of your practice, from among the detailed work highlights you have set out on the following pages, and give a **brief** summary below. **Please ensure you only provide matter summaries for matters you are content for us to publish.**

### **EXAMPLE SUMMARIES**

“Advised [insert company name] on acquisition of [Insert company name]”, or

“Advised consortium of banks on funding for a \$6bn acquisition of a tech company”.

<b>1. Summary (<i>including client name</i>)</b>
Advising a newly formed consortium of entrepreneurs on their acquisition – structured as a share purchase – of Warner Brothers Studios Football Club Limited out of administration.
<b>2. Summary (<i>including client name</i>)</b>
Advising Orange Limited, a major electrical goods retailer, on the strategic acquisition of a vacant site with the benefit of planning permission for change of use to retail.
<b>3. Summary (<i>including client name</i>)</b>
Advising MAGENTA Holdings Limited on several asset transfers from the estate of a deceased director together with the acquisition by the holding company of their principal trading premises at a cash consideration of £1 million.

## **Your practice - detailed work highlights**

Please provide up to 20 highlight matters that represent the practice over the past 12 months.

- To add multiple names or jurisdictions within a matter, right-click in any field and select ‘insert row below’.
- To add additional matters, simply click a matter box, click the small icon in the top left corner, then copy and paste onto a new page.

Please mark anything confidential (not for publication) in **red**



Publishable matter 1	
Name of client	Industry sector
'The FIFTEEN Consortium' (latterly, Big in Business Ltd) (Client)	Commercial Property – sport
Matter description	
<p><b>Headline:</b> Advising a newly formed consortium of entrepreneurs on their acquisition – structured as a share purchase – of Warner Brothers Studios Football Club Limited out of administration.</p> <p><b>Role &amp; Significance:</b> Acting at speed to prepare a revised offer (the previous deal with an unrelated buyer having fallen through and time pressure mounting given that the Club was in administration), we quickly became a fundamental part of the Client's trusted advisor group working closely with their accountants to structure the deal in the most appropriate notwithstanding the unusual circumstances.</p> <p>Drawing on expertise from across different teams within the Firm, a core group of six conducted extensive due diligence on a wide range of contractual, commercial, employment, property, licensing, and Football Association-related matters, whilst simultaneously working on the corporate structures required under the transaction, and negotiating complex documentation.</p> <p>Jennifer Garner's involvement was in relation to all the acquisition's Property matters. The Club had a long leasehold interest in the football ground and a number of occupational leases at play. Due to the nature of the acquisition, usual due diligence information was not supplied. Heavy advice was given in respect of potential issues the client would need to address once in occupation.</p> <p>Though there was no room for negotiation in the overall consideration, we negotiated a number of commercially effective points which, amongst other things, ensured the Club was taking the necessary steps during the football 'off-season' (such as the necessary re-seeding of the pitch) to ensure the new owners would not be disadvantaged following completion and ahead of the new playing season. We successfully leveraged our external relationships to ensure that the necessary consents and licenses were in place from completion, allowing our Client to operate effectively with immediate effect.</p> <p>The Club, with a sizeable community supporters trust, is not only an integral, cherished and longstanding part of the One sports scene and local community but is also a significant employer and income generator for the English Riviera. Following the successful completion of the Client's acquisition of the Club, we were engaged to assist on the investment into the Club by the Green United Supporters Trust.</p> <p>Media <a href="http://www.legal500.com">www.legal500.com</a></p>	
Deal value	Confidential
Was it cross-border? NO	

Please mark anything confidential (not for publication) in **red**

Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Christopher NOLAN	One	Licensing / Corporate & Commercial
Daniel DAY LEWIS	Three	Corporate & Commercial
Other key team members		
Name	Office	Practice area
Lucy LUCY	Three	Corporate and Commercial(M&A)
Marco PIERRE-WHITE	One	Corporate and Commercial (Sports)
Craig DAVID	Three	Dispute Resolution (Employment)
Jennifer Garner	Three	Commercial Property
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Begbie TRAINSPOTTING	Administrator	Target
Eight LLP	Solicitor	Seller Administrator
JJJ CLEAN	Accountant	Client
Start date		End date
Xxx 2024		Xxx2024

