

Residential Property

With you in business,
with you in life.

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BlaserMills

Blaser Mills is a leading regional law firm in the South East. Our offices are spread across Buckinghamshire and the surrounding areas, including London.

As a firm, we place a great emphasis on the recruitment and retention of first class legal minds.

Blaser Mills provides high-quality legal advice from lawyers who are experts in their fields and who have the commercial acumen to deliver practical solutions.

We pride ourselves on the delivery of personal service and are committed to delivering clear and prompt advice.

Our large Residential Property team consists of highly respected, specialist property lawyers from an array of backgrounds.

We offer the same excellent service, whatever the matter we are dealing with, whether it is an investment, a house purchase or a multimillion-pound renovation project.

The combination of our experience, knowledge, and quality of service has enabled us to form solid long-term relationships with repeat clients.

We provide a full range of residential property services tailored to your needs, including:

- Residential conveyancing
- High value transactions
- Residential development
- Investment property
- New-build services for developers
- Lease extensions & enfranchisement
- Landlord services
- Auctions
- Refinancing

We always listen to how you want us to work with you, and can adapt our following working principles to suit your needs:

- We will assign a dedicated team of lawyers appropriate to your legal needs.
- We are always transparent about our fees.
- We understand your need for prompt advice when urgent issues arise.
- You will benefit from our open lines of communication and be kept fully up to date.

Meet the team



Alexandra Kirk

Partner

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Alexandra is a Partner and Head of the Residential Property team. Alexandra is an expert in matters relating to residential property, particularly in Central London, dealing with a wide range of issues including sales and purchases of high value freehold and leasehold properties. Alexandra also regularly handles off-plan new-build purchases and assignments. She also assists managing agents with non-contentious property matters on a regular basis.

Alexandra acts mainly for private individuals, but also for property investors and local companies to assist in increasing their property portfolios. Alexandra receives recommendations from far and wide through her professional contacts both in London and Home Counties, as well as through her existing client base.

Key Experience

- Acted on a number of properties in North London which have been secured for renovation and regeneration at values of £5m and above.
- Advised and successfully made a complex leasehold adverse possession application to remedy a serious title defect and ensure that a client's property could be sold.
- Acted for tenants in a large block in North London to secure their freehold acquisition and subsequent lease extensions with a value of £1.5m.



Louise Benning

Partner
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Louise is a Partner in the Residential Property team and has worked in the residential property field for 14 years. Louise's special area of interest involves acting for developers in acquiring development land and the related plot sales. Louise also handles other aspects of residential property work, such as sales of freehold and leasehold properties, transfers of equity and matrimonial-related matters.

Louise acts for many private individuals in the sales and purchases of their homes, and also for property investors and local companies to assist in their increasing property portfolios. Louise's clients are country-wide, and she receives recommendations from her extensive professional contacts, including estate agents and other law firms, as well as through her existing client base.

Key Experience

- Acted on an acquisition of a large site valued at £4.5m subject to an option agreement involving ancient woodland and restrictive covenant breaches to be resolved.
- Acted on an acquisition of a derelict locally listed building for the development into 6 luxury townhouses worth £3.6m.
- Acted on a three phase development of mews houses and luxury townhouses worth £7.45m including the negotiation of a section 106 Agreement, plot sales and appointment of the management company for service charge purposes.



Shabina Hussain

Partner
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Shabina is a Partner in the Residential Property team.

Shabina specialises in all aspects of residential property. Shabina is known for her experience in handling high value freehold and leasehold sales and purchases, new-build plot sales and purchases for major developers, buy-to-let mortgages, transfers of equity and unregistered land.

Shabina acts for private individuals, property investors, local major developers and companies.

Shabina prides herself on her diligent and conscientious approach and has an excellent reputation with clients, local estate agents and other professionals.

Key Experience

- Acted on behalf of a seller in securing exchange of contracts within one week of a sale of property just under £4m.
- Acted on behalf of a purchaser in connection with the purchase of a property in Central London worth £4.75m.
- Successfully made an application for Adverse Possession in connection with land forming part of access to the property.



Lisa Smith
Senior Associate
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Lisa is a Senior Associate in the Residential Property team and has practised in residential property law for over 15 years.

