

TANFIELD

PROPERTY & REAL ESTATE BARRISTERS



Michael Buckpitt

Year of call
1988

Michael Buckpitt is a real estate specialist with considerable experience and expertise in landlord and tenant and property/property related matters.

Michael's aim is to provide focussed and commercial advice in an approachable and down to earth manner.

Michael has been ranked in the main directories for many years as a leader in the field in real estate / property litigation. He is praised for his skill as an advocate and likewise for the quality of his advice and written work.

Clients include some of the large London Estates, large developer clients and established housing associations as well as other commercial and individual clients.

Solicitor clients include City / West End firms with specialist property / landlord & tenant / enfranchisement departments and other niche property firms.

Real Property

In the real property field he has considerable experience in sale of land disputes and in advising in respect of easements, covenants and overage issue. He is often instructed by developer when they in the process of

assembling development sites.

Landlord & Tenant

Michael's landlord and tenant practice covers general landlord and tenant matters (covenants, forfeiture, possession etc.) in respect of both commercial and residential properties. In addition he has considerable experience in certain specific "niche" areas.

Commercial Landlord & Tenant

On the commercial side Michael is frequently involved in lease renewal under the 1954 Act, forfeiture, disputes over alienation and other covenants and also dilapidations claims.

Residential Landlord & Tenant

In the residential sphere Michael has a substantial enfranchisement practice (both 1967 Act and 1993 Act) acting on a regular basis in "high value" claims, often for London Estates. Michael regularly deals with Rights of First Refusal, RTM and service charge disputes. He has particular knowledge of the Rent and Housing Acts.

Professional Negligence

Michael acts in professional negligence matters, where there is a property law element.

Notable Cases

S Frances Ltd v Block 6 Ashley Roof Gardens Ltd [2023] EWHC 2880 (Ch)

Unusual and high value 1987 Act right of first refusal claim. Michael acted at first instance (including the trial over 9 days) and with a KC on appeal.

Landward Court RTM v Egleton Limited 2023

Acting for landlord in RTM claim concerning substantial block.

Thames Water v Lindon Homes and ors 2021-2024

Acting for Lindon Homes in ongoing litigation concerning the re-location of a sewer on a development site.

Portman Estate Nominees v Al-Attayah & others 2023 Central London CC

High Value lease extension claim under the 1993 Act including issues as to Qatar law

Taylor Wimpey Ltd v Martello Land Ltd 2022-2024

Acting for Lindon Homes in ongoing litigation concerning the re-location of a sewer on a development site.

Burgess v Mountview Estates 2022-2023

Acting for tenant in high value lease extension claim in Kensington under the 1993 Act including in respect of appeal to the UT.

JP Investments v JD Wetherspoon Plc 2022

Acting for freehold in respect of rent abatement provisions in a commercial lease held by JD Wetherspoon.

Vale Court (Freehold) Ltd v Carey Morgan 2021

Michael acted for successful claimants in long running dispute over an airspace lease granted in breach of trust/director's duties and rights of first refusal.

Canada Goose v Persons Unknown 2020 EWCA Civ 303

Acting for Canada Goose in claim concerning protests at its flagship London store.

Vale Court (Freehold) Ltd v Carey Morgan 2020 EWHC 840(Ch)

Michael acted for the successful respondents in an appeal concerning security for costs.

Harrods Ltd v McNally 2018 EWHC 1437 (QB)

Acting for Harrods in long running claim concerning protests at its London store.

Portman Estate Nominees (1 & 2) v Jamieson 2018 UKUT 27 (LC)

Michael acted for the Portman Estate in a successful appeal before the upper Tribunal on a "high value" 1967 Act house claim concerning improvements.

Turnstone Group Ltd v Szekeres [2015] EWHC 1441 Ch

Acting for the Claimant in a summary judgment application for removal of a UN1 in respect of a sale contract which had been validly rescinded.

Walsham Chalet Park v Tallington Lakes [2014] EWCA Civ 1607

Michael represented the successful respondent before the Court of Appeal in landmark case concerning the principles to be applied in a strike out case following Mitchell and Denton.

Clark Investments Limited and Pacific Technologies Limited [2013] EWCA Civ 750

Michael acted for the Respondent before the Court of Appeal in this important case concerning s purchaser's failure to comply with its own notice to complete.

Recommendations

"Michael is phenomenally bright, he looks and considers every single angle."

Chambers UK 2024

"Michael is particularly commercial and practical and is often able to assist in bringing a resolution where none seemed possible. His style of advocacy is reassuring."

Chambers UK 2024

"Michael is phenomenal both as an advocate and in his written work. He is a tenacious advocate and whilst always courteous to his opponent, he leaves them with no place to go."

Legal 500 2024

"Michael is extremely pleasant to work with, very responsive, always gets to grip with cases, and comes up with new angles." "When working with Michael, you feel that teamwork is very important to him. He will work with you on the whole process and will take your contribution into consideration."

Chambers UK 2023

"Michael is exceptionally bright and a delight to work with. He is always looking for an angle and never leaves a stone unturned. He will always deliver for you and for that reason he is the go-to barrister."

Legal 500 2023

"Michael is very versatile and he is persuasive and tenacious." "A tough operator who gives very thorough opinions, rolls his sleeves up and roughs it out in court."

Chambers UK 2022

"Michael is a go-to barrister. He is extremely user friendly, nothing is too much trouble for him and he goes the extra mile. He is an absolute pleasure to work with and someone who you always want in your corner."

Legal 500 2022

"Simply superb. A delight to work with and tenacious in the courtroom. Practical, user-friendly and a terrific cross-examiner. He's an experienced and tough trial lawyer."

Chambers UK 2021

"An exceptional advocate who is very clear thinking, analytical and knowledgeable."

Legal 500 2021

"He is very commercial and solutions-oriented." "He is really good on leasehold enfranchisement and service charge issues – if you have a real fight, he's your man."

Chambers UK 2020

"A brilliant technical thinker who is also great with clients."

Legal 500 2020 (Property Litigation)

"His cross-examination is very effective, and he is willing to roll his sleeves up and get stuck in."

Legal 500 2016

"Extremely good at providing practical solutions to challenging and complicated disputes."

Legal 500 2015

Publications

- Co-author of Service Charges & Management (Tanfield Chambers)

Qualifications

- LLB (Hons)

Memberships

- Chancery Bar Association
- Property Bar Association

Languages

- English
- French (spoken but not written)