Please mark anything confidential (not for publication) in red

Publishable matter 2		
Name of client		Industry sector
RRR Limited		Commercial Property
Matter description		
<p><b>Headline:</b> Advising Orange Limited, a major electrical goods retailer, on the strategic acquisition of a vacant site with the benefit of planning permission for change of use to retail.</p> <p><b>Role &amp; Significance:</b> We advised on the complex transfer of part of a former college campus, involving a simultaneous sub-sale arrangement that required meticulous contract drafting and negotiation. The transaction was complicated by the fact that the seller did not hold legal title to the property at the time of agreement, necessitating careful structuring to ensure that the client's rights and interests were fully protected. This included aligning the sub-sale with the conditions of the top transaction, addressing title transfer timing, and ensuring compliance with all legal and practical requirements. The advice encompassed managing risk, resolving potential title issues, and coordinating multiple parties to achieve a seamless and successful completion of both the acquisition and subsequent sale.</p> <p>The purchase was conditional on grant of satisfactory planning permissions (two related to the split of the site, with only one for the benefit of our client) and both matters needed to be carefully addressed in the contract.</p> <p>Issues included unregistered access to the site and a tight timescale to align matters with the Top transactions, which stemmed from an option to purchase. We closely worked with the client's accountants as VAT alignment was required throughout the chain.</p>		
Deal value		Confidential £2.4m (including vat)
Was it cross-border? No		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Jennifer Garner	Three	Commercial Property
Other key team members		
Name	Office	Practice area
Susan Sarandan	Barnstaple	Corporate & Commercial
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Five	Top Buyer	Top Buyers solicitor
OOO ORKWELL	Top Seller	Top sellers solicitor
WWW Legal	SIMON properties Ltd	Sellers solicitor
Start date		End date
February 2024		June 2024

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Publishable matter 3		
Name of client		Industry sector
MAGENTA Holdings Limited		Commercial Property
Matter description		
<p><b>Headline:</b> Advising MAGENTA Holdings Limited on several asset transfers from the estate of a deceased director together with the acquisition by the holding company of their principal trading premises at a cash consideration of £1 million.</p> <p><b>Role &amp; Significance:</b> Partners across the Commercial Property and Private Client teams worked collaboratively with accountants for the client as part of tax planning property matters, following the passing of a senior company director. The transactions comprised a distribution of several properties out of the estate, including:</p> <ul style="list-style-type: none"> <li>the transfer of company trading premises to the client's holding company at a consideration of £1m.</li> <li>the transfer of holiday let premises in Cornwall to a beneficiary.</li> <li>Transfer into a legacy trust of agricultural land in contemplation of development potential.</li> </ul> <p>Coupled with the property elements, the estate planning also included legacy variations and share distributions to beneficiaries. The value of the estate for planning purposes exceeded £9.5m.</p>		
Deal value		£1m cash for principle trading premises
Was it cross-border? No		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Steve Spielberg	One	Commercial property
Other key team members		
Name	Office	Practice area
Christopher NOLAN	One	Private client – personal trusts tax and probate.
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
WWW CLEAN	Accountant	Client
Start date		End date
September 2024		October 2024

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Publishable matter 4		
Name of client		Industry sector
PPP SOMEONE Limited		Commercial Property
Matter description		
<p><b>Headline:</b> Advising PPP SOMEONE Limited (as purchaser and borrower) on its purchase and financing of The Croft Care Home, via a share purchase acquisition of The UBER Care Limited, the owner and operator of the care home.</p> <p><b>Role &amp; Significance:</b> Partner, Susan Sarandan, led on the property and finance elements of this challenging purchase for the client, in which Atom Bank plc was lender. The property was a significant part of this transaction, which acquired both the premises and business operation. The property was fundamental to the lender's security package which included various legal charges, third party security and corporate security.</p> <p>As a care home purchase, the industry standard timescales for completion are at least six months, however upon instruction we had only one month to close the transaction which was accelerated due to the upcoming THIRTY THREE Budget. These were extremely challenging circumstances that involved co-ordinating and satisfying the requirements and demands of four different law firms, with Susan's role being central to the deal's success. Our role in this transaction has gone on to generate numerous referrals from the market introducers, as others seek to achieve similar and reliable results on their sales and purchases.</p> <p>Press coverage: <a href="https://www.christie.com/news-resources/press-releases/the-croft-residential-care-newton-abbot-sold/">https://www.christie.com/news-resources/press-releases/the-croft-residential-care-newton-abbot-sold/</a></p>		
Deal value	£1,125,000.00	
Was it cross-border?		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Susan Sarandan	Barnstaple	Property / finance / regulatory
Dominic WEST	One	Corporate & Commercial
Other key team members		
Name	Office	Practice area
SIXTEEN	Barnstaple	Employment / regulatory
SEVENTEEN	Three	Corporate & Commercial
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
EIGHTEEN Limited	Lender's counsel	NINETEEN BANK
TWENTY LLP	Solicitors	Acted for the outgoing lender
Start date		End date
		October 2024

