

In our last Alert (August 2010) we warned clients of the possibility of falling foul of fraudulent property transactions. Landlords with large portfolios of tenanted properties are most at risk. We are pleased to confirm that we can now take specific steps to protect landlords.

Are you at risk?

Wedlake Saint regularly recommends that clients with property portfolios carry out an audit of the properties they own to ensure that they have not fallen victim to fraudulent sales, financing or lettings.

Following the warning in our August Alert, we have been contacted by a number of clients asking if there are any specific steps they can take to protect themselves from this risk.

Our experienced team has given consideration to this issue and can now take immediate action on behalf of clients who are concerned by ensuring that consent is sought by the Land Registry before any changes to the Land Registry title are registered.

In the case of unregistered property, we continue to recommend that property owners immediately apply for voluntary registration of their title so that we can then take the necessary steps to ensure that the Land Registry seeks consent before any further registrations are processed.

The risk to those with portfolios, especially of tenanted property, cannot be underestimated and all clients affected are advised to contact us immediately to discuss how the risk can be minimised.

If you would like further information on our services and charges please contact our corporate lettings team at Wedlake Saint either:

- Duncan Taylor 0207 566 4106
duncant@wedlakesaint.co.uk
- Denielle Rickman on 0207 566 4116
denieller@wedlakesaint.co.uk

