

# PROPERTY CONFERENCE

Cardiff - Bristol - Devon - Cornwall

CPD - 3 hours Cost: £40 + VAT

St John's Real Estate team will be hitting the road to host a half-day face-to-face property roadshow throughout Autumn.

## Topics:

- Do manorial rights matter today?
- Liability for falling trees
- Land development and overage clauses
- Rights of way
- Vacant possession
- Noise nuisance

## Organised by:



To book your place visit:  
[www.stjohnschambers.co.uk](http://www.stjohnschambers.co.uk)

## Dates:

**BRISTOL**  
Tuesday, 13th September

St John's Chambers, 101 Victoria Street, Bristol  
BS1 6PU

**CORNWALL**  
Thursday, 15th  
September

Truro College, Threemilestone  
Truro, TR1 3XX



**CARDIFF**  
Tuesday, 4th October

The Hilton Hotel, Kingsway, Greyfriars Rd,  
Cardiff CF10 3HH

**DEVON**  
Thursday, 3rd  
November

Exeter Racecourse, Kennford, Exeter EX6 7XS



Our Truro and Devon events are in association with Cornwall Law Society and Devon & Somerset Law Society.

# PROGRAMME

“ St John's Chambers is the strongest chambers in the South West for property work.”

LEGAL 500, 2022

## 2.00 - 5.00pm Property seminar series 2022

1.30 - 1.55pm

**Arrival refreshments**

1.55 - 2.00pm

**Welcome by Chair**

Christopher Jones, Head of Real Estate

2.00 - 2.30pm

**Liability for falling trees**

Richard Stead, Barrister

2.30 - 3.00pm

**Land development and overage clauses**

John Sharples, Barrister

John will discuss the issues and pitfalls that are commonly encountered in relation to overage clauses, including the running of the burden, the trigger events and the calculation of what is due.

3.00 - 3.30pm

**Do manorial rights matter today?**

Charles Auld, Barrister

Your client is buying land and there is an entry on the registered title: "The land tinted blue on the title plan was formerly copyhold of the Manor of Brookdown". What do you advise your client?"

3.30 - 3.45pm

**Cream teas**

3.45 - 4.15pm

**Bristol and Cornwall seminars only**

**Rights of way: In theory and practice**

Adam Boyle, Barrister

A discussion of rights of way with an emphasis on practical tips.

**Cardiff and Devon seminars only**

**What is vacant possession?**

Leslie Blohm QC, Head of Chancery

4.15 - 4.45pm

**Crash bang wallop: when is noise a nuisance?**

Daniel Soar, Barrister

"I can hear every word they say!" "They've taken up their carpets!" "Their washing machine sounds like it's going to come through the ceiling!" "They're doing it on purpose!" "I can't work from home like this!" "They're in breach of the lease!" "Their conversion doesn't comply with building regs!" – When can you sue your neighbour for making too much noise?

4.45 - 5.00pm

**Q&A**

5.00pm

**Drinks & canapes**

# Presenters



St John's  
CHAMBERS



**Leslie Blohm QC,**  
Barrister, Call 1982  
Silk Call 2006

"Leslie is very intelligent, always good with the clients and comes across very confident. The amount of prep he puts in is significant. He goes above and beyond."

**CHAMBERS UK, 2022**  
REAL ESTATE LITIGATION

Leslie was awarded 'Chancery Silk of the Year' at the Chambers Bar Awards 2019, a prestigious award recognising Leslie's pre-eminence in his key practice areas. He is praised for having an exceptional real estate practice with extensive expertise in contracts for the sale of land, development and overage agreements, commercial landlord and tenant disputes and town and village green applications.

He acts for a range of clients from private individuals to local authorities to substantial corporations, and regularly acts in relation to property disputes often involving overlaps with other specialist areas of law such as partnership, insolvency and company law.

Leslie has recently been identified as the only QC ranked as a leading professional adviser to the Private Wealth market (outside London), where he is featured in the High Net Worth Guide 2021.

He is also recommended in Who's Who UK Bar: Real Estate 2022 for his impressive work on a range of real estate matters, including lease disputes, enfranchisement and planning.



**Richard Stead,**  
Barrister, Call 1979

"Richard is reliable and gives bulletproof advice. He is pragmatic and very easy to work with."

**LEGAL 500, 2022**  
COMMERCIAL

Richard has considerable experience in property damage cases arising from fire, flooding, tree root induced subsidence, land slip etc, and in insurance coverage matters.

Throughout Richard's time at the Bar, he has undertaken civil jury trials and trials before a single judge where fraud is alleged. Fraudulent claims related particularly to fire, flooding and other forms of property damage, burglary and motor-car theft / damage.

Recent work includes:

- Acting for claimants in a case concerning insurance coverage of a claim for landslip / erosion.
- Acting for the local authority in a claim for tree root damage in TCC – two separate causes of movement found – complex expert engineering evidence – trial of liability and quantum – issues on costs due to alleged failure to engage in ADR.
- Acting for the defendant council in a claim by local residents in respect of flooding and land slip which led to the death of a local resident when a landslip demolished her house.



**Charles Auld**  
Barrister, Call 1980

"Charles has a sound grasp of the documents and builds a good rapport with clients. He's good with clients and on his feet."

**CHAMBERS UK, 2022**  
REAL ESTATE LITIGATION

Charles has considerable experience dealing with matters including boundary disputes, landlord and tenant work, rights of way, restrictive covenants and registration at HM Land Registry.