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## Publishable matter 5

<b>Name of client</b>	<b>Industry sector</b>	
The Universal Studios		
<b>Matter description</b>		
<p><b>Headline:</b> Acting for The Universal Studios, as borrower, in the completion of a £750,000 private bridging finance cash injection into the client as part of a group debt consolidation and operational expenses. The facility went from application to offer in 48 hours.</p> <p><b>Role &amp; Significance:</b> WigmoreWigmore, acting in conjunction with solicitors for the private lender, completed a £750k facility to be secured by way of a debenture over the borrower company together with third party security being offered by executors. The transaction is notable for taking just 48 hours from application to offer, alongside the completion of due diligence and security requirements one week later.</p> <p>All related corporate and property matters were handled from start to finish by department head Steve Spielberg.</p>		
<b>Deal value</b>	£750,000	
<b>Was it cross-border?</b>		
Jurisdiction involved		
<b>Lead partner(s)</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
Steve Spielberg	One	Commercial property
<b>Other key team members</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
<b>Other firms advising on the matter and their role(s)</b>		
<b>Firm name</b>	<b>Role details</b>	<b>Advising</b> (specify the firm/company/individual advised)
TWENTY-ONE LLP	Solicitors	The lender
<b>Start date</b>		<b>End date</b>
November 2024		December 2024

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Publishable matter 6		
Name of client		Industry sector
Paramount Studios		
Matter description		
<p><b>Headline:</b> Acting for the tenants, Paramount Studios, an SPV of the UK's largest franchise operator, in negotiating a lease agreement with both landlord and tenant obligations, licence to carry out works and the lease for a new Tea franchise at SOMEWHERE NICE, Truro.</p> <p><b>Role &amp; Significance:</b> The development plans include 515 properties, a new primary school with capacity for 210 pupils, employment space, a convenience shop, a community pavilion, a supermarket, petrol station, retail units, community hall, café/restaurant, hotel, crèche, a medical centre and an access road connecting to the Royal Cornwall Hospital. We negotiated the lease agreement with both landlord and tenant obligations, licence to carry out works and lease for a new Tea franchise and registering it as a unilateral notice against the freehold.</p> <p>The deal involved having to work with the landlord's solicitors and clients to work out the site's other needs including those of other occupiers, despite the site not yet being built or in operation. Our client is well practised, having set up multiple Tea nationwide and other franchises both within service stations and as independent units.</p> <p>Media Tea drive-through and petrol station plans for Threemilestone - Cornwall Live</p>		
Deal value		
Was it cross-border?		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Olivia Coleman	Barnstaple	Corporate & Commercial / Commercial Property
Other key team members		
Name	Office	Practice area
Laura LINNEY	Barnstaple	Corporate & Commercial
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Five	Solicitors	The landlord
Start date		End date

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<b>Publishable matter 7</b>		
<b>Name of client</b>	<b>Industry sector</b>	
Carolco Studios		
<b>Matter description</b>		
<p><b>Headline:</b> Acting for Carolco Studios, the commercial portfolio Landlord in connection with the surrender of several leases coupled with new lease grants to institutional publican Tenant, St Austell Brewery.</p> <p><b>Role &amp; Significance:</b> We have acted for this core client on hospitality and leisure matters over a number of years. This recent instruction followed the surrender of several leases granted previously to <b>St SOMEONE Brewery</b> as Tenant for use by employees of their licensed premises. Terms were agreed with the Tenant for the modernisation of letting terms as part of new lease grants on more commercially agreed terms and in consideration of HMO Regulatory Requirements.</p> <p>The surrenders and re-grants are conditional on the tenant undertaking multiple works to the premises to address dilapidations with an agreement for lease negotiated in each case.</p>		
<b>Deal value</b>	Total approximate rack rents over the leases are over £100k pax (with the tenant works being part consideration)	
<b>Was it cross-border? No</b>		
<b>Jurisdiction involved</b>		
<b>Lead partner(s)</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
Steve Spielberg	One	Commercial Property
<b>Other key team members</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
<b>Other firms advising on the matter and their role(s)</b>		
<b>Firm name</b>	<b>Role details</b>	<b>Advising</b> (specify the firm/company/individual advised)
Seven LLP	Solicitors	The tenant
<b>Start date</b>		<b>End date</b>
May 2022		October 2024

