

# Property Law Roadshow 2024



**September and October**



**1.00pm – 5.15pm**



**Cornwall, Cardiff, Devon & Bristol**



**CPD - 3 hours**  
**Cost: £45 + VAT**

**St John's Real Estate team will be hitting the road to host their annual property roadshow throughout the Autumn in Bristol, Exeter, Cornwall and Cardiff. This conference is aimed at all real estate practitioners across the South West who are looking for the latest developments.**

## Topics:

- A practical guide to boundary disputes
- ADR post *Churchill v Merthyr Tydfil*
- Proprietary estoppel
- Restrictive covenants
- Charging orders
- Interactive workshop session



**Book your  
place here**

### CORNWALL

Wednesday, 11th September  
Innovation Centre,  
Treliske, Truro, TR1 3FF

### CARDIFF

Wednesday, 2nd October  
Radisson Blu, Meridian Gate,  
Bute Terrace, CF10 2FL

### DEVON

Wednesday, 9th October  
Exeter Racecourse,  
Kennford, Exeter EX6 7XS

### BRISTOL

Wednesday, 23rd October  
St John's Chambers,  
101 Victoria Street, Bristol BS1 6PU



**Cornwall  
Law Society**



# Programme

“ 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.”  
Chambers UK, 2024

1.00 pm	<b>Registration and refreshments</b>
1.25pm	<b>Introduction by Chair</b> <b>Christopher Jones, Barrister &amp; Mediator</b>
1.30pm	<b>A practical guide to boundary disputes</b> <b>Annie Sampson, Barrister</b>
2.00pm	<b>ADR Post Churchill v Merthyr Tydfil – a compulsory option?</b> An analysis of the ADR landscape following the important case of Churchill v Merthyr Tydfil. <b>Adam Boyle, Barrister &amp; Mediator</b>
2.30pm	<b>Proprietary estoppel</b> Natasha will consider recent proprietary estoppel cases. <b>Natasha Dzameh, Barrister &amp; Mediator</b>
3.00pm	<b>Refreshments – Cream teas</b>
3.20pm	<b>Restrictive covenants – Update and Tactics</b> John will consider recent cases on the interpretation and enforceability of restrictive covenants as well as applications to discharge or modify them. He will also look at the issues that commonly arise in such cases and how parties should approach them. <b>John Sharples, Barrister &amp; Mediator</b>
3.50pm	<b>Charging orders</b> Charles Auld will go through the steps necessary to secure a charging order on judgment debtor’s property and also how a charging order can be enforced by sales. <b>Charles Auld, Barrister</b>
4.20pm	<b>Neighbours – who’d have ‘em?</b> An interactive group session considering the commonly encountered issues of trespass, nuisance, boundaries and easements. <b>Daniel Soar, Kayleigh Bloomfield, Annie Sampson, Ben Harwood, Barristers</b>
5.00pm	<b>Close for questions and answer – followed by drinks and canapes</b>

# Barristers



**Charles Auld**

Year of call: 1980

**“Charles is a very robust and creative advocate. He is first-class both in conference and on paper. He boasts an encyclopedic knowledge of property law and is a very effective property litigator.”** The Legal 500, 2024

Charles has specialised in land-related matters for over 30 years. He has great experience of boundary litigation, restrictive covenants, easements and public rights of way. He regularly appears in Court; in the First-tier Tribunal (especially on land registration issues) and before the Upper Tribunal on applications relating to restrictive covenants. He has also appeared in the Court of Appeal on a number of occasions in land-related disputes. Charles's practice includes all aspects of landlord and tenant law, both commercial and residential, and also mobile home parks.



**John Sharples**

Year of call: 1992

**“John is a pre-eminent junior with an outstanding reputation for his property disputes practice. He is wholly in his own league. His expertise is phenomenal and there is no safer pair of hands for any property or chancery case.”** Chambers UK, 2024

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.



