

# Site clearance for development

**Clear your site. Commence construction. On time, on budget.**

Development programmes stall when occupiers refuse to vacate. Shakespeare Martineau's dedicated development disputes team specialises in removing occupiers efficiently to keep your projects on track.

We deliver bespoke, phased clearance strategies that unlock land value whilst minimising delay and cost. Whether you're facing residential tenants, commercial occupiers, squatters, or mixed-use complications, we provide the expertise to deliver vacant possession aligned to your build schedule.

## Our approach

- Comprehensive site appraisal identifying every occupier and their legal basis for occupation
- Reverse-engineered action plan working backwards from your construction start date
- Phased implementation combining negotiation, notice service, and litigation where required
- Fixed-fee initial assessment for cost certainty from day one

## Why Shakespeare Martineau

### Specialist expertise

One of the largest and highly regarded real estate litigation teams in the Midlands and across the UK, handling increasingly complex and high-value site clearance mandates.

### Dual perspective

We act for landowners, developers and promoters giving us first-hand insight into all sides of clearance challenges and enabling commercially astute solutions.

### Proven track record

Recent mandates include clearing multi-occupier sites in the Midlands and structuring contracted-out leases to guarantee possession dates. Our team has extensive experience across courts and tribunals, ensuring robust strategies whatever the forum.

### Speed and responsiveness

When litigation is necessary, we act quickly and effectively, supported by carefully selected junior barristers and KCs with whom we maintain close working relationships. You benefit from a seamless, responsive service throughout.

### Cost certainty

Fixed fees for initial site appraisal and clearance plan, with transparent fee structures for implementation.



## Fixed-fee site appraisal & action plan

The fixed fees for site appraisal and clearance plan:

Number of Occupiers	Fixed Fee (Plus VAT)
Up to 10	£4,000
10-15	£5,000
15-20	£6,000
20+	Agreed case by case



## Our credentials



Highly ranked across the Midlands in the Legal 500 and Chambers.

- **Legal 500 UK 2025** – Top Tier, Real Estate Litigation
- **Chambers UK 2025** – Ranked, Real Estate Litigation (Midlands)

“ I have worked most with James Fownes and Pia Eames, on a number of complex cases. They are both excellent, and easily comparable with other top property litigation teams. The team has good working relationships internally, which seems to me central to good litigation. You need a team which communicates and supports well within itself so that each member can perform well.”

“ Partner James Fownes is a true expert at inventive contractual interpretation and on the construction of leases and development agreements. A very deep thinker. Pia Eames is brilliant with clients and great with detail.”

- Legal 500, 2026



Certified sustainable business



Outstanding to work for

## What's included:

- Complete occupier audit
- Legal basis analysis
- Phased timeline
- Risk assessment
- Recommended strategy
- Implementation roadmap

## Next Steps

We're available for a no-obligation discussion about your site and possible approaches. Contact our team today to discuss your development timeline and clearance requirements.

## Key contacts



**James Fownes**  
Partner

T: +44 (0)7435 789673  
E: james.fownes@shma.co.uk



**Pia Eames**  
Legal Director

T: +44 (0)7702 126764  
E: pia.eames@shma.co.uk