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Publishable matter 8		
Name of client		Industry sector
JIM		
Matter description		
<p><b>Headline:</b> Advising on the sale of a substantial multi-titled landed property with 3.5 acres of ground, coupled with the splitting off of a separate holiday let property within the grounds and bridging finance secured over the same.</p> <p><b>Role &amp; Significance:</b> Acting in connection with the sale of a substantial property split over several titles comprising land and buildings at a cash consideration of just under £2.1 million.</p> <p>A further dwelling used for holiday lets was simultaneously split as part of the sale to be retained by the vendor. This property was used as bridging loan security by Three Finance Limited to complete the redemption of the client's principal security over the private residence and towards the client's onward £2.2m purchase (in which WigmoreWigmore was also instructed).</p> <p>The transaction involved accountants on both sides to provide tax planning between the respective property parcels. This fed into the drafting of a complex transfer deed involving the splitting of the holiday let and the retained ownership by the vendor of certain buildings for solar power and reserved services on the sold land for access and utilities. A negotiated mutual development covenant was also agreed.</p>		
Deal value		£2,090,000.00
Was it cross-border?		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Steve Spielberg	One	Commercial Property
Other key team members		
Name	Office	Practice area
Nikki Nogood	One	Commercial Property
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
TWENTY TWO Solicitors LLP, Five LLP	Solicitors	Purchaser (TWENTY TWO); Three Finance Limited (Five)
Start date		End date
April 2024		August 2024

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Publishable matter 9		
Name of client		Industry sector
Yellow Coast & Countryside Trust		
Matter description		
<p><b>Headline:</b> Assisting the Charitable Trust, Yellow Coast &amp; Countryside Trust, with the repatriation of various property assets, from a local THIRTY THREE owned commercial subsidiary, back to the local authority, including lease surrenders, licences to assign, and deeds of covenant.</p> <p><b>Role &amp; Significance:</b> Our client is the landlord of several properties let to Yellow Development Agency, a commercial subsidiary of Yellow Council. As part of a reorganisation, Yellow Council resolved to take several assets from the subsidiary back in house. Accordingly, we were instructed to facilitate the necessary consents, releases and assignments on behalf of the Trusts, to compliment the work being undertaking by the Council's solicitors.</p> <p>Our property transactional work included handling Landlord lease assignment consents, a lease surrender, and covenant consent for a transfer. Corporate attendances at board level coupled also with Charities Act 2011 disposition requirements was also needed. The transaction was further complicated by Yellow Council being the Superior Landlord to the Trust in a number of situations.</p>		
Deal value		
Was it cross-border? No		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Steve Spielberg	One	Commercial Property
Other key team members		
Name	Office	Practice area
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Five	Solicitors	Yellow Development Agency
Start date		End date
June 2024		Ongoing

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Publishable matter 10		
Name of client		Industry sector
Barter/North Central Club Limited		
Matter description		
<p><b>Headline:</b> Advising North Central Club Limited and its owners on various asset transfers from the golf club's entity and individuals, in parallel with a re-organisation of the trading partnership following advice from the client's accountants</p> <p><b>Role &amp; Significance:</b> The Commercial Property and Corporate teams have been instructed by both the client and their accountants to handle several financial reorganisations including:</p> <ul style="list-style-type: none"> <li>• The transfer of part land from the client's trading golf club company to a director as part settlement of a director's loan account. This required an appreciation of rights and covenants interplay between the retained golf club entity and separate ownership;</li> <li>• Drafting and completing the gifting of partnership shares from parents to sons, coupled with the negotiation and completion of a partnership deed; and</li> <li>• The transfer of several agricultural buildings from parents to sons.</li> </ul> <p>Instructed in mid-September, this time intensive transaction reached successful close before the client's pre-30 October 2024 deadline.</p>		
Deal value		Total combined real estate more than £1.1m
Was it cross-border?		
Jurisdiction involved		
Lead partner(s)		
Name	Office	Practice area
Steve Spielberg	One	Commercial Property
Other key team members		
Name	Office	Practice area
	Barnstaple	Corporate & Commercial
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Start date		End date