**Christopher Jones**

Year of call: 2004

**“Christopher is a strong junior who handles property-related matters within his broader chancery practice. He is brilliant.”** Chambers UK, 2024

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 consistently recommended as a leading junior in Chambers UK and Legal 500.

# Barristers



**Natasha Dzameh**  
Year of call: 2010

**"She is very thorough and quick on her feet in court. Her submissions are excellent, and she is able to respond to comments by the judge and opponents in excellent time. 'She is technically good but also practical and tactical as well. She foresees problems and gives tactical advice on what should or shouldn't be done.' 'She goes over and beyond, looking at different aspects to get the best outcome. She knows the law inside out and uses that to her advantage to build a fantastic result. She builds a great rapport with clients'."** Chambers UK, 2024

Natasha is consistently ranked as a leading junior in Chambers UK and Legal 500. She is often instructed as sole counsel in high value, multifaceted actions. Her chancery practice focuses heavily on contentious probate and disputes over beneficial interests in property e.g. proprietary estoppel and trust claims including TOLATA and Quistclose trusts. Natasha is also the Deputy Head of the Commercial team and so is regularly involved in real estate disputes which are quasi-commercial in nature e.g. contracts for the sale of land, insolvency, misrepresentation, mortgages, partnerships, professional negligence and property damage. She has been instructed on a wide range of agricultural, commercial and residential property matters and is also frequently engaged for ADR, particularly mediations.



**Adam Boyle**  
Year of call: 2012

**"Adam is an excellent barrister who always fights for the lay client. His advocacy skills are exceptional, as are his client care skills. He is extremely personable and you always know the client is in safe hands with Adam."** Chambers UK, 2024

Adam is a very experienced real estate practitioner and a "go to" barrister in relation to difficult property matters. He is frequently instructed in the full gamut of property cases, including everything from rights of way, to complicated aspects of landlord and tenant law (including agricultural and commercial tenancies). He is often instructed in complicated hybrid cases and property-adjacent cases, such as those involving farm partnerships or relevant negligence (i.e. surveyor's / conveyancer's). In addition, Adam is very well-versed in dealing with ToLATA, nuisance, trespass, boundary issues, adverse possession and easements, and has assisted many clients in respect of difficult neighbour disputes.



**Annie Sampson**  
Year of call: 2015

Annie's broad commercial and chancery practice encompasses wills and trusts work, real estate matters, commercial disputes, professional negligence claims and insolvency proceedings. Annie also has experience of acting at all stages of disputes, including pre-litigation, on interim applications, at trial and on appeal, having successfully appealed errors of law and fact and gone on to obtain judgement for a sum due under a contract which had at first instance been held to be unenforceable. Annie has experience across the breadth of property and real estate matters, including TOLATA claims, trespass, nuisance, residential landlord and tenant and mortgage possession proceedings, boundary disputes, adverse possession, commercial tenancies and the renewal of business tenancies under the 1954 Act.



# Barristers



**Daniel Soar**

Year of call: 2016

**“Dan is exceptionally user friendly and he has a knack for providing commercial and practical advice, delivered in an understandable manner. He is technically strong and will find solutions, even in complex circumstances.”** The Legal 500, 2024

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.



**Kayleigh Bloomfield**

Year of call: 2021

Kayleigh's practice covers all areas of real property and landlord and tenant law, to include TOLATA claims, all manner of possession and forfeiture proceedings, disrepair claims, boundary disputes and claims involving adverse possession, easements, trespass, and nuisance. She has developed a busy advisory and court practice in these areas, to include appearing in the High Court, County Court, First-Tier Tribunal and recently in the Upper Tribunal on an appeal relating to residential service charges.



**Ben Harwood**

Year of call: 2022

Ben provides representation and advice in all main areas of commercial and chancery law. He frequently undertakes instructions across a range of landlord and tenant work for residential, commercial and agricultural property, including possession proceedings, disrepair and rights of entry. Ben also provides representation and advisory work in matters relating to boundary disputes, Party Wall Act disputes, easements, and beneficial interests in land. Ben also deals with matters relating to property damage, including negligence, nuisance and street works claims.