

Property Law Roadshow 2025



St John's
CHAMBERS



September – November



1.00pm – 5.00pm



Bristol, Devon, Cardiff & Cornwall

CPD - 3 hours
Cost: £50 + 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:

- Rectification claims
- Adverse possession following *Brown v Ridley*
- A practical guide to forfeiture
- A new era of residential landlord & tenant law? Understanding the Renters' Right Bill 2025
- Streams, rivers and watercourses
- Flooding and the measured duty of care
- Interactive workshop session

BRISTOL

Wednesday 17th September

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

DEVON

Wednesday, 8th October

The Courtyard Marriott, Sandy Park,
Exeter EX2 7NN

CARDIFF

Wednesday 22nd October

Radisson Blu, Meridian Gate,
Bute Terrace, CF10 2FL

CORNWALL

Wednesday 12th November

Innovation Centre,
Treliske, Truro, TR1 3FF



Cornwall
Law Society



Programme

“ A 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, 2025

1.00 pm	Registration and refreshments
1.25 pm	Introduction by Chair John Sharples, Barrister
1.30pm	Rectification claims Christopher Jones, Barrister
1.55 pm	Adverse possession following <i>Brown v Ridley</i> Charles Shwenn, Barrister An update on the application of the law of adverse possession in the context of registered land following the Supreme Court’s judgment in <i>Brown v Ridley</i> and implications for practitioners.
2.20 pm	A practical guide to forfeiture Annie Sampson, Barrister Annie will give an overview of forfeiture and then focus in particular on the often thorny issue of when the right to forfeit might have been waived.
2.45 pm	A new era of residential landlord & tenant law? Understanding the Renters’ Rights Bill 2025 Ben Harwood, Barrister Ben will summarise the developments brought about by the Renters’ Rights Bill 2025 and address its implications for practitioners across the field of Property Law.
3.10 pm	Refreshments - Cream teas
3.35 pm	Streams, rivers and watercourses John Sharples, Barrister
4.00 pm	Flooding and the measured duty of care Richard Stead, Barrister
4.25 pm	Interactive workshop Nicole Hilton, Annie Sampson, Ben Harwood
5.00 pm	Close for questions and answer - followed by drinks and canapes*

*Please note the Cornwall date will finish at 5pm

Barristers



Richard Stead

Year of call: 1979

“Richard is a safe pair of hands, very experienced and knowledgeable.” Chambers UK, 2025

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.



John Sharples

Year of call: 1992

“John is the absolute best in the business, top of his game and the safest pair of hands for a complex property dispute.”

Chambers UK, 2025

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 combines a fierce intellect with a charming and personable approach with clients. ‘He is an excellent advocate who puts clients at ease and is very down-to-earth’.”

Chambers UK, 2025

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



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.

“Charles was brilliant and really presented our side very concisely and knowledgeably”
Client, 2023



Charles Shwenn
Year of call: 2017

Charles is instructed on all aspects of property law litigation and takes a particular interest in real property matters including those concerning: boundaries, easements, trusts of land, proprietary estoppel and restrictive covenants. He is experienced in leasehold-specific disputes such as those relating to service charges, leasehold covenants and forfeiture. He also frequently deals with property matters that contain a tortious elements such as trespass and nuisance.

Charles acts for landlords and tenants in disputes arising from residential and commercial leases. He is instructed across a full range of such disputes including: possession proceedings, contested commercial lease renewals, claims for disrepair, applications for housing-related injunctions and committals.

Nicole is a barrister and trained mediator with a broad practice encompassing many areas of commercial and chancery law.



Nicole Hilton
Year of call: 2021

Nicole accepts instructions in commercial, construction, professional negligence, landlord and tenant, commercial and residential property, other property and real estate and wills and trusts disputes.

She has experience in many aspects of litigation including interim applications, possession hearings, Part 8 proceedings, small claims and fast track litigation. She has also assisted a leading planning barrister in an inquiry hearing an appeal of an enforcement notice. A thorough, analytical, and detail-oriented professional, Nicole is able to address complex legal questions and present persuasive arguments built upon her excellent problem-solving abilities. Nicole takes a meticulous approach to her cases, which assists in her navigation of difficult legal questions.

Barristers



Ben Harwood

Year of call: 2022

Ben provides representation and advice in all main areas of commercial and chancery law.

Ben 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.