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Non-publishable matter 1		
Name of client		Industry sector
Fourteen Ltd and MEGA Bank UK Plc		
Matter summary		
<p><b>Headline:</b> Acting for Fourteen Ltd on its £3,555,000 purchase of the business assets of TWENTY THREE Care Home, from the UK's largest care home operator HC-One, as well as acting for MEGA Bank as lender's counsel on the loan financing and re-finance of the client's existing care home business.</p> <p><b>Role &amp; Significance:</b> Partner, Susan Sarandan, supported by a team of lawyers in our commercial property and company commercial teams, led on all legal aspects of this £3,555,000 transaction which was fully loan financed by MEGA, with the property being the main asset and security.</p> <p>As a sale by the UK's largest care home operator, the transaction differed from market norms within the care sector. Additionally, the deal involved coordination with a traditional lender and a refinance of the client's existing portfolio to achieve completion and secure all desired outcomes. This demonstrates the expertise of Susan Sarandan and our team in managing these complex transactions. Significantly, we were directly instructed to act for the lender on this transaction on a dual-representation and "off-panel" basis, largely due to the strength of our experience of acting on the financing of care homes. Given the loan value and security package, the lender would ordinarily have needed to appoint to a panel firm and have separate representation.</p>		
Deal value	£3,550,000	
Was it cross-border?		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Susan Sarandan	Barnstaple	Corporate & Commercial / Finance
Other key team members		
Name	Office	Practice area
Simon JONESY	One	Commercial Property
Dominic WEST	One	Corporate & Commercial
SIXTEEN	Barnstaple	Employment
Laura LINNEY	Barnstaple	Regulatory
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
TWENTY FOUR	Seller's counsel	The seller
Start date		End date

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26/10/2024	02/09/2024
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Non-publishable matter 2	
Name of client	Industry sector
Simon Car Portfolio	
Matter summary	
<p><b>Headline:</b> Sole legal adviser on the substantial and diverse multi-million pound Simon Car Portfolio, held via a mix of personal interests and numerous companies and funds.</p> <p><b>Role &amp; Significance:</b> Throughout 2024, Susan Sarandan, continued to advise on the Morris family's property portfolio, which continues to develop and grow year on year with significant new finance and acquisitions completed in 2024 and into 2025. This is highly sophisticated and experienced client. Many of the transactions are complex, involve co-ordination with numerous parties and lenders, related transactions and often up against challenging timescales.</p> <p>Matters achieved in 2024 include:</p> <ul style="list-style-type: none"> <li>• Acquisition and financing of a substantial mixed-use property including the freehold acquisition of two properties, new loan financing with varied security package, grants of new commercial leases and separate re-finance of a well-known local commercial property - acting for both client as purchaser, borrower and landlord and for TWENTY FIVE plc as lender;</li> <li>• Multiple new lending and refinances with multiple lenders, most significantly TWENTY FIVE plc, with extensive property security – Susan Sarandan advised the lenders on a dual representation basis, with total financing being at a £multi-million value;</li> <li>• The refinance of a newly redeveloped property by the client with challenging lender conditions (dual representing Paragon as lender) – together with a related new joint venture acquisition of a further development property with separate loan financing with THIRTY EIGHT Bank Plc, again Susan Sarandan also advised the lender on the loan and security package;</li> <li>• Business asset acquisition (property based) of a mixed retail and holiday let business;</li> <li>• Sale of freehold property from the client's pension scheme;</li> <li>• Numerous new freehold property acquisitions, further building on the client's established holiday let portfolio;</li> <li>• Disposal of the client's interests in a HMO joint venture portfolio, including complex private and commercial loan arrangements; and</li> <li>• Acting for the client as landlord in respect of various commercial leases within its portfolio;</li> <li>• Acting for the client as private lender in respect of various related transactions and</li> </ul>	

