

hodders news

Community information from Hodders solicitors and estate agents

Hodders opens in Willesden

Hodders Sales and Lettings has opened a new estate agency and solicitors office at 162, Church Road in Willesden.

The move is the latest phase in the expansion of Hodders, the long-established North West London law firm, which expanded into estate agency in August 2000 when the company acquired the offices of Beavers estate agents in Harlesden High Street.

Since then, due to the growth in the property market, the opening of the new office is seen as a natural progression for the firm.

"Following an extremely successful year for both sales and lettings, we are now able to extend our services to Willesden," says general manager Peter Moran.

"We remain convinced that



Hodders' Willesden office features integrated property services

market activity will remain buoyant for the foreseeable future," he says.

"Of equal importance, of course, is the fact that this initiative further

demonstrates our commitment to the local community and further enhances our mission to continue our performance at the top of the marketplace."

A bright future for Park Royal

The areas of Willesden and Harlesden are set to benefit from the Firstcentral office park development on the site adjacent

to the former Guinness brewery in west Park Royal. The first phase of the office park was recently finalised with the completion of a



Slip road to A40 and Diageo HQ mark the end of the first phase

major office block (the first of nine) which will be a Diageo HQ. Also completed was the park landscaping and the A40 slip road, recently opened by Mayor Ken Livingstone.

Firstcentral is one element of the Park Royal Partnership (PRP), a rejuvenation scheme which will generate up to 25,000 jobs.

With a further eight buildings set to come on stream, a total of over one million square foot of office space will eventually be available, fuelling demand for residential sales and lettings in the Harlesden and Willesden areas.

We will be covering further developments at Firstcentral and with the PRP in future issues of *Hodders News*.



Welcome to hodders news

Welcome to this, the first issue of *Hodders News* from Hodders, North West London's leading firm of solicitors and estate agents.

Through *Hodders News*, not only will we be publishing regular updates on Hodders property and legal services, but also news and information on a wide range of developments in the local community.

Hodders has a structured marketing campaign that has generated an excellent response in terms of new valuations, giving us the opportunity to market a broader range of properties.

Anyone who has bought or sold a property is aware just what a stressful process this can be, with many potential pitfalls along the way. However, with a team of estate agency and conveyancing professionals available under one roof, Hodders is able to offer a seamless, integrated service which can alleviate many of these stresses.

Hodders News aims to provide a quarterly blend of news, sales and lettings, feature articles, local development information and more. So if there are any issues, be they legal, or to do with property, feel free to contact us on:

0208 965 9877



Win a case of Champagne for Christmas... Turn to back page for details.





26 Minet Road - 2 bed flat
£179,950



Oldfield Road - 2 bed flat
£165,000



34 Letchford Gdns - 2 bed flat
£184,950



3a Bramshill - 2 bed flat
£230,000



Leghorn Road - 2 bed flat
£195,000



Tatum Road - 3 bed flat
£210,000



42 Tubbs Road - 2 bed flat
£165,000



7 Tunley Road - 4 bed flat
£299,000



10a Minet Gardens - 1 bed flat
£135,000



Rucklidge Avenue - 2 bed flat
£155,000



23a Alric Avenue - 2 bed flat
£121,950



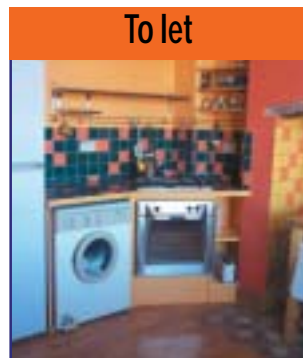
Northcote Road - 2 bed flat
£220,000



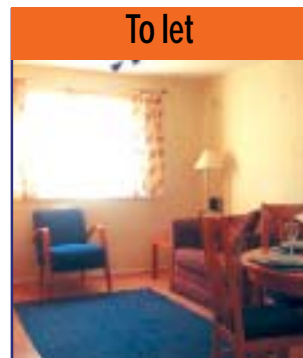
Letchford Gardens - 2 bed house
£269,950



Riffel Road - 3 bed house
£375,000



Midland Terrace - 1 bed flat
North Acton - £180 per week



Blondin House - 1 bed flat
Kensal Green - £190 per week

Getting legal

What do solicitors get up to when handling the sale or purchase of a home? It helps to understand the process, where the time goes and what exactly you are instructing your solicitor to do...

All too often, homebuyers and sellers find that instructing their traditional family solicitors to handle property matters hasn't always been the effortless process they had expected. It pays to be sure that conveyancing is something your solicitor is capable of handling to your satisfaction. If in doubt, ask around.

It is important in this age of IT and demands on your time, that you choose a solicitor who is aware of your constraints and can communicate in all forms whilst being able to provide you with a degree of personal service.

Conveyancing (the legal process of transferring ownership from the seller to the buyer) can be relatively straightforward, as long as everything goes to plan! Your solicitor will do most of the legwork and tell you what amounts you need to pay and when. They should also provide you with a 'balance sheet' of the whole transaction, so you are aware of expenditure.

