



## SCOTT HILTON

### PARTNER

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Scott Hilton is a partner in the firm's U.K. real estate practice with significant experience in a broad range of commercial property transactions across the key asset classes.

Scott has particular experience in large, complex development transactions in which he has advised on site assembly and strategic land acquisitions, including the use of special purpose vehicle and joint venture structures.

He regularly handles all matters relating to the acquisition, disposal and management of freehold and leasehold property, secured lending projects and landlord and tenant transactions.

Scott is experienced in acting for U.K. housebuilders, large developers, institutional investors, corporate occupiers, ultra-high-net-worth individuals, family offices and a Premier League football club.

He frequently contributes to legal industry publications on notable developments across U.K. real estate. Scott has been recognised in the Legal 500 U.K. and is described as "very approachable, thorough and prepared to work with clients to highlight any issues and provide options."

### BACKGROUND

Prior to joining Armstrong Teasdale, Scott served as a real estate associate at an independent law firm in London.

### EDUCATION

- Nottingham Law School (LPC, *Distinction*, 2009)
- University of East Anglia (LL.B., *First Class Honors*, 2008)
  - Academic Achievement Prize

### PROFESSIONAL ACTIVITIES

- Commercial Real Estate Legal Association (CRELA)

### CHARITABLE AND CIVIC INVOLVEMENT

- upReach Mentoring Scheme (2020-2021)

### SERVICES AND INDUSTRIES

Real Estate

Corporate

Debt Finance

Construction Services

Environmental

Restructuring, Insolvency and

Bankruptcy

Technology Transactions

Financial Services and Banking

Manufacturing and Innovation

Real Estate, Development,

Construction

Sports, Media and

Entertainment

Technology

### ADMISSIONS

England and Wales

## ACCOLADES

- Legal 500 U.K., Recognised Lawyer, Real Estate (2019)

## EXPERIENCE

### **Represented Formula One team in connection with “Project Pitlane”**

Acted for a Formula One team on the real estate aspects relating to “Project Pitlane” as part of a U.K. industry effort to manufacture and deliver ventilators in response to the COVID-19 pandemic.

### **Represented National Housebuilder in Strategic Development Acquisitions**

Acted for a national housebuilder and in particular, its strategic land team, on several complex residential development acquisitions, including a £30 million conditional purchase involving issues relating to an existing sales overage, planning and title matters.

### **Represented Developer in Mixed-Use Regeneration Scheme**

Acted for a developer on a major mixed-use regeneration scheme by way of a development sale agreement in conjunction with the adjoining landowner. The transaction involved complex matters relating to road realignment, decommissioning and affordable housing allocation.

### **Acted for a Major Fashion Brand on Lease of Flagship Store**

Acted for a major fashion brand on the new lease of its flagship store in the heart of London’s West End.

### **Acted for a Consortium of Landowners and Developers on a Land Collaboration and Infrastructure Agreements for a Residential-Led Scheme**

Acted for a consortium of landowners and developers, including a U.K. housebuilder, in connection with a complex residential-led scheme for development of in excess of 300 homes involving the drafting and negotiation of collaboration and infrastructure agreements.

### **Represented Premier League Football Club in Real Estate Transactions**

Acted for a Premier League football club in connection with a range of real estate transactions, including acquisitions and disposals.

### **£22 Million Portfolio Refinancing for Middle Eastern Development Group**

Acted for a Middle East-based real estate and development group on a £22 million portfolio refinancing.

### **Negotiated Lease Agreements for Large Retail Park Landlord**

Acted for the landlord of a large retail park on the negotiation of an agreement for lease with a national retailer.

### **Complex Hybrid Option and Promotion Agreement**

Acted for a developer in connection with the drafting and negotiation of a complex hybrid option and promotion agreement.

## **THOUGHT LEADERSHIP**

October 3, 2022

**U.K. Quarterly Corporate Update, September 2022**

July 11, 2022

**U.K. Quarterly Corporate Update, July 2022**

April 11, 2022

**U.K. Quarterly Corporate Update, April 2022**

March 25, 2022

**Economic Crime (Transparency and Enforcement) Act 2022: Is the U.K. Finally Serious About Fighting Economic Crime?**

January 21, 2022

**Commercial Landlord and Tenant Issues in England and Wales to Watch Out for in Early 2022**