

## Andrew Williams

Call 1994



### Clerks' Details

Colin Griffin  
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### Memberships

- Northern Circuit Commercial Bar Association (former committee member)
- Professional Negligence Bar Association
- Property Bar Association
- Chancery Bar Association
- Northern Chancery Bar Association

### Education

- Inns of Court School of Law (1993-94) (Entrance Scholar)
- Birmingham University (1990-93)
- Liverpool Blue Coat School (1983-90)

### Commercial CV

#### Overview

Andrew is a property and commercial litigator who has appeared in courts and tribunals at all levels all the way up to the House of Lords. As a former university lecturer in land law and with 20 years' experience at the chancery bar, he is frequently involved in complex property law litigation. He is presently instructed by local authorities in several on-going multi-million pound contract disputes.

Andrew's commercial practice extends to:

- Professional negligence – solicitors and surveyors
- Disputes concerning estates (wills, probate and administration)
- All areas of property law inc. landlord & tenant, proprietary estoppel, easements & covenants, sale of land (see property CV)
- Complex contract disputes including re land development agreements
- Partnership disputes
- Complex Tort Law claims (e.g. Unlawful interference with economic interests, procuring breach of confidence, Misfeasance in Public Office).

## Recommendations

“Experienced in contract and partnership disputes.”

“Diligent and meticulous.”

**The Legal 500 2018/19**

“Recommended for a broad range of property matters.”

**The Legal 500, 2017**

“Extremely knowledgeable and proactive.”

**The Legal 500, 2016**

## Cases

### REPORTED AND INTERESTING CASES

***The Croft (Bickershaw) Ltd v Brian Smith and others [2017]*** UKUT 339 (LC) - application to discharge restrictive covenants. Burden of proving entitlement to object

***Paul Dickson v NFU Mutual Insurance Services Ltd and others [2017]*** Lawtel 31 August 2017 – solicitors' liability for costs of litigation between 2 parties whose dispute arose out of the fraud of a former employee of the firm

***State Bank of India v. Sood [1997]*** 1 W.L.R. 1568 (House of Lords), [1997] Ch 276, [1997] 2 W.L.R. 421, [1997] 1 All E.R. 63 (Court of Appeal) (overreaching of beneficial interests in land)

***Black & White v Measures [2016]*** Ch D (HHJ Bird) - 5 day trial: easements, nuisance, development agreement, economic torts, slander of title

***Williams & Williams v Blundell, Blundell & Malthouse [2016]*** MAN/00CA/OAF/2015/002: imposition of restrictive covenants on purchases of freehold interest under Leasehold Reform Act 1967

***Horton Group Ltd v. Cahill [2016]*** QBD (HHJ Wood) - strike out, service

***District & Urban Housing Ltd v. Persons Unknown [2015]*** - TV and news coverage (claim against "Love Activists" who took over former Bank of England building, Liverpool)

***Morgan v. Arriva Northwest and Dures [2015]*** PILJ 140 and Westlaw 2015 WL 474488: QBD Simler J: conflicts of interest, strike out

***Lafarge Aggregates Ltd. v. Ronald Davies & another [2012]*** Ch D (option to purchase land, overage)

***Nick Griffin, British National Party and Simon Darby v. Kenneth Smith [2012]*** QBD - national newspaper and TV coverage (injunctive relief re BNP membership list)

***Wirral M.B.C. v. Leighton [2006]*** - national radio and newspaper coverage (residential landlord and tenant, ASBO possession claim)

***Wirral M.B.C. v. Boden [2003]*** Ch D - national newspaper coverage (residential landlord and tenant, ASBO possession claim)

***Bromilow v. Linskills [2000]*** QBD - extensive national newspaper and TV coverage (Solicitors negligence)

***Re Higham (a bankrupt) [1997]*** B.P.I.R. 349 (insolvency, transfer of title to property)

## ADDITIONAL RECENT CASES

Obtained a superb settlement in a multi-million pound partnership dispute. This was an extremely complex partnership dispute between two brothers who dissolved their farming partnership

Acting for a council in a £5-10 million development dispute

Acting for a developer in a £20 million development dispute

Several JSM's/mediations concerning the winding up of farming partnerships.

Obtained possession of key landmark sites on behalf of a council in order to ensure that a high profile event was able to proceed

A JSM to settle a claim to three related estates with a total value of several million pounds.

Acting for the seller of development land in a multi-party mediation following the rescission of a contract of sale

Acting for the purchaser of land subject to rights of common in a solicitors negligence claim arising out of the purchase

Acting for the purchaser of development land in a claim for professional negligence against its solicitor and architects

A JSM to settle a claim to a right of way (based on s.62 LPA 1925) with a lengthy, contentious history.

A multi-party JSM in a case brought by a mortgagee seeking relief from forfeiture of a high value commercial lease

Proprietary estoppel claim to a farming business on the grounds that the owner had promised it to a farmworker.

## Publications

Misfeasance in public office: the need to plead (Local Government Lawyer, May 2018)

Commercial landlord & tenant: Remedies for tenant disrepair during the currency of the term (Property Law Journal, October 2016)

Local authorities' powers to obtain possession of land (Local Government Lawyer, October 2015)

Evicting squatters (Manchester Evening News, Business Section, October 2015)

Damages in private nuisance claims (Property Law Journal 334, July 2015)

Flooding Claims (Property Law Journal 326, November 2014)

Positive freehold covenants and Goodman v. Elwood (Property Law Journal 318, February 2014)

Solicitors undertakings and Clark & Clark v. Lucas (Property Law Journal 237, 5 October 2009)

Failure to complete land transactions (Property Law Journal 217, October 2008)

Terminating Assured Shorthold Tenancies (New Law Journal, Vol. 156 No. 7244, 13 October 2006)

Resiling from admissions (New Law Journal, Vol. 156 No. 7218, 31 March 2006)

Surrenders of leases and Belcourt Estates v. Adesina (Solicitors Journal, Vol. 149 No. 38, 7 October 2005)

Public Rights of way and McGeown v. Northern Ireland Housing Exec (New Law Journal, Vol. 153 No. 7096, 19 Sep 03)

Andrew has also been invited to write book reviews for the New Law Journal on the following texts:

Maudsley & Burn's Land Law Cases and Materials (New Law Journal, Vol. 155 No. 7172, 15 April 2005)

Boundaries Walls & Fences: Aldridge (New Law Journal, September 2004)

Charging Orders Against Land: Law, Procedure and Precedents: Walker and Buckley (New Law Journal, Vol. 154 No. 7137, 16 July 2004)