





"Thank you very much indeed for all your help, legal, technical and as moral support. We think that you have run this difficult (!) conveyance with great patience and skill. That has been a great reassurance for us, especially during the becalmed times and the moments of exasperation. We can't help wondering at the apparent contrast between your standards and those of others whom we might mention. We are also very grateful to your colleagues for their advice and help, for taking our calls and messages efficiently and for being unfailingly courteous."

- Nick, London

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ABOUT US

Barlow Robbins is dedicated to providing all of their clients with a first class quality service. We see all of our clients as individuals and adapt our service to suit their needs and requirements at any given time.

The Residential Property Team consists of a strong group of specialist property lawyers advising on all aspects of residential property and dealing with property across the spectrum. Whether it be a one bedroom London apartment or a ten acre country estate, we have experience and expertise across the board.

Our lawyers are commended for their excellent service and experience and are supported by key specialists in private trust and tax planning, property litigation, matrimonial and commercial property.

Our Service Promise

We provide a bespoke, specialist professional service and aim to exceed expectations by going that extra mile for our clients.



Clare Andrews
Partner & Head of Residential Property
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"I just wanted someone else at Barlow Robbins to know how pleased I am with the way Clare (Andrews) has dealt with the sale and purchase of my house/flat that completed last Friday having exchanged on the Tuesday.

*Clare was originally recommended to me by a work colleague and friend and once again has proved to be **very professional and ethical** in all she has done as well as being a very pleasant person to deal with.*

*I would have **no hesitation in recommending either her or Barlow Robbins** in the future and will certainly look to use your services as and when necessary. I think it is **very important to recognise good service.***

- Michael, Surrey



OUR APPROACH

Our clients appreciate that we are straightforward, easy and friendly to deal with. We pride ourselves on growing relationships with our clients over a long period of time and we aim to anticipate our clients' needs both during and after the transaction.

“ Our primary goal is to get the transaction through as quickly as possible but without diluting the quality of the advice we give... ”

We are used to working to tight deadlines to achieve our clients' objectives. We are proactive in getting the deal done and will often meet with clients away from the office to sign and discuss the paperwork. We are also happy to visit the property concerned if we feel this will give us a better understanding rather than just reviewing title deeds from our desks.

Our primary goal is to get the transaction through as quickly as possible but without diluting the quality of the advice we give and ensuring that we protect our clients' best interests at all times. We strive to make the moving process as stress free as possible for all concerned.

We have long recognised that solicitors need to work with all parties in the chain rather than against them. We have established good relationships with both local and regional estate agents over the years and many are happy to refer business to us on reputation only, knowing that we will get the job done. We have similar relationships with local surveyors and mortgage brokers and all of our clients and contacts can expect to have our direct dial and email addresses to ensure that we are accessible to them.

*“Following the **successful sale of my property** in Ascot, I just wanted to thank you and Bekki for the **exceptional service** that you provided. As you know, I was looking at lower cost firms, but I think my decision to work with Barlow Robbins was fully justified.*

- L Clarke

OUR ABILITIES

“We are members of over 25 lender panels, enabling us to act for clients seeking different lending solutions.”

“The team has **excellent** response times and shows dedication to the task at hand”
- LEGAL 500

Our lawyers are responsive and pragmatic delivering practical and relevant advice in a clear and concise way.

We see each transaction as unique rather than part of a process. We are creative, not afraid to ‘think outside of the box’ and deliver practical solutions.

We are up to date on all of the latest developments in property law and we demonstrate a breadth of expertise with each lawyer having their own areas of speciality. This ensures that all of our clients are exposed to the best possible advice and resources.

We use our experience to manage and negotiate with all parties in the chain and look to manage expectations from the outset.



“I have been meaning to write to thank you for all your help and patience during the sale. **It takes all the stress away** having somebody **so reliable and helpful** on our side! I think I have run out of properties to sell for the moment but will certainly come back to you should the need arise.”
- Mrs. J. Adams, Peaslake



WHY DO OUR CLIENTS CHOOSE US?

