



Environmental

Given the increased use and development of former industrial land, contamination is a significant issue for developers, investors and occupiers alike.

Environmental legislation provides that, where land is contaminated, the polluter must pay for the clean up. However, as the contamination may have happened many years ago or on other land from which the contamination has leached, it is not always possible to determine who the polluter was. In this situation it is the owner or occupier (including tenants) who can be held responsible for the costly remediation.

We can advise you upon the investigations required to ascertain the risk of land being contaminated and your options if it is. These can include:

- Obtaining indemnities from a seller or landlord;
- Excluding liability for historic contamination;
- Obtaining environmental liability indemnity insurance; or
- Negotiating a reduction in the purchase price for the land, to take account of the potential expenditure for clean up where this cannot be avoided, for example on development.

Other environmental issues which are becoming increasingly important, affecting all property owners investors and businesses, whether large or small, include;

- Regulations regarding asbestos and other hazardous materials;
- Carbon emissions; and
- Energy performance of buildings;

compliance with which can also be costly and needs to be considered at the outset. We can make the necessary enquiries regarding such matters and advise you upon the same before you commit yourself to such liabilities.

Please contact the Commercial Team for more information.

Commercial Services

- Business or Share sales and purchases
- Company matters
- Partnership matters
- Agency, Distribution and Terms and Conditions
- Franchising
- Employment issues
- Commercial Property Transactions
- Property Development
- Landlord and Tenant
- Agricultural matters
- Environmental

For further information on our Commercial Services please contact:

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Senior Solicitor

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Offices

Leigh
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Newton



Who we are



Andrew Stockton - Managing Partner and Head of the Commercial Team

After graduating from Leeds University, Andrew trained with the firm and qualified as a solicitor in 1984. He has specialised in commercial work since 1989, building a solid reputation for providing practical advice to a wide variety of clients – from small start-up ventures to national organisations. Andrew principally advises business clients on

corporate and commercial matters, with considerable expertise in dealing with share and asset sales and purchases, company reorganisations and restructuring. His commercial experience includes dealing with Terms and Conditions of Sale and Supply, Franchise and Distribution Agreements and non-contentious employment matters, such as Settlement Agreements. He also deals with commercial property matters.

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Sarah Williams - Senior Solicitor

After gaining a first class honours law degree at Lancaster University, Sarah trained at Eversheds LLP, qualifying in 2004. She moved to Myerson Solicitors in Altrincham before joining Dootsons in 2012. Sarah deals with all aspects of commercial property law, including Landlord and Tenant matters, sales and acquisitions of land, Option Agreements, development matters, agricultural

matters and secured lending. Sarah acts for a wide variety of clients, from individuals looking to buy or lease their first commercial property to larger, established businesses and experienced Landlords with large property portfolios. She has particular experience of dealing with charities.

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Other services Dootsons can help you with:

- Litigation
- Employment
- Wills, Trust and Probate
- Family
- Mediation
- Residential Conveyancing

For further information on all our services please contact:

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