

Stephen Connolly

Call 2003



Clerks' Details

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Memberships

- Lincoln's Inn
- Northern Circuit Commercial Bar Association
- Northern Chancery Bar Association
- Chancery Bar Association

Education

- University of Buckingham, LLB
- St Thomas More High School, Preston

Beyond the Bar

Outside of work Stephen plays the trumpet, cycles and watches Preston North End.

Property CV

Overview

Stephen is an exceptional property litigation barrister. He is highly respected and specialises in high value and complex disputes. He has over 20 years' experience in the field of property litigation and is recommended as a leading commercial practitioner by both Chambers and Partners and The Legal 500. His practice comprises:

- Enforcement of security over land
- Contested mortgage disputes and mortgage fraud
- Enforcement of land contracts
- Estoppel
- Professional Negligence – Solicitors, Surveyors and Accountants
- Construction and enforcement of restrictive covenants
- Easements
- Overage Provisions
- Rent Review Provisions
- Business Tenancies
- Dilapidations
- Boundary Disputes
- Serious Neighbour and Harassment Disputes
- Arbitration, Mediation and other forms of ADR

Stephen is renowned for his hard working and no nonsense approach, for the pragmatic and strategic advice that he provides and for his ability to relate to his clients and to communicate his advice to them in an unstuffy, clear and practical manner.

Stephen's work encompasses advisory work, interim applications (very often urgent), trials and ADR. He appears regularly in the Chancery Division, the Mercantile Court and the Court of Appeal.

Recommendations

“Stephen is resilient and user-friendly and makes himself available. His work is at a very high quality.”

Chambers and Partners 2024

“Stephen is sure on his legal arguments and prepares to develop them carefully but with force in his skeleton arguments and before a judge. He is an advocate to have in your corner for a case heading for trial, and he is not distracted by new matters as they unfold and remains calm under pressure.”

The Legal 500 2024

“His communication is excellent. He is really thorough and hard-working. He is a formidable opponent. Stephen is a force to be reckoned with.”

“Stephen is pragmatic in his advice and very clear in his plan of operation.”

“Stephen is incredibly bright and incredibly commercial.”

Chambers and Partners 2023

“Stephen quickly gets to the nub of issues and is able to focus on the points that really matter. He gives clear views and delivers his messages to the client in a very user-friendly way. He also thinks outside the box and is prepared to consider all potential options at any stage.”

The Legal 500 2023

“His attention to detail is phenomenal and he’s also someone who quickly builds a very good rapport with clients. He’s very unassuming, extremely bright and very accessible despite being a senior barrister.”

Chambers and Partners 2022

“Stephen’s work, both written and spoken, is impressive. His submissions are well expressed and persuasive and he is very good on his feet.”

The Legal 500 2022

“An outstanding advocate with an extremely sharp analytical brain.” “He has a calm, measured approach and gets to the commercial side of the issues.” “His advocacy is top-draw and he has a solicitor background so he has the ability to empathise with clients and understands their challenges.”

Chambers and Partners 2021

“An outstanding advocate with an extremely sharp analytical brain. He’s succinct in his advice and doesn’t sit on the fence.”

“He’s practical, commercial and an incredible trial advocate. His attention to detail is

second to none, which ultimately is what makes him such effective counsel.”

Chambers and Partners 2020

“An exceptional advocate – he really gets into the nitty gritty of the papers and leaves no stone unturned. His cross examination skills are as good as I have seen. His client handling skills are superb.”

The Legal 500 2021

“A good commercial barrister.”

The Legal 500 2020

“He is an outstanding advocate with an extremely sharp analytical brain. He is succinct in his advice and does not sit on the fence.”

“His attention to detail, ability to talk the client’s language and his robustness are first-rate. He is able to cut through ancillary issues and get to the heart of the matter, something which is key in delivering an excellent result for the client.”

Chambers and Partners 2019

“A tough negotiator with a calm manner.”

The Legal 500 2018/19

“I’m always impressed by his ability to grasp technical matters and he is very client-friendly as well.”

“He is a very able and pugnacious litigator.”

Chambers and Partners 2018

“A first-rate legal mind.”

The Legal 500 2017

“He’s quite tenacious, very bold and technically very good.”

“Very good in court and has excellent paperwork.”

Chambers and Partners 2017

“An excellent advocate, who is particularly effective in injunctions and interim relief applications.”

The Legal 500 2016

“He’s brilliant on his feet. He’s a really good advocate. He fights the client’s corner – a force to be reckoned with.”

Chambers and Partners 2016

“Barrister with renowned advocacy skills who practices in commercial and property disputes.”

Chambers and Partners 2016

“His practice includes shareholder and company disputes, partnership conflicts

and professional negligence.”

The Legal 500 2015

“Specialises in high-value and complex disputes.”

The Legal 500 2014

Cases

Raymond v Young (2014 first instance 2015 Court of Appeal) – Acted for the Claimants in a 16-day nuisance and harassment trial. Stephen provided advice and representation at all stages and was successful in obtaining and, in the Court of Appeal, maintaining a claim for ‘stigma’ damages for damage caused to the value of the Claimants’ property by the nuisance and harassment of the Defendants.

Baltic Cool v BA Capital Management (2015) – Acted for the Claimant in summary judgment/interim injunction proceedings to secure the release of a unilateral notice over a strategically important development site in Liverpool that was preventing completion of the sale and redevelopment of the site.

D v A&F (2013) – Acted for the Claimant in professional negligence proceedings against his former solicitors arising out of the grant of security over his property on terms otherwise than he had offered or agreed.

Barnes v Cranbrook Solicitors (2012) – Acted for the Claimant in proceedings against the partners of a dissolved firm of solicitors to enforce performance of undertakings to discharge existing charges on the sale of a property portfolio and/or for damages in lieu followed by proceedings against insurers of that firm under the Third Party (Rights Against Insurers) Act.

C v C (2010) – Acted for the Petitioner in s.994 and partnership dissolution proceedings arising from the breakdown of relations between business partners and family members in a substantial property business. The case settled on day 4 of a mediation by way of a division of property and monetary adjustment.

Belfield v Sefton MBC (2008) – Acted for land owner in estoppel and judicial review proceedings against the local authority to restrain enforcement of CPO over a multi-million pound development site on the grounds of unconscionability and legitimate expectation.

Jolley v Carmel (2001) – Acted for a purchaser under a conditional contract for the purchase of a development site in expedited proceedings and appeal to the Court of Appeal brought by the vendor to rescind the contract on the grounds of delay.

Liverpool City Council v Walton Group (1999) – Acted for the Claimant in expedited proceedings to rectify an option agreement over a strategically important city centre development site with a value of in excess of £100 million.