Lisa handles all types of residential property transactions, including sales and purchases, transfers of equity, remortgages, new builds and lease extensions.

Lisa acts for first-time buyers, those moving home, investors and mortgage companies alike. She is known for her experience in handling residential transactions in a calm and efficient manner.

Richard Palmer
Senior Associate
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Richard is a Senior Associate in the Residential Property team. He advises on all aspects of residential property law for individuals, investors and mortgage lenders.

Richard has worked as a solicitor for more than 30 years. Prior to joining Blaser Mills in 2014, Richard was a Partner at a well-established firm and for a period in the 1990's, ran his own Practice in Hounslow.

For many clients, moving house or acquiring property is a stressful experience. However, Richard's renowned willingness to communicate, anticipate and resolve problems, as well as adopt a practical approach to challenging situations, makes clients' experiences as stress-free as possible.



Joe Da Silva
Associate Solicitor
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Joe is an Associate Solicitor in the Residential Property team.

Joe has experience in all types of residential property transactions, including the sale and purchase of high value freehold and leasehold properties, new-build plot purchases, and lease extensions. Joe also deals with transfers of equity, remortgages and right-to-buy purchases.

Joe receives recommendations from professional contacts, including estate agents and other law firms, as well as through his existing client base.

Fozia Khan
Associate Solicitor
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Fozia is an Associate Solicitor in our Residential Property team, and she specialises in property transactions for businesses and individuals.

Fozia has a reputation for carrying out work to a high and professional standard, and as a result, she has an excellent reputation with clients, estate agents and others within the profession. She has been praised for dealing with right-to-buy and repossession matters in a professional and speedy manner when working towards very demanding deadlines.



Kruti Pandya
Associate Solicitor
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Kruti is an Associate Solicitor in the Residential Property team. She has acquired over 5 years' post-qualification experience in residential property.

Kruti has experience in various matters relating to residential property, including standard conveyancing transactions, new-build properties and sales and purchases of high value freehold and leasehold properties. Kruti also has a vast array of experience in remortgages, transfers of equity and right-to-buy transactions.

Kruti prides herself on her excellent communication, analytical and creative skills in order to deliver a high standard of service to all her clients.

Angela Badcock
Associate Solicitor
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Angela is an Associate Solicitor in the Residential Property team and has over 25 years' experience in residential conveyancing.

Angela is a specialist in residential property transactions and has gained considerable and wide ranging experience during the course of her career. Angela is experienced in all types of property transactions including lease extensions and enfranchisements, remortgages, auction sales and purchases, Declarations of Trust and the sales and purchase of freehold and leasehold properties.

Angela's work is primarily based in London and the Home Counties. She has a large and loyal client following and receives much of her work from personal recommendations from previous clients together with broker led introductions.



Judy Paxton
Legal Executive
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Judy is a Chartered Legal Executive in Blaser Mills' Residential Property team, and she has worked in private practice for 18 years. Prior to this, Judy worked in the public sector for a nationalised industry.

Judy specialises in freehold and leasehold sales and purchases, remortgages, transfers of equity, right-to-buy purchases and first registrations of title. She is instructed through a broad range of sources, including private individuals and small developers, and she has developed good working relationships with local estate agents and professionals. Judy prides herself on providing a straight-forward yet thorough service to her clients from start to finish.

Shannon Gafner
Legal Executive
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Shannon is a Legal Executive working in our Residential Property team. Shannon has experience in various residential conveyancing matters including new-build purchases as well as freehold and leasehold sales and purchases involving high value transactions. She also has experience in dealing with remortgages and transfers of equity matters.

Shannon continually receives recommendations from her existing client base as well as from professional contacts. She prides herself on her conscientious approach and providing an efficient service to deliver a high standard of service to all of her clients.



Janian Aldridge

Consultant

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Janian ('Jane') is a Consultant who has specialised in residential property for over 30 years.

During that time Jane has built up a loyal client base, particularly in Buckinghamshire, and the fact that she has acted for many of her clients' family and friends throughout the UK is testament to her quality and level of service.

Jane is known for her experience in dealing with high value residential property sale and purchase transactions as well as lease extensions and commercial sales, purchases, and leases.

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