

bplsolicitorslimited is a specialist property practice providing decisive legal advice, guidance and solutions to clients who value a high standard of legal support.

Commercial Development  
Development and Acquisition Finance  
Landlord and Tenant  
Commercial  
Land and New Homes  
Buy to Let  
Residential Property

*...."availability and access to a 'First Class' Property Lawyer is key to ensuring success in any development deal, which is why we at LeeHampton Developments regularly retain the services of Mark Stimson and bplsolicitorslimited...."*

SOURCE: Jim Scott, Managing Director of LeeHampton Developments Limited

**bpl solicitors**

**real expertise.**

**bplsolicitorslimited**  
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## Real expertise

**bpl solicitors limited** is a specialist legal practice, focussed on the property and business market.

We offer in-depth advice to clients from property and business professionals who are recognised specialists in their fields. We provide comprehensive, user friendly support whilst retaining the traditional solicitor/client relationship. Backing this up is a pro-active approach with a guarantee of:-

- Speed of transaction
- Transparency
- Availability of information
- Clarity of financial obligation; and
- Expert supervision

In addition to acting for property developers, we have specialist expertise in advising investors, landlords, financial and educational institutions, brokers and private individuals across the country.

By using cutting edge technology we help them achieve their objectives within their desired timescales and with as little fuss as possible, whilst at the same time protecting their future interests in the property and guiding them through all the legal formalities.

The practice of law becomes more complex day by day and specialisation is vital to ensure clients have the best representation. We only deal with property matters and whilst we're large enough to have the depth of experience and expertise to deal with any situation we know our clients also value the personal touch.

Our **Commercial Property** section deals with the needs of both small and medium size enterprises as well as providing advice to larger corporate concerns by ensuring the highest levels of personal attention and care to all clients. This involves close contact with many other property professionals which helps our team members to gain knowledge about every sector of the property industry on an ongoing basis.

*...."bplsolicitorslimited has consistently provided my Company with **legal expertise of the highest quality.** Their proactive and experienced commercial property Team offer a personal service that **makes you feel like you are their only client.***

*SOURCE: Kim Slowe, Director of Cornhill Estates Limited*



giving direction





## Commercial Development and Acquisition

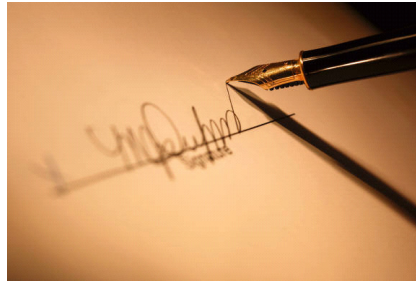
Our Commercial Property team acts on behalf of clients across the country in relation to complex and demanding transactions, including advice on all financing and funding issues.

Recent instructions include:-

- Acting for a Commercial Developer in connection with a major city centre regeneration project in association with a national house builder to include the provision of a new 25,000 square ft supermarket and 17 unit shopping centre, the refurbishment of public facilities and the provision of associated infrastructure at an overall project cost of £45,000,000
- Acting for an Investor in connection with the purchase of a part built Business Park in Swindon at the price of £11,000,000 including complex financial structure. Ongoing instruction includes finalisation of the development with associated disposals, both freehold and leasehold
- Acting for a Developer in acquiring a remediated site leading to proposed 37 unit residential development.
- Advising on the site acquisition and development of 86 residential units on a Greenfield site in conjunction with English Partnerships
- Acting on numerous acquisitions and disposals for a variety of mixed use and residential developers (including one of the main Poundbury developers) to include options and overage arrangements.
- Acting for a business space user on the acquisition of a 22,000sqft freehold warehouse and showroom

## Landlord and Tenant

- Letting of 17,500 square feet of office space to a major US Corporation within two weeks of Head of Terms being agreed
- Advising on the acquisition by a national medical charity of a new training centre and regional headquarters
- Providing property advice in connection with numerous business sales and acquisitions
- Acting for numerous tenant end users of all type of business space
- Letting of commercial units for various workshops on long and short term leases



### Land and New Homes

Our experience of development projects both large and small enables us to identify and put in place appropriate and effective contractual and financial structures. This can have ongoing benefits both for developer and buyer.

We are experienced in working within complicated land owning structures, including land exchanges. Reflecting current concerns, many of our clients' developments provide housing solutions in challenging brownfield locations, leading to an enhancement of the local environment as well as being ecologically sound.

#### Briefing

Recent examples of our work range from class-leading designs on the renowned Duchy of Cornwall Poundbury estate to the revival of a town centre site which had once been a working cinema but latterly had become a meeting ground for drug-addicts. This latter development now comprises a series of modern homes with easy access to local amenities, limiting reliance on transport as well as bringing life back into a previous "no-go" area.

We foster working partnership with our clients with the emphasis on being approachable to them and the third parties we and they work with: we pride ourselves on providing pro-active advice and offering answers rather than creating legal obstacles. We recognise the need for developers to work within both time and financial constraints and help them, from the initial outline planning stage to completion to ensure that these requirements are fully addressed and met.



**Mark Stimson**  
**Commercial Director**

Tel 01305 214 200 Mob 07771 804980 [m.stimson@bplaw.co.uk](mailto:m.stimson@bplaw.co.uk)

Mark is a solicitor of 20 years calling. After Oxford, Mark trained and worked in Lincolns Inn. He is a former partner with Bond Pearce and now specialises in development, landlord and tenant and enfranchisement matters. His clients include a number of significant commercial and residential developers and investors and in the past he has acted for a number of governmental and public institutes including The Crown Estate (Marine Division), the National Trust, English Heritage, Associated British Ports and St John Ambulance. He has been involved in the government's consultation process relating to the implementation of Commonhold

**Philip Hall**  
**Associate**

Philip is a solicitor with broad commercial experience. Following a successful career as an engineer in the Royal Navy he trained at Clifford Chance and worked on commercial property there before returning to work in the Southwest. He has been acting for private investors (both personally and via their corporate vehicles) dealing with their commercial and residential property portfolios through acquisitions, disposals, landlord and tenant work and site development - all of varying sizes. With his Navy background he has a strong practical approach to problem solving.

**Melanie Shuldhham**  
**Consultant**

Melanie studied law at London University and was called to the Bar in 1984. She opted to gain some real commercial experience and joined a multi disciplinary partnership of accountants and lawyers in the City in 1985. In 1988 Melanie moved to the West Country joining Battens to enhance and expand its presence in the field of corporate and commercial work. In 1991 she became a solicitor and in 1995 a partner in Battens. Melanie now acts on a freelance basis for a number of commercial clients and as consultant to bpl.

**David Bridge**  
**Managing Director**

After training in London with Winward Fearon, David qualified as a solicitor in 1994. He later joined regional firm Battens in 2001 where he became a partner in 2003. In January 2005, David and Mark were part of a team that executed a management buy out of the majority of the conveyancing business at Battens and set up bpl as a specialist property practice. His role as Managing Director involves championing innovation and encouraging a culture of continuous improvement whilst achieving major productivity growth and representing the firm on the wider industry stage where he is a regular speaker at industry conferences.





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