

MATTHEW BROWN

CALL: 2011

"Sees the bigger picture and applies clear, logical thinking, which enables him to get a good outcome for clients."

Chambers UK

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MATTHEW IS CURRENTLY ON A SABBATICAL

Matthew is a specialist property & estates barrister who practises exclusively in the areas of real property, estates, landlord and tenant and trusts.

PRACTICE AREAS

- Property & Estates

PROPERTY & ESTATES

REAL PROPERTY

Matthew is frequently instructed in all aspects of real property work including:

- Easements
- Freehold covenants
- Boundary disputes
- Trespass and nuisance
- Adverse possession
- Co-ownership disputes
- Proprietary estoppel

He is also instructed by banks and other lenders to advise and appear in claims relating to mortgages and charges.

RECENT CASES

- An adverse possession claim in relation to unregistered farmland in Wales.
- An application to alter the register/determine a boundary, where land had not been included with the registered title on first registration.
- A nuisance claim in relation to a company's right to park on certain business premises in Bristol.
- A summary judgment application in respect of a Part 8 claim for an order for sale by a chargee.
- A co-ownership dispute alleging an inferred common intention on the basis of substantial works of renovation.

LANDLORD & TENANT

Matthew's landlord and tenant work covers the full range of commercial tenancies, residential tenancies (including leasehold enfranchisement) and business tenancies. He is also available to receive agricultural work.

Matthew has some experience in disability discrimination and the Equality Act 2010 in so far as they relate to landlord and tenant matters.

RECENT CASES

- A multi-track trial before a Recorder on the restrictions the Equality Act 2010 imposes on the landlord's right to terminate an assured shorthold tenancy.
- A contested application under the Landlord and Tenant Act 1985 before the First Tier Tribunal (Property Chamber).
- A terminal dilapidations claim in respect of a commercial property in the South West.
- A claim involving the enforceability of leasehold covenants by purchasers of the reversion.

TRUSTS

Matthew's trusts practice encompasses those areas covered by the team, those being: family trusts, charitable trusts, commercial trusts and other trusts, such as protective and Quistclose trusts.

RECENT CASES

- An application to remove a trustee where the trustee was outside of the jurisdiction.
- Appearing on behalf of three infant beneficiaries in an application under the Variation of Trusts Act 1958.
- A High Court claim involving an alleged breach of trust by a trustee in failing to concur in the sale of trust property.

WILLS & ESTATES

Matthew is also experienced in a range of wills and estates matters, including contentious probate and the Inheritance (Provision for Family and Dependants) Act 1975. He is also keen to receive instructions in relation to the Court of Protection.

RECENT CASES

- Providing an internal advice on executors and administrators for use by complaint handlers at a well-known building society.
 - A contested 1975 Act claim involving an adult child of the deceased.
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APPOINTMENTS:

- Accredited Mediator
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MEMBERSHIPS:

- Western Circuit
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EDUCATION:

- 12 month pupillage, Guildhall Chambers
- BPTC, UWE Bristol - Outstanding (ranked 1st in the year group)
- BCL, University of Oxford - Distinction
- LLB Hons, Cardiff University - First Class (ranked 1st in the year group)

AWARDS & SCHOLARSHIPS

- Astbury Scholarship
 - Baron Dr Ver Heyden de Lancey Prize
 - Certificate of Honour
 - The Faculty of Business and Law Prize, UWE (Ranked 1st on the BPTC)
 - The Western Circuit Advocacy Prize (ranked 1st in both Civil and Criminal Advocacy on the BPTC)
 - Sweet & Maxwell Law Prize (ranked 1st in final year LLB exams)
 - University Undergraduate Scholarship 2008/2009 - ranked 1st in his second year LLB exams
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RECENT NEWS

- Welcome to another edition of the Guildhall Chambers Property & Estates Team Newsletter, June 2016
- Property & Estates E-News - Court Of Appeal Decision In Parmar v Upton - December 2015
- Webinar - Property & Trusts - Jay Jagasia & Matthew Brown - Nov 2015
- Guildhall Chambers quiz night goes down a "sturm" - September 2015

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