Graham Sellers

Call 1990

Clerks

Joe Mawson
0161 817 2753

Chris Brown
0161 817 7146

Prya Anisa
0161 817 2794

Miriam DoVale
0161 817 7138

Memberships

Chancery Bar Association

Northern Chancery Bar Association

Northern Circuit Commercial Bar Asscoation

Northern Circuit

Education

LL.B (Hons)

LL.M (Cantab)

Property

Graham has over 30 years' experience of Property disputes generally and with his related expertise in complementary fields, including insolvency in particular, he is well able to offer an all-round service, including those cases which interact with other areas and disciplines. Moreover, Graham is also a Contributor/Guest Editor with Property Law UK, www.propertylawuk.net (an online resource for UK Property Law). His expertise includes the following:

- Boundaries – construction of conveyances/transfers, adverse possession and estoppel
- Building Safety Act 2022
- Business Lease Renewals – Graham is currently advising a major landlord as to whether a party has a legitimate right to apply to the Court under s.26 of the 1954 Act.
- Construction and building disputes
- Conveyancing (including the CQS scheme) – registration, construction of contracts, rectification, termination, options, pre-emption rights and overage
- Co-ownership – express, constructive and resulting trusts, equitable accounting, proprietary estoppel and TOLATA 1996:

Graham has a wealth of experience of advising and representing parties in co-ownership disputes generally, and especially so when there is an associated element of insolvency.

- Dilapidations
- Easements – rights of way, light and support
- Electronic Communications Code:

Graham has recently advised the owners of a major north-west, city centre hotel, as to rights against a well-known telecommunications provider under the Code.

- HM Land Registry:

Graham has recently advised in a complex, cross border dispute (in the context of an off-plan purchase) with an insolvent BVI entity, in which HM Land Registry had adopted a particular position and approach that they subsequently resiled from after Graham had advised that there was simply no warrant or justification for the same.

- Inheritance Act 1975 Claims:

Graham has a wealth of experience in advising and representing parties in claims under the 1975 Act (as amended) – he has represented the whole range of parties in such disputes, including infants, and he is well aware of how emotional such disputes can be.

- Landlord and Tenant (both residential and commercial/business)
- Leasehold enfranchisement
- Lease termination and possession – surrender, forfeiture, relief and waiver, disclaimer, break clauses

- Mortgages and Charges – legal and equitable, priorities, undue influence, mortgages' duties, receivers:

Graham has recently been involved in a complex and substantial dispute involving the taking of a mortgage account, with detailed arguments and associated schedules as to precisely what amounts could properly be added to the mortgage debt (together with associated issues and arguments under s.36 of the Administration of Justice Act 1970).

- New Build /Off Plan developments:

Graham has recently advised a major developer in relation to a complex, Covid-related dispute involving a delayed new build/off-plan development.

- Possession Claims:

Graham has advised and represented parties in numerous possession claims under CPR Part 55, including landlord and tenant claims, mortgage claims, trespass claims, but not forgetting traditional claims by insolvency office holders for possession and sale.

- Rectification and construction of contracts
- Rent reviews:

Graham has recently advised in a complex 'cap and collar' rent review dispute in which the wording of the 'cap and collar' clause within the relevant Lease simply did not accurately reflect what was actually set forth in the earlier Heads of Terms.

- Restrictive covenants – enforceability, and removal or modification in the Lands Tribunal:

Graham has recently advised a well-known local authority as to complex restrictive covenant and right of way issues that affect or might affect a major, multi-million pound, land development which the authority want to progress.

- Security of tenure – business lease renewals, residential security of tenure, agricultural security and successions, licences and service occupiers
- Shared Ownership:

Graham has considerable experience of shared ownership schemes both generally, but also with specific reference to what can and does happen when a particular party becomes insolvent.

- Trespass and nuisance:

Graham has recently been involved in an acrimonious and drawn-out nuisance dispute between neighbours involving garden development works that were said to have increased the risk of flooding.

- Trusts, settlements, will and probate:

For the last 2½ years or so, Graham has been advising and representing the professional trustees of a complex Will Trust and settlement as to their powers, obligations and duties both generally, but also with specific reference to a large parcel of residential land comprised within the trust fund.

Recommendations

Ranked Tier 1 – Company and Insolvency
The Legal 500, 2026

Ranked Tier 1 – Chancery, Probate and tax

Ranked Tier 3 – Company and Insolvency
The Legal 500, 2025

“Graham is exceptionally diligent and turns urgent work around quickly and at a high quality; he is thorough in his preparation and he is an excellent advocate. Out of court, he has a great ability to adapt his style to the clients, who respect his advice even when it is not what they want to hear.” Legal 500 (2024)

“Graham is very responsive and attentive, offering an excellent service combining technical excellence with pragmatic advice” Legal 500 (2023)

Graham is recognised by Legal 500 (2022) as a Leading Band 1 Junior in Commercial, Banking, Insolvency and Chancery law and I am also a full member of the Insolvency Lawyers' Association.

"Always on hand for support, extremely knowledgeable and creative. Good on feet and drafting." Legal 500 (2022)

"Excellent advocacy skills. Quickly offers clients commercial and pragmatic solutions when difficulties arise. Always available to discuss cases and always takes an interest in the case throughout the litigation" Legal 500 (2021)

"Graham Sellers is a go-to for insolvency-related instructions" Legal 500 (2021)

"His advice is clear, relevant, and focussed on finding solutions" Legal 500 (2020)

"Pragmatic and commercially astute" Legal 500 (2019)

"Many thanks for your first class advice as always" Midlands Business Recovery & Insolvency Partner feedback (June 2018)

"Very detail-oriented – he misses nothing" Legal 500 (2018)

"Particularly well known for his insolvency practice" Legal 500 (2017)

"Very good both on paper and with difficult legal issues" Legal 500 (2016)

"A widely recognised insolvency practitioner" Legal 500 (2015)