



Geraint Williams

Associate

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Geraint is an Associate in Darwin Gray's award-winning Commercial Property team and can deal with all aspects of commercial property transactions such as the acquisition and disposal of freehold and leasehold properties for both public, private and third sector clients, in addition to dealing with commercial lease work including new leases, and renewal of existing leases.

Having previously worked and trained in a North Wales high street firm, and more recently as the In-House solicitor of a North and Mid-Wales based Housing Association/Registered Social Landlord, Geraint has a broad range of expertise and knowledge of commercial property matters, including those with residential or housing elements, and those involving multiple-party transactions, and also where Government funding/grant is involved. In particular Geraint has experienced first-hand, the various issues facing the current day Developer and Builder giving him a unique perspective when acting in such matters.

Geraint is based in our [Bangor office](#), North Wales, and is a fluent Welsh speaker and can conduct his work through the medium of both English and in Welsh.

Recent work

Prior to joining Darwin Gray in March 2025 Geraint spent just shy of 4 years as the In-House solicitor at a North and Mid-Wales based Housing Association/Registered Social Landlord. During this time, as the company's first ever In-house solicitor he was responsible for setting up a legal team that ultimately became responsible for:

- Working closely with the Development Team in the acquisition of a number of sites for developing into living spaces/residential developments.
- Commercial Lease work from both the perspective of the Landlord and Tenant.
- Smaller scale sales and acquisitions.
- Advising on and assisting with issues that would arise during the course of a development matter.
- Acting on a range of schemes/arrangements designed to assist/encourage home-ownership i.e. Rent to Own, Shared Ownership, Homebuy, and also retirement/age-related schemes.

Expertise

- Commercial and Residential Sales/Purchases
- Freehold and Leasehold Matters
- Commercial Leases – New Leases and Renewals
- Title Investigation/Review
- Unregistered Land matters
- Title Issue Resolution/Ancillary agreements i.e. Deed of Easements etc.

Career

Experience

- Associate, Darwin Gray, 2025 - present
- Property Solicitor (In-House), ClwydAlyn Housing Limited, 2021 - 2025
- Solicitor, Howells Jones Cyfreithwyr Solicitors, 2019 – 2021
- Trainee Solicitor, Howell Jones Cyfreithwyr Solicitors, 2017 – 2019
- Health & Safety Officer, Cyngor Gwynedd Council, 2016 – 2017

- Paralegal, Gamlins Law Limited, 2014 - 2016

Education

- University of Law, Chester
- Aberystwyth University
- University of Bergen, Norway
- Ysgol Dyffryn Conwy (Sixth Form), Llanrwst
- Ysgol y Moelwyn, Blaenau Ffestiniog

Membership

- Director of Blaenau Ffestiniog-based not-for-profit social enterprise, Antur 'Stiniog Cyf



Geraint Llyr Williams

Cymrawd

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Mae Geraint yn Gydyraith yn nhîm Eiddo Masnachol arobryn Darwin Gray a gall ymdrin â phob agwedd ar drafodion eiddo masnachol megis caffael a gwaredu eiddo rhydd-ddaliadol a phrydlesol ar gyfer cleientiaid yn y sector cyhoeddus, y sector preifat a'r trydydd sector, yn ogystal ag ymdrin â gwaith prydlesu masnachol gan gynnwys prydlesi newydd, ac adnewyddu prydlesi presennol.

Ar ôl gweithio a hyfforddi'n flaenorol mewn cwmni stryd fawr yng Ngogledd Cymru, ac yn fwy diweddar fel cyfreithiwr mewnol Cymdeithas Dai/Landlord Cymdeithasol Cofrestredig yng Ngogledd a Chanolbarth Cymru, mae gan Geraint ystod eang o arbenigedd a gwybodaeth am faterion eiddo masnachol, gan gynnwys y rhai ag elfennau preswyl neu dai, a'r rhai sy'n ymwneud â thrafodion ambleidiol, a hefyd lle mae cyllid/grant y Llywodraeth yn gysylltiedig. Yn arbennig mae Geraint wedi cael profiad uniongyrchol o'r materion amrywiol sy'n wynebu'r Datblygwr ac Adeiladwr heddiw gan roi persbectif unigryw iddo wrth weithredu mewn materion o'r fath.

Mae Geraint wedi ei leoli yn ein [swyddfa Bangor](#), Gogledd Cymru, ac yn siaradwr Cymraeg rhugl ac yn gallu cyflawni ei waith trwy gyfrwng y Saesneg a'r Gymraeg.

Prosiectau diweddar

Ar ran Gweithwyr

Cyn ymuno â Darwin Gray ym mis Mawrth 2025 treuliodd Geraint ychydig o swil o 4 blynedd fel cyfreithiwr mewnol gyda Chymdeithas Tai/Landlord Cymdeithasol Cofrestredig yng Ngogledd a Chanolbarth Cymru. Yn ystod y cyfnod hwn, fel cyfreithiwr mewnol cyntaf erioed y cwmni roedd yn gyfrifol am sefydlu tîm cyfreithiol a ddaeth yn gyfrifol yn y pen draw am:

- Gweithio'n agos gyda'r Tîm Datblygu i gaffael nifer o safleoedd i'w datblygu'n fannau byw/datblygiadau preswyl.
- Mae Prydles Fasnachol yn gweithio o safbwynt y Landlord a'r Tenant.
- Gwerthiannau a chaffaeliadau ar raddfa lai.
- Cyngori a chynorthwyo gyda materion a fyddai'n codi yn ystod mater datblygu.
- Gweithredu ar ystod o gynlluniau/trefniadau a gynlluniwyd i gynorthwyo/annog perchentyaeth hy Rhentu i Berchnogi, Perchnogaeth a Rennir, Cymorth Prynu, a hefyd cynlluniau ymddeol/yn ymwneud ag oedran.

Arbenigedd

- Gwerthu/Prynu Eiddo Masnachol a Phreswyl
- Materion Rhydd-ddaliadol a Phrydlesol
- Prydlesi Masnachol – Prydlesi Newydd ac Adnewyddu
- Teitl Ymchwiliad/Adolygiad
- Materion Tir Digofrestredig
- Teitl Mater Datrys/Cytundebau Ategol hy Gweithred Hawddfreintiau ac ati

Gyrfa

Profiad

- Cymrawd, Darwin Gray, 2025 – presennol
- Cyfreithiwr Eiddo (Mewnol), Tai ClwydAlyn Cyfyngedig, 2021 – 2025
- Cyfreithwyr, Howell Jones Cyfreithwyr Solicitors, 2019 – 2021

- Solicitor de Hyfforddiant, Howell Jones Cyfreithwyr Solicitors, 2017 – 2019
- Swyddog Iechyd a Diogelwch, Cyngor Gwynedd Council, 2016 – 2017
- Paragyfreithiol, Gamlins Law Limited, 2014 – 2016

Addysg

- Prifysgol y Gyfraith, Caer
- Prifysgol Aberystwyth
- Prifysgol Bergen, Norwy
- Ysgol Dyffryn Conwy, Llanwrst
- Ysgol y Moelwyn, Blaenau Ffestiniog

Aelodaeth

- Cyfarwyddwr menter gymdeithasol ddi-elw o Flaenau Ffestiniog, Antur 'Stiniog Cyf