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investments.		
<b>Deal value</b>	Multi million pound value	
<b>Was it cross-border?</b>		
Jurisdictions involved		
<b>Lead partner(s)</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
Susan Sarandan	Barnstaple	Corporate & Commercial
<b>Other key team members</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
<b>Other firms advising on the matter and their role(s)</b>		
<b>Firm name</b>	<b>Role details</b>	<b>Advising</b> (specify the firm/company/individual advised)
Numerous including: TWENTY SIX, Five LLP, TWENTY SEVEN LLP, TWENTY EIGHT Solicitors LLP, TWENTY NINE Solicitors LLP	Acting for the sellers/buyers/tenants being the other party involved in the transactions.	
<b>Start date</b>		<b>End date</b>
2024		Ongoing

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Non-publishable matter 3		
Name of client	Industry sector	
Blue Property Partnership		
Matter summary		
<p><b>Headline:</b> Advising Blue Property Partnership as standing legal adviser on its multi-million pound mixed property portfolio, including a programme of disposals, acquisitions and other property transactions.</p> <p><b>Role &amp; Significance:</b> Led by Partner, Susan Sarandan, we continued to advise and support Blue Property Partnership throughout 2024 on its substantial property portfolio in Devon and Gloucestershire. 2024 saw an active programme of disposals, acquisitions and other property transactions as the client diversified its property portfolio for both business succession and commercial reasons. This work included:</p> <ul style="list-style-type: none"> <li>• Acquisitions of six new properties for redevelopment and growing the client's HMO part of its portfolio;</li> <li>• Several surrender and re-grant of commercial leases in the context of tenant business sales, involving a co-ordinated approach with both the outgoing and incoming tenants;</li> <li>• Disposals of land and other commercial premises;</li> <li>• Options agreements with developers;</li> <li>• Various licences and other occupier transactions, including several lease extensions.</li> </ul> <p>We continue to act for the client on a regular basis into 2025.</p>		
Deal value	£Multi Million	
Was it cross-border?		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Susan Sarandan	Barnstaple	Corporate & Commercial / Finance
Other key team members		
Name	Office	Practice area
Tracy BEAVER	Barnstaple	Corporate & Commercial
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Various, including: TWENTY NINE LLP, Five LLP, THIRTY LLP	Acting for the transaction counterparties, including the tenants/sellers/buyers/developers/property owners.	
Start date		End date
		Ongoing

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<b>Non-publishable matter 4</b>		
<b>Name of client</b>	<b>Industry sector</b>	
THIRTY ONE		
<b>Matter summary</b>		
<p><b>Headline:</b> Acting in the Phase 2 sale of a series of residential development land tranche disposals together with related option and planning agreements.</p> <p><b>Role &amp; Significance:</b> WigmoreWigmore acted for the vendor client in 2021, completing the sale of Phase 1 development land in APPLE comprising eight residential units to be built out. A series of development plots to be sold with the present Phase 2 comprises a further eight residential units to be built, with Phase 3 estimated to have potential for 16 plus residential units.</p> <p>The Phase 2 transaction for has involved multiple considerations, involving negotiated releases of overage connected to Phase 1; highways and services issues; subsoil option agreements; contractual exchange; and an option agreement in favour of the purchaser to take Phase 3.</p>		
<b>Deal value</b>	£500,000.00 for the plot disposal, with uplift for fully developed value.	
<b>Was it cross-border? No</b>		
<b>Jurisdictions involved</b>		
<b>Lead partner(s)</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
Steve Spielberg	One	Commercial Property
<b>Other key team members</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
<b>Other firms advising on the matter and their role(s)</b>		
<b>Firm name</b>	<b>Role details</b>	<b>Advising</b> (specify the firm/company/individual advised)
THIRTY TWO	Solicitors	Purchaser
<b>Start date</b>		<b>End date</b>
March 2023		Ongoing

