



Residential Property Capability Statement

Residential conveyancing remains at the core of what we do.

Every year, our team handles a significant volume of residential sales, purchases, remortgages, transfers of equity, and leasehold transactions for homeowners, landlords, investors, developers, and businesses.

Alongside day-to-day conveyancing matters, we also advise on high-value transactions, portfolio acquisitions, bridging finance matters, lease extensions, enfranchisement, auction purchases and sales, and company purchases involving residential property.

How we support our clients

From straightforward purchases to complex, time-sensitive transactions, we focus on clear communication, practical support, and helping matters progress efficiently from instruction through to completion.

Property transactions often involve multiple parties, lender requirements, competing deadlines, and wider financial or commercial considerations. We work closely with estate agents, brokers, lenders, accountants, and developers to help resolve issues quickly and keep transactions moving.



With offices in London, Brighton, Bath, Eastbourne, Hastings, and Ulverston, we support clients nationwide across a broad range of residential property matters.

Our residential property services

We provide advice across all aspects of residential property, including:

- Residential sales and purchases.
- Freehold and leasehold transactions.
- Remortgages and refinancing.
- Transfers of equity.
- Buy-to-let investments.
- New build purchases.
- Shared ownership transactions.
- Equity release matters.
- Auction purchases and sales.
- Lease extensions and enfranchisement.
- Bridging finance transactions.
- Portfolio property transactions.



Who we work with

We support a broad range of clients involved in residential property, including:

- Homeowners buying and selling property
- Landlords and buy-to-let investors
- Property developers and portfolio owners
- High-net-worth individuals acquiring residential assets
- Buyers purchasing through limited companies or investment structures
- Brokers, agents, and introducers requiring responsive legal support



Our residential property leadership team

Our residential property department combines experienced conveyancing professionals with specialist expertise across leasehold property, real estate finance, and complex transactions.

Dominic Mercer, Director & Head of Residential Property

✉ dmercer@solegal.co.uk

☎ 01273 069 920



Dominic qualified as a solicitor in 2013 and heads SO Legal's residential property department, supporting clients nationwide across a broad range of property transactions. He advises on all aspects of residential property work, including sales and purchases, high-value property transactions, buy-to-let investments, mortgages and remortgages, transfers of equity, new build properties, equity release matters, and voluntary lease extensions.

Dominic acts for developers, companies, investors, and private individuals, and has developed strong relationships with estate agents, financial advisers, accountants, and other professional contacts. He is known for his calm, proactive, and client-focused approach.

Joe Kennedy, Solicitor & Deputy Head of Residential Property

✉ jkennedy@solegal.co.uk

☎ 01323 407 555



Joe specialises in residential conveyancing matters and supports clients through every stage of the transaction process, from straightforward sales and purchases to more complex property matters. Based in our Eastbourne head office, Joe is known for his approachable manner, strong communication, and commitment to delivering a smooth and efficient service for clients.

Dylan Leet, Partner & Head of Real Estate Finance

✉ dleet@solegal.co.uk

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Dylan is a partner and head of SO Legal's real estate finance department, advising on a wide range of property and funding transactions. Working closely with individuals, investors, developers, and businesses, Dylan supports clients on matters ranging from property acquisitions and refinancing through to bridging finance, company purchases, share purchases, and high-value transactions.

His experience across both residential property and real estate finance provides clients with commercially focused advice on more complex transactions and portfolio matters.

Nicole Hoddinott, Partner & Solicitor

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Nicole advises clients on freehold and leasehold sales and purchases, transfers of equity, and wider residential property matters. She is known for her approachable, proactive style, helping clients navigate transactions efficiently while maintaining clear communication throughout the process.

Jennifer Slater, Head of Leasehold Advisory & Enfranchisement

✉ j Slater@solegal.co.uk

☎ 0203 967 7700



Jennifer specialises in complex leasehold matters and enfranchisement work and is recognised for her technical expertise and depth of knowledge in the sector. She is also a member of the Association of Leasehold Enfranchisement Practitioners (ALEP), a recognised mark of experience and professionalism within leasehold enfranchisement work.

Samantha Sperring, Associate Licensed Conveyancer & Residential Property Operations Manager

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Sam advises on a broad range of residential property matters, including freehold and leasehold sales and purchases, remortgages, transfers of equity, buy-to-let transactions, equity release, and new lease matters. Alongside client work, she oversees the day-to-day running of the residential property department, helping ensure transactions progress efficiently across the wider team.

Our leadership team is supported by a large and experienced team of residential property solicitors, licensed conveyancers, conveyancing executives, and support professionals across our offices.

Supporting your wider legal needs

Residential property transactions can also involve disputes, refinancing, family matters, estate planning, company structures, or wider investment considerations. We work closely across our real estate finance, litigation, private client, corporate, family, and leasehold property teams to provide joined-up support where needed.

Get in touch with our team to discuss how we can support your transaction.

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