

## David Marsh

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David joined Hunt & Coombs in February 2023 as a Senior Associate. He qualified as a solicitor in 2007 working in commercial property. David's work has been predominantly in Cambridgeshire.

David has worked for a wide variety of private and public sector clients of all sizes on a wide range of matters. David seeks to proactively deal with issues and find solutions rather than depend on the other party saving clients time and money.

Since qualification David has specialised in commercial property and development work and has acquired a breadth of experience undertaking transactions for private, corporate and public clients of all sizes.

Some examples of the work that David can assist with include:

- Sale and purchase of freehold land for commercial and residential developments;
- Option agreements for development land;
- Promotion agreements;
- Collaboration agreements;
- Overage agreements;
- Building licences and development agreements;
- Title investigation;
- First registration of unregistered land; and
- Landlord and Tenant work including new leases, lease renewal and licences.

David seeks to find pragmatic and creative solutions that achieve the client's objectives, manage risk and get the transaction across the line.



## Expertise

### Landlord and tenant

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David has experience of Landlord and Tenant matters for both commercial landlords and commercial tenants

#### Notable Landlord and tenant cases

Acted for the tenant on taking a lease of a large warehouse with a rent of £300,000 per annum

Acted for the landlord of multi-unit commercial estates in Cambridgeshire

### Buying and selling commercial property

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David has extensive experience of assisting clients in the buying and selling of commercial property and land development projects, including:

- Acquisition and sale of freehold commercial premises
- Option Agreements
- Promotion Agreements
- Development work
- Property Finance
- Compulsory Purchase
- Easements
- Overage

David has acted for landowner and developer on a wide range development matters, from option agreements and conditional contracts to finance and overage. He engages with clients and other professionals to move quickly resolve issues and allow the project to move forward. Having worked for both owner and developer he has gained insight into their drivers that shape a transaction and use that knowledge to quickly identify redlines and compromises.

David has worked for landowner and acquiring authorities in respect of land that is subject to compulsory purchase across Cambridgeshire, including:

- Cambridge Guided Busway.
- A1 improvements.
- Ely Bypass
- A14.

#### Notable Buying and selling commercial property cases

Acting for a family consortium on the sale of land for residential development valued at £3.75 million that involved overage

Acted for a landowner on a promotion agreement over 6.83 acres of agricultural land

Acted for regional and national developers on the acquisition and financing of residential development sites with gross development values of £42 million

Acted on an intergroup transfer of a property portfolio with a value on excess of £30 million for a major property developer

This involved drafting transfers, dealing with title issues, pre-completion and post completion matters

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## Accreditations



## Education

- Graduate Diploma in Law, College of Law (2004)
- M.Sc. Environmental Management, Nottingham University (2002)
- M.A Cantab Geography (2001)

## Qualifications

- Solicitor (2007)
- Legal Practice Course, College of Law (2005)

### Peterborough

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