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Non-publishable matter 5		
Name of client		Industry sector
Two District Council		
Matter summary		
<p><b>Headline:</b> Advising Two District Council on its acquisition of a HIF funded community sports building from a housing developer as part of compliance with both a s.106 Agreement and grant funding conditions.</p> <p><b>Role &amp; Significance:</b> Demonstrating her niche specialism in grant funding, property and public sector projects, Susan Sarandan advised Two District Council on its acquisition of a community sports building upon successful grant funding drawdown and construction by a local housing developer as part of a significant housing scheme in Two.</p> <p>This transaction involved dove-tailing the commercial demands of the developer, strict stipulations and requirements of the THIRTY THREE grant funding, an aged s.106 Agreement and the client being a public sector purchaser in lieu of an ultimate end use for the property not yet being secured within the timescales demanded of the transaction. Susan Sarandan successfully delivered this transaction, working alongside the client's in-house legal team on the grant agreement, to achieve a co-ordinated completion in a manner that satisfied all requirements.</p>		
Deal value		£1.3M
Was it cross-border?		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Susan Sarandan	Barnstaple	Corporate & Commercial / Finance
Other key team members		
Name	Office	Practice area
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Five LLP	All elements for the developer	
UK THIRTY THREE (in house)	Acting as grant funder	
Start date		End date
July 2024		October 2024

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Non-publishable matter 6		
Name of client		Industry sector
JR HARTLEY Limited		
Matter summary		
<p><b>Headline:</b> Advising JR HARTLEY Limited, a leading food wholesaler in the North East of England, on purchasing two vacant large warehouses on two long leaseholds to meet expansion plans for the £60 million turnover business.</p> <p><b>Role &amp; Significance:</b> Advised on the acquisition of leasehold industrial units, providing comprehensive support throughout the transaction. Conducted detailed due diligence, including title investigation, lease reports, review of planning and environmental considerations, and resolution of any identified risks. Negotiated the terms of the purchase agreement to protect the client's interest. Coordinated with all parties involved to facilitate a seamless and timely completion of the acquisition.</p> <p>We coordinated with the lender's lawyers to ensure compliance with financing requirements, including security documentation and lender due diligence. We successfully facilitated the transaction, addressing title issues, commercial considerations, and funding obligations to achieve a seamless acquisition for the CLIENT</p> <p><a href="http://WWW.GOOGLE.COM">WWW.GOOGLE.COM</a></p>		
Deal value		£1.8M
Was it cross-border?		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Jennifer Garner	Three	Commercial Property
Other key team members		
Name	Office	Practice area
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Five	Mega Bank	Lender's solicitor
THIRTY FOUR	Sellers solicitor	Seller
THIRTY FIVE Council	Landlord's solicitor	Freeholder/ Council
Start date		End date

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June 2024	October 2024
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Non-publishable matter 7		
Name of client	Industry sector	
THIRTY SIX Ltd		
Matter summary		
<p><b>Headline:</b> Advising a farming client on the expansion of their operations.</p> <p><b>Role &amp; Significance:</b> We advised on £1.5m in agricultural purchases subject to a top transaction. The mandate involved the complex part transfer of agricultural land, involving a simultaneous sub-sale arrangement that required meticulous drafting and negotiation of contracts. The transaction was complicated by the fact that the seller did not hold legal title to the property at the time of entering into the agreement, necessitating careful structuring to ensure that the client's rights and interests were fully protected. This included aligning the sub-sale with the conditions of the top transaction, addressing title transfer timing, and ensuring compliance with all legal and practical requirements. The advice encompassed managing risk, resolving potential title issues, and coordinating multiple parties to achieve a seamless and successful completion of both the acquisition and subsequent sale.</p> <p>Our team coordinated with the lender's lawyers to ensure compliance with financing requirements, including security documentation and lender due diligence. We successfully facilitated the transaction, addressing title issues, commercial considerations, and funding obligations to achieve a seamless acquisition for the client. We also advised on an overage agreement and a head overage agreement involving the top seller and our seller.</p>		
Deal value	£1.5m	
Was it cross-border?		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Richard WILSON	Three	Commercial Property
Jennifer Garner	Three	Commercial Property
Other key team members		
Name	Office	Practice area
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
THIRTY SEVEN	Seller's solicitor	Seller
Five	Lender's solicitor	Lenders