We can deal with any property/land transaction residential in nature. We are on most lender panels which means we can act for both the buyer and the bank where mortgage finance is involved and this saves time and expense to the client who might otherwise be picking up the cost of the bank taking independent legal advice.

Conveyancing has been commoditised over the years and the competition has increased hugely. It's important to understand what makes us stand out from the rest.

*Property Sale and Purchase, Excellent service. The sale of my 17th Century listed cottage was **not completely straightforward** but this, and my related purchase, was handled in a very **professional, efficient** and helpful way.*

- Steve Fulton

- We are not about volume conveyancing which means we can invest time in our clients
- We are not just about a process – we are specialist property lawyers with knowledge of most areas of law which we can apply to the transaction
- We are quick and efficient without cutting corners
- We are commercially minded
- We are well connected with all of our local estate agents, surveyors and mortgage brokers which allows us to put our clients in touch with the right people with a similar mind set
- We work seamlessly with the rest of our firm – our colleagues in other departments are always on hand to assist you with other issues you may be facing, whether it is during or after the transaction.

WHAT WE DO

Residential Property Core Services:		
■ Sales and Purchases of Property	■ Transfers of Equity and Co-ownership	■ Legal Charges
■ Sales and Purchases of Land	■ Re-mortgages	■ Advice on Restrictive Covenants
■ Probate Sales	■ Unregistered Land	■ Assents
■ Matrimonial Sales	■ Equestrian Land	■ Licences
■ Plot Sales	■ Agricultural Land	■ Grant of Easements
■ New Builds	■ New Leases	■ Adverse Possession Claims
■ Auctions	■ Lease Extensions	■ Complex Land Issues
■ Transfers of Part	■ Collective Enfranchisement	■ Assured Shorthold Tenancy Agreements
■ Option Agreements	■ Equity Release Schemes	■ Land Registry Applications
■ Conditional Contracts	■ Declarations of Trust	

We Can Also Help With The Following:		
■ Wills and Trusts	■ Co-Habitation Agreements	■ Landlord and Tenant Disputes
■ Tax Planning	■ Boundary Disputes	■ Development Land



"We have been truly impressed with your work for us. You and your colleagues have always been available and have responded most helpfully to the many client difficulties that occurred - major and minor. It has been a great help in a stressful business over some four months to have known that Barlow Robbins were behind us"

- Anonymous



Throughout the whole process, Sara and her secretary were very professional. Sara kept in touch regularly giving us updates. She pulled out all the stops to get the purchase through before the increased stamp duty rates in were introduced, in turn saving me a small fortune. We would highly recommend her - she is a credit to your team. Thank you

- Chris Esposito

"I would have no hesitation in recommending Barlow Robbins in the future and will certainly look to use your services."

- Anonymous

"I would like to say thank you Anthony (Garcia-Deleito) for the efficient and excellent service you have provided in the sale of my property. I would not hesitate to use your offices again. Your assistance in the transfer of the property has been much appreciated - many thanks."

- D Ratcliffe

Following the successful sale of my property in Ascot, I just wanted to thank you for the **exceptional service** that you provided. As you know I was looking at lower cost firms, but I think my decision to work with Barlow Robbins was fully justified.

- N Coster

Barlow Robbins assisted with the **sale of two properties**. I found Sara to be very understanding of my personal situation as well as recognising my legal requirements. The sale of the flat involved some extra work due to the failings of the purchaser's solicitor. This was outside her brief but she still did what she could to help.

The second sale was that of my aunt's property as a result of her death. Sara was very understanding that this was a difficult time for me. Sara was able to show compassion and at the same time deal very efficiently with the sale.