If you are selling, your solicitor will draw up a contract for the transaction and ask you some basic questions like what items are staying with the property. That contract and your (the seller's) answers will then be sent to the buyer's solicitor, who will ask additional questions, if they think any are necessary. It is here that the thoroughness, or otherwise, can be crucial. Buyers' solicitors will check with the Land Registry that the seller of the property actually has the right to sell it, or that there aren't existing plans



Solicitors should provide a balance sheet to monitor expenditure

outstanding which might substantially affect the property.

There will also be checks that any recent alterations that have been made to the property were permitted under planning regulations, and the correct documentation is obtained.

Unfortunately, in a booming market, the Local Authority is swamped with such enquiries and this is where delays can and do occur. Buyers need to be aware of the charges imposed by The Land Registry and Local

Authority - disbursements - which will be added to the bill, and often this will be explained to you by your solicitor.

Your solicitor will need a mortgage offer before being able to proceed. The average length of time for the issue of the mortgage offer is two to three weeks.

Once the buyer is happy with the results of the solicitor's findings, it's time to exchange. Both buyer and seller sign the contract and agree a completion date. The buyer then pays a nominal deposit

- not necessarily the same amount as the deposit agreed with the mortgage provider, which is the difference between the value of the property and the amount of the actual loan.

The deposit the buyer pays to the seller is typically around 10% of the value of the property. Quite often this is negotiable, particularly for first time buyers. The solicitor will pay it over on the buyers' behalf, and the remaining balance is paid on completion.

Until exchange of contracts, the two parties are totally free to change their minds and to pull out of the deal -- but the moment contracts have been exchanged and the deposit has been paid, both sides are legally required to proceed. If you don't, you risk being sued for breach of contract and you could lose your deposit.

Between Exchange and Completion, both solicitors - buyer's and seller's - will conduct the remaining legal work needed to complete the deal. Typically this will take about two weeks. The balance of the buyer's payment is then paid into the solicitor's account which is then paid to the seller's solicitor. Once the seller's solicitor accepts the mortgage money his final task is to arrange a handover - who to give the keys to and at what time.

For a free evaluation please call us on
0208 965 9862 (ref s/s)

A fully integrated service

Hodders actively seeks to expand its operations base so they can provide a fully integrated service to clients. From buying a property to making a will – and the two are inextricably linked – Hodders can offer a full range of legal services (see box bottom right).

For example, the ownership of a property necessitates a properly prepared will; for peace of mind, if nothing else. To die intestate – without a proper will – inevitably leads to a range of problems and costs for your dependents and friends, and often, assets such as a property may not simply pass to your next-of-kin.

Hodders has a dedicated department to deal with the correct preparation of your will. Whilst there are DIY packs, the cost of proper preparation of your will is negligible compared to the potential

liability of dying intestate and having your estate decided by someone else. Call us on 0208 965 9862.

Also new to Hodders is our employment law department. Hodders is now able to offer both employers and employees a full employment law service. Jennifer Maxwell-Harris has returned to practice at Hodders and specialises in Employment Law. The services offered in this fast-changing area of law include the following :-

drafting and negotiating contracts of employment – including service contracts for directors, advising and negotiating redundancy packages, restructuring – including Transfers and Undertakings where business are being bought and sold and employees are transferring to the new business, unfair dismissal claims, discrimination claims and health and safety issues.

Jennifer is based at our office in 11, Station Road and can be contacted on 020 8965 9862.

Whilst there are DIY packs, the cost of proper preparation of your will is negligible compared to the cost of dying intestate and having your estate decided by someone else.

☆☆☆

Win a case of champagne for Christmas

☆☆☆

Enter *Hodders News* free competition. Simply answer the question below:

Which famous personality now lives in Harlesden?

- 1/. David Beckham
- 2/. Diarmuid Gavin
- 3/. Elton John

Answers on a postcard (include name, address and phone number) to:
Hodders News competition
 186 High Street
 Harlesden
 London
 NW10 4ST

Closing date
 December 16th



Local developments

White City

Work is progressing on the £600m White City shopping and leisure development.

Construction officially starts in spring of 2003, included in which will be new stations linking the Hammersmith and City line and North London line to the site. Stretching from the Westway down to Shepherd's Bush, the site will feature a mix of retail and leisure facilities, all under a dome-style roof to keep it dry in the winter, cool in the summer. To date only M&S has committed to the development, other major retailers are yet to be confirmed. Watch this space.

New Asda

Asda opened its 60,000 ft Park Royal store on November 18th creating 275 new jobs. The new store houses the same mix of concessions and in-store

departments as its predecessor, but with significantly more space for shopping and parking.

BBC Wood Lane

Land Securities and Trillium are progressing with the £220m development of new programme making facilities and staff accommodation for the BBC in Wood Lane. The centre is scheduled for completion in October 2003. The Central Office will be completed in April 2004 and White City Place, the central avenue linking the two new buildings with the existing site, will be finalised by the end of May 2004.

Hollywood NW10

The latest film shoot in NW10 has been the BBC's new comedy drama 'William & Mary' starring Martin Clunes. Scenes were shot in Church Road, Harlesden.

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