

MATTHEW WALES

CALL: 1993

"Matthew is very straight-talking, knowledgeable and impressive on his feet."
Chambers UK 2021

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Matthew is a property barrister who works primarily in the field of property & estates law, and conducts related work in the fields of insolvency and professional negligence.

PRACTICE AREAS

- Property & Estates
 - Commercial
 - Professional Negligence
 - Court Of Protection
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PROPERTY & ESTATES

Matthew undertakes all aspects of property & estate litigation and advice. Topics include title & registration, possession, adverse possession, boundaries, co-ownership, equitable remedies, mortgages & guarantees, covenants, easements, landlord & tenant, dilapidations, contested probate, wills, Court of Protection work and Inheritance Act disputes. He also has particular knowledge and experience concerning the insolvency of companies and individuals in the property sphere.

Matthew's practice spans the west of England and south wales, and occasionally further afield. He regularly appears in the County Court and High Court and often conducts hearings before HM Adjudicator/Property Chamber and in the Court of Protection. He has also appeared in the Court of Appeal.

COMMERCIAL

Matthew's commercial practice includes litigation & advisory work in the following areas:

- Contract
 - Sale of goods
 - Partnership
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PROFESSIONAL NEGLIGENCE

Matthew undertakes litigation and advisory work in claims against solicitors and other professionals which arise from property transactions and property litigation. He has represented purchasers, vendors, mortgagees and solicitors.

COURT OF PROTECTION

Matthew advises and conducts litigation in the Court of Protection (both in London and Bristol) in the sphere of property & affairs. His recent work has included a number of disputes concerning statutory wills, and a claim to forfeit a former deputy's security bond.

RECOMMENDATIONS

CHAMBERS UK 2021

Chancery

Band 1

A property specialist with a practice encompassing a broad range of property and estate litigation and advice, including boundaries, adverse possession, landlord and tenant matters, contested wills and probates, and Inheritance Act 1975 disputes. He also has a strong professional negligence practice acting in property-related claims involving solicitors and other professionals.

Strengths: "He does not sit on the fence in terms of opinion. He will lay out your options for you but give you an opinion."

Recent work: Acted for the executors of the deceased, who had a property development business trading in partnership with her son. The dispute involved claims of undue influence and the beneficial ownership of the home of the deceased.

Real Estate Litigation

Band 1

A renowned barrister offering a great deal of expertise across the field of property law. He routinely handles property-related insolvency and professional negligence work. He has vast experience relating to trusts, landlord and tenant disputes, boundary disputes, easements and other matters. He also sits as a deputy district judge.

Strengths: "He is good in conference with clients, helping them to form a clear view of the strengths and weaknesses of their case, and giving helpful, practical advice as to how to proceed." "Matthew is very straight-talking, knowledgeable and impressive on his feet."

Recent work: Advised the executors of a farmer's estate on a claim by the neighbours of recently purchased land to have acquired an agricultural right of way by way of prescription. Wales successfully resisted an application for an interim injunction.

LEGAL 500 2021

Chancery, Probate and Tax

'Matthew is a great case closer. Sometimes there are some cases that can go on and on no matter what you try to do in correspondence or pleadings because of the other party being stubborn. However once you get them to the table – they get a little taster of what they may experience in court from Matthew that is usually enough for the party to be willing to reach a deal.'

Ranked: Tier 1

Property and Construction

'Dynamic and intelligent, inspires confidence in clients.'

Ranked: Tier 1

CHAMBERS UK 2020

Chancery

A property specialist with a practice encompassing a broad range of property and estate litigation and advice, including boundaries, adverse possession, landlord and tenant matters, contested wills and probates, and Inheritance Act 1975 disputes. He also has a strong professional negligence practice acting in property-related claims involving solicitors and other professionals.

Strengths: "He instantly impresses with his intellect, is excellent with clients and is just as capable on his feet as on the papers." "Very knowledgeable and approachable for both professionals and clients." Recent work: Acted for a private client in a dispute with her sister concerning the administration of the will trusts of their late parents.

Real Estate Litigation

A renowned barrister offering a great deal of expertise across the field of property law. He routinely handles property-related insolvency and professional negligence work. He has vast experience relating to trusts, landlord and tenant disputes, boundary disputes, easements and other matters. He also sits as a deputy district judge

Strengths: "He's a very impressive advocate who is very convincing with his arguments." "He is brilliant on paper, very persuasive, extremely lucid and very good as an advocate." Recent work: Successfully acted for an individual in a boundary dispute in the First-tier Tribunal.