- Anne Fairweather

Clare Andrews was brilliant. Being a single person buying on my own again, being able to talk to her at any time over the selling and purchasing was great. Clare was extremely professional, knowledgeable and personable. I would not hesitate to use the services or recommend the company. Clare is a brilliant asset to the Barlow Robbins business.

- Christine Mason

Sale of a flat and extending the lease:

A completed and lengthy process but I was guided through and kept up to date all the way to a successful completion of the sale and extended lease. I was delighted and would highly recommend Barlow Robbins.

- Paul Richardson

KEY PEOPLE



Clare Andrews
Partner & Head of
Residential Property
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I deal with all aspects of residential property, both Freehold and Leasehold and act for a variety of clients but have particular expertise in dealing with high value properties in both the Surrey and London markets. In addition to sales and purchases I also assist clients with Re-Mortgages, Transfers of Part, Transfers of Equity, Declarations of Trust, Legal Charges, Lease Extensions and Collective Enfranchisement.

I like to think that I make the moving process a little less stressful for my clients by offering a personal service trying to pre-empt their needs not only during the transaction but also for the future. I have good links and work well with local estate agents and other solicitors which is critical especially when trying to keep a chain together.

I live locally and like to spend my free time with my husband and two young children.



Anthony Garcia-Deleito
Senior Associate
Residential Property
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I am a senior lawyer specialising in higher value residential property. I also deal with matters of private family property investment and financial assistance. My work often requires close co-operation with a client's existing tax practitioner or with our own Private Wealth and Trusts team.

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Sara Abou-Jaoude
Senior Associate
Residential Property
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After gaining my Law degree from the University of Warwick, I went on to complete a Masters in International Law and Human Rights at the University of Reading, followed by the Legal Practice Course at The College of Law in Guildford. I trained with a niche property firm in Godalming and qualified in 2008.

I joined the Residential Property team at Barlow Robbins in August 2013 and I am based in the Guildford office. I help clients with all aspects of residential property transactions, including Freehold and Leasehold sales and purchases, Transfers of Equity, Remortgages, Lease Extensions and Collective Enfranchisement matters. I am a member of the Law Society of England & Wales, and the Centre for Legal and Economic Research of the University of Porto, Portugal.



Suzanne Porteous
Associate Legal Executive
Residential Property
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I have a wealth of experience in residential conveyancing in the buying and selling of Freehold and Leasehold property and land, New builds, Option Agreements, Transfer of Equity, Equity Release, Remortgages and Lease Extensions.

I have acted for high net worth clients including sports personalities, city solicitors, investment buyers from the far east and property developers. I have good links with estate agents and other professionals within the property sector. My experience lies in dealing swiftly and efficiently in any property transaction, applying a common sense approach to problem solving.

I like to pre-empt any problems so that these can be resolved early on in the transaction and eliminate any delays. Moving home can be stressful and my aim is to minimise this stress and ensure that your transaction moves forward smoothly.

KEY PEOPLE



Helen Wilde
Associate
Residential Property
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I specialise in the legal aspects of buying and selling property whether it be freehold or leasehold together with assisting clients with re-mortgages, transfer of equity and lease extensions.

I have experience with new build developments and am able to assist clients with purchasing a new build or setting up a new build development for onward sales.

I am here to ensure that a property transaction proceeds as quickly and as smoothly as possible. I appreciate how stressful dealing with the legal aspects of a property can be and aim to alleviate this stress.



Rebekah Chenery
Senior Associate
Residential Property
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I handle a wide range of residential property transactions including the sales and purchases of freehold and leasehold titles, newly built properties acting for both the developer or the buyer, the transfer of property pursuant to divorce and the vesting of properties into the ownership of beneficiaries of an Estate as a result of death.

I have worked as a Residential Property Solicitor for over 10 years and have assisted clients with various property related matters during this time.

My clients have ranged from first time buyers to investors and those looking to invest in the family home and I like to think that I offer my clients a personal service, which I hope makes the process of selling and buying property less stressful.



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