His work includes:

- Disputes over land including traditional boundary disputes, restrictive covenants, rights of way and other easements (Wheeler v Saunders [1996] Ch 19 and Shaw v Grouby [2017] EWCA Civ 233). In Melhuish v Fishburn [2009] All ER(D) 23 he was successful in the Court of Appeal in an action concerning the interaction of boundary agreements and section 2 of the Law of Property (Miscellaneous Provisions) Act 1989.
- Landlord and tenant disputes, both residential (Springfield Investments v Bell [1991] 1 EGLR 115 CA) and commercial (Toms v Ruberry – [2018] 1 WLR 1138).
- Applications to the Property Chamber of the First-tier Tribunal and also to the Upper Tribunal (King v Diocese of Newcastle [2019] EGLR 35)



# Presenters



St John's  
CHAMBERS



**John Sharples,  
Barrister, Call 1992**

"John is incredibly approachable, user-friendly and client-friendly. He is able to set out technical legal points clearly, concisely and in plain English. He is also a very good trial advocate and never seems flustered; he is clam, collected and measured in his delivery. John is brilliant and a first choice in any complex and important property dispute."

CHAMBERS UK, 2022  
REAL ESTATE LITIGATION

John is very well versed in handling a variety of complex cases, and is frequently instructed on behalf of estates, developers, public authorities as well as private clients. He is ranked in Band 1 for both real estate litigation and chancery in Chambers UK and is one of Legal 500's leading individuals.

Chambers UK describe him as "... an exceptional barrister both in terms of his judgement and his people skills and as good as any senior junior in the country." He has a First Class Law degree from Oxford University and Masters of Law degrees from Cambridge University and the University of Pennsylvania. He was formerly an Attorney in New York.

John has written a book on Land Licences, (Jordans Publishing) in which Lord Neuberger of Abbotsbury writes the foreword. He is a contributor to the New Law Journal, a member of the Chancery Bar Association and Agricultural Law Association, and regularly tweets on property law, giving updates and news on cases, legislation, regulation and market developments.



**Christopher Jones,  
Head of Real Estate, Call 2004**

"Christopher is compelling on his feet and commercially astute."

CHAMBERS UK 2022,  
REAL ESTATE LITIGATION

Christopher is a chancery and commercial specialist with particular emphasis on trust litigation and advice, contentious and non-contentious probate applications, real property litigation (particularly in relation to easements, restrictive covenants and contracts for the sale of land) and commercial and agricultural landlord and tenant disputes. He also regularly advises on professional negligence claims, particularly in relation to claims against solicitors, accountants and tax consultants in relation to negligent conveyancing and tax advice as well as being a trained mediator.

Christopher is identified as "most highly regarded" junior at the property Bar by Who's Who UK Bar: Real Estate 2017, the only barrister on the Western Circuit to be recommended. He is "noted for his 'excellent client, skills, rational thinking and practical application of legal principles'. Jones focuses his practice on litigation relating to easements, restrictive covenants and land sale contracts."

“St John's Chambers is the premier set for contentious property matters on the Western Circuit and remains a go-to for solicitors in the South West and further afield. As one instructing solicitor puts it, "the set is the biggest player in the South West and has a really good spread of expertise." The set boasts a deep roster of barristers with specialist real estate litigation expertise who appear at all levels of the court system, including the Court of Appeal and Supreme Court.”

CHAMBERS UK 2022  
REAL ESTATE

# Presenters



St John's  
CHAMBERS



**Adam Boyle,**  
Barrister, Call 2012

"Adam has an excellent legal brain and is extremely personable and very good to work with. He is very accessible. His advice is detailed and accessible to the lay client and he prioritises things very well."

CHAMBERS UK, 2022  
CHANCERY

Adam is a very experienced real estate practitioner who is now a "go to" barrister in relation to difficult property matters.

He has been noted in Chambers and Partners as a specialist in proprietary estoppel, a topic in which he maintains a keen academic interest, having written on the subject numerous times and having appeared in the Court of Appeal (led by Leslie Blohm QC) in the now famous Davies case.

He regularly acts in a very wide array of property matters. He is frequently instructed in cases involving complicated aspects of landlord and tenant law (such as breaches of tenancy agreements, surrender, disclaimer, service charges and so on). He is also regularly instructed in relation to commercial tenancies and issues involving the 1954 Act.

In addition, Adam is well versed in dealing with TOLATA, nuisance, trespass, boundary issues, rights of way, adverse possession and easements and has assisted many clients in respect of difficult neighbour disputes. Adam is also experienced in dealing with issues arising in respect of the registration of land (including overreaching and overriding interests), high-value overage agreements, covenants and mortgages/lending secured against land.



**Daniel Soar,**  
Barrister, Call 2016

Daniel is a specialist real estate practitioner. He has experience in dealing with applications pursuant to the Trusts of Land and Appointment of Trustees Act 1996, residential and commercial landlord and tenant matters, business tenancy renewals under the 1954 Act, forfeiture, rectification, trespass and claims in nuisance.

He also regularly advises in relation to property rights, particularly easements, boundaries, the proper construction of leases and conveyances, as well as restrictive covenants.

Daniel's recent caseload includes:

- A v Q – an application pursuant to TLATA 1996 for an order for sale of a commercial property between former business partners.
- C v B – a business tenancy renewal under the 1954 Act where there had been no previous formal lease.
- R v Z – a claim against a commercial tenant for unpaid rent.
- P v C – a claim for residential possession involving an allegation of forgery.
- T v D – a forfeiture claim for breach of lease.