LEGAL 500 2020

Property

"Strategic, reliable, and personable."

CHAMBERS UK 2019

Chancery

A property specialist with a practice encompassing a broad range of property and estate litigation and advice, including boundaries, adverse possession, landlord and tenant matters, contested wills and probates, and Inheritance Act 1975 disputes. He also has a strong professional negligence practice acting in property-related claims involving solicitors and other professionals.

"He is a really polished performer. Everything about him is precise; he makes his points well and judges like him because he is so helpful." "He is a very good lawyer, who is strong on paper and aggressive in his advocacy."

Recent work: Acted in a co-ownership dispute between parents and children regarding the ownership and sale of a farm, including disputed terms of a deed of trust and allegations of elder abuse.

Real Estate Litigation

A renowned barrister offering a great deal of expertise across the field of property law. He routinely handles property-related insolvency and professional negligence work. He has vast experience relating to trusts, landlord and tenant disputes, boundary disputes, easements and other matters.

"Excellent advocate with a sharp and commercial approach." "A great advocate to have in your corner in the courtroom. He is capable and articulate and his written work is also brilliant." "He has very good commercial sense and his command of figures is extremely impressive."

Recent work: Represented André Durand, the Canadian artist, in connection with his alleged unlawful eviction from his studio in Sherborne in Dorset.

LEGAL 500 2019

Property

Personable and a safe pair of hands.

CHAMBERS UK 2018

Chancery

Leading Junior - Band 1

A property specialist with a practice encompassing a broad range of property and estate litigation and advice, including boundaries, adverse possession, landlord and tenant matters, contested wills and probates, and Inheritance Act 1975 disputes.

Strengths: "He is very, very professional, a good performer and never fazed." "He's a clever chap and I'd recommend him, I think he has a good practice and a loyal following."

Real Estate Litigation

Leading Junior - Band 1

A renowned barrister offering a great deal of expertise across the field of property law. He routinely handles property-related insolvency and professional negligence work. He has vast experience relating to trusts, landlord and tenant disputes, easements and other matters.

Strengths: "Fair, bright and a good advocate." "His technical expertise is brilliant and he is personable and easy to deal with. I always know he will do an excellent job."

Recent work: Acted on behalf of Churston Golf Club in a boundary dispute with a neighbouring farmer.

LEGAL 500 2017

Property

Leading juniors

'Smart, diligent, and meticulous.'

CHAMBERS UK 2017

Chancery

Leading Junior - Band 1

Instructed in a range of real estate litigation including property-related insolvency and professional negligence matters. He also acts for clients in property and affairs cases in the Court of Protection.

Strengths: "He is excellent in giving sound practical advice and not afraid to warn clients off risky ventures, helping clients get to a sensible position. His written work is always extremely lucid."

Recent work: Advised a director of a catering company on how to respond to a demand for repayment of what is alleged to be a director's loan account.

Real Estate Litigation

Leading Junior - Band 2

A renowned barrister offering a great deal of expertise across the field of property law. He routinely handles property-related insolvency and professional negligence work. He has vast experience in matters relating to trusts alongside landlord and tenant cases.

Strengths: "He is a quality act, who is smart, diligent, sensible, and someone who gives good advice to the clients." "Clear and considered: he is excellent at giving sound, practical advice."

Recent work: Successfully represented Morningside Residents Association in relation to an adverse possession claim against the owner of an adjoining piece of land.

LEGAL 500 2016

Property

Leading juniors

'He is excellent, and has a gift for communicating legal analysis in his written work.'

CHAMBERS UK 2016

Chancery

Leading Junior - Band 1

A traditional chancery barrister well known for his expertise in property cases. His ancillary experience includes insolvency and TOLATA claims.

Strengths: "He brings enormous clarity and focus to a case."

Recent work: Recently acted in a property dispute between family members over the sale of a farm. The matter was successfully settled for his client.

Real Estate Litigation

Leading Junior - Band 2

Handles a strong practice rooted in chancery with a focus on real estate disputes including property-related insolvency disputes. He also has considerable knowledge of dilapidations disputes. His caseload has recently featured boundary disputes, