



**Richard Chalkley, Partner**  
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Richard is both a partner in the Real Estate team and Head of the firm's Environmental team.

His practice has developed from an unusual, but invaluable blend of in-house experience as head of property in the Courtaulds Group Legal Department, together with private practice training and transactional work. As a result, Richard offers clients a combination of real estate expertise and in-depth environmental knowledge, the latter pragmatically developed from the early days of environmental awareness in the context of manufacturing management in one of the UK's biggest chemicals, paints, fibres and textiles groups.

Industrial and commercial properties continue to feature substantially in Richard's workload, whether in the context of undertaking due diligence relating to M&A transactions or advising clients on transactions involving brownfield sites.

Richard is also able to advise clients on water rights, mining and quarrying and the regulatory aspects of industrial site operation, including negotiations with the Environment Agency and Integrated Pollution Protection Control Certificate procedures.

#### Examples of legal experience:

- Advising an American International Group on the real estate and environmental aspects of the acquisition of the shares of a UK environmental services, environmental remediation and metallic waste processing business.
- Advising an American based International Group on the disposal of a brownfield site with complications of spoil heaps, nearby watercourse, disused Victorian brickwork railway embankment, disused canal and current regulatory transfer and surrender implications.
- Advising on the implications of a reserved sub-surface strata of limestone formerly extracted by underground workings.
- Acting for a European Government Agency on the acquisition of London offices.
- Advising on aspects of determining the scope and nature of post-completion remediation by the seller of an industrial site (part of which was historically used as an oil storage terminal) including close liaison with the advising environmental auditors in their submission of a Risk Assessment for the Environment Agency.

#### Additional Information

Richard has particular expertise in advising on the complex splitting of industrial sites where clients want to achieve partial disposal of surplus land for development as a result of a contraction in their manufacturing space requirements.

### **Career Experience**

- 2009 Hill Hofstetter LLP - Partner
- 2001 Reed Smith - Partner
- 1993 Warner Cranston - Partner
- 1981 Head of Property in Courtaulds Group Legal Department
- 1969 Jaques & Co

### **Legal Education**

- 1969 Law Society Finals - Liverpool Law School

### **Undergraduate Education**

- 1968 LLB Hons, Liverpool University