Please mark anything confidential (not for publication) in red

Start date	End date
March 2024	December 2024

Please mark anything confidential (not for publication) in **red**

Non-publishable matter 8		
Name of client		Industry sector
Joyce		
Matter summary		
<p><b>Headline:</b> Advising the investor on the assignment of two options agreements concerning two adjoining property redevelopments in Oz.</p> <p><b>Role &amp; Significance:</b> The transaction was complicated because each option agreement was with a different unconnected landowner, separately represented for two adjoining properties in Oz for redevelopment. Once the options had been assigned, we then had to exercise the option, buy the land with finance from THIRTY EIGHT Bank and cross security with the developer. Deeds of covenant were also required.</p> <p>The transaction was time sensitive due to the option's expiration date. Once the option was exercised, there was then a tight contractual period (one month) to complete the finance and the transfer. There were five parties involved in total all separately represented, our role was to co-ordinate all parties to complete the transactions in time.</p>		
Deal value		
Was it cross-border?		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Olivia Coleman	Barnstaple	Commercial Property
Other key team members		
Name	Office	Practice area
Laura LINNEY	Barnstaple	Corporate & Commercial
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
THIRTY NINE	Solicitor	Acting for the developer on assignment of option and cross security
FORTY	Solicitor	THIRTY EIGHT Bank
FORTY ONE Solicitors	Solicitor	1st seller
FORTY TWO	Solicitor	2 <sup>nd</sup> seller
Start date		End date
05/05/2024		4 <sup>th</sup> June and transfer and finance by 4 <sup>th</sup> July

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Non-publishable matter 9		
Name of client		Industry sector
FORTY FIVE		
Matter summary		
<p><b>Headline:</b> Advising the occupying company on the purchase of GOOD APARTMENT, an office building on the A Business Park, including acting on the mortgage and subsequently the grant of 10 year sublease of part to a third party.</p> <p><b>Role &amp; Significance:</b> We acted for the occupying company, who bought the freehold from the directors of that company's parents pension fund (who had commissioned the building), subject to an existing lease of whole to the company.</p> <p>Whilst the parties were known to each other, they were not connected, and the transaction had to be treated and conducted as an arm's length transaction for the compliance of the pension scheme seller and for the satisfaction of the lender on the mortgage. This required some diplomacy to manage the buyer and seller's expectations as to what was required to ensure it did not impinge on their family relations.</p> <p>We also were instructed to act for the lenders, reporting on the title and completing their security requirements. We then advised the new owner on the grant of a lease of part of the building to a third party for a term of 10 year lease.</p> <p>Media Link: <a href="https://www.BBC.CO.UK">https://www.BBC.CO.UK</a></p>		
Deal value		£1,055,000.00 for acquisition; £316.470 plus VAT for the lease
Was it cross-border? No		
Jurisdictions involved		
Lead partner(s)		
Name	Office	Practice area
Olivia Coleman	Barnstaple	Commercial Property
Other key team members		
Name	Office	Practice area
Laura LINNEY	Barnstaple	
Other firms advising on the matter and their role(s)		
Firm name	Role details	Advising (specify the firm/company/individual advised)
Trowers and Hamblins LLP	Solicitors	Acted for the seller
WWW CLEAN	Accountants	Advised the buyer
CARE BEAR Law	Solicitors	Acted for the tenant
Start date		End date

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<b>Non-publishable matter 10</b>		
<b>Name of client</b>	<b>Industry sector</b>	
FORTY SIX		
<b>Matter summary</b>		
<p><b>Headline:</b> Advising FORTY SIX on the £800,000 acquisition of a freehold retail unit subject to an existing 25 year lease in favour of occupational veterinary practice.</p> <p><b>Role &amp; Significance:</b> The client raising finance through THIRTY EIGHT Bank who we also advised in the acquisition. We advised on the acquisition of freehold retail unit, providing comprehensive support throughout the transaction, including detailed due diligence, title investigation, review of planning and environmental considerations, report on occupational lease and resolution of any identified risks. We negotiated the terms of the purchase agreement to protect the client's interest and coordinated with all parties to facilitate a seamless and timely completion of the acquisition.</p> <p>We ensured the tenant's right of pre-emption was strictly adhered to, enabling the seller to lawfully dispose of the property to the client.</p>		
<b>Deal value</b>	£800k	
<b>Was it cross-border?</b>		
<b>Jurisdictions involved</b>		
<b>Lead partner(s)</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
Jennifer Garner	Three	Commercial Property
<b>Other key team members</b>		
<b>Name</b>	<b>Office</b>	<b>Practice area</b>
Steve Spielberg	One	Commercial Property
<b>Other firms advising on the matter and their role(s)</b>		
<b>Firm name</b>	<b>Role details</b>	<b>Advising</b> (specify the firm/company/individual advised)
KIRSTEN YOUNG	Solicitor	Sellers solicitor
<b>Start date</b>		<b>End date</b>

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