

# TANFIELD

PROPERTY & REAL ESTATE BARRISTERS



## Michael Buckpitt

Year of call  
1988

Michael Buckpitt is a property and landlord & tenant specialist, with a predominantly property or property-related practice. He has considerable experience and expertise in these areas.

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 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

### Portman Estate Nominees (1 & 2) v Jamieson (2018)

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

### Wood v Taylor Wimpey (ongoing)

Acting for major house builder client in respect of injunction proceedings concerning easement issues over a large development site.

### Office Holdings Ltd v Stagecoach Pension Trustees (ongoing)

Michael is acting for major shoe retailer in respect lease renewal proceedings.

### Harvey Nichols & Others v The Coalition to Abolish the Fur Trade [2016]

Michael appeared before Warby J acting for Harvey Nichols in injunction proceedings against fur protections and obtained summary judgment for final injunctions restricting protests at Harvey Nichols stores across England.

### Turnstone Group Ltd v Szekeres [2015] EWHC 1441 Ch

Michael appeared for the Claimant in the Chancery Division in a summary judgment application for removal of a UN1 in respect of a sale contract which the Claimant contended 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 an appeal 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 dealt with this case from when the dispute first arose, succeeding at trial and before the Court of Appeal. The case concerned a contract for the sale of land and the purchaser's failure to comply with its own notice to complete.

### Harrods Limited v McNally & The Coalition to Abolish the Fur Trade [2013] EWHC 1479 (QB)

Michael acted for Harrods in this case (as he has for many years) and obtained a final injunction restricting the form of protests which take place at the landmark London Store.

### Voyazides v Eyre Estate [2013] UKUT 13 (LC)

Michael acted for the estate in this high value 1967 Act claim both at first instance and before the Upper Tribunal on an appeal by way of rehearing. The unusual factor in this case is perhaps that it was determined both at first instance and on appeal the landlord was entitled to precisely the premium it was arguing for.

## Recommendations

"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*

"He is an excellent all-round property litigator."

*Chambers UK 2015*

"A robust advocate who is great to deal with."

*Legal 500 2014*

"He is very good, and is a tenacious and practical lawyer."

*Chambers UK 2014*

Sources admire his hard-hitting style of advocacy, noting "he doesn't take any prisoners in court."

*Chambers UK 2013*

"A tough pitbull of a barrister who is perfect for the more difficult cases."

*Chambers UK 2011*

"Michael Buckpitt is admired for identifying the crux of a case quickly, and remaining sensitive to client concerns."

*Chambers UK 2010*

"A good property barrister and a fantastic courtroom operator."

*Chambers UK 2008*

"The Daniel Craig of the property bar – bright, articulate, tough."

*Legal 500 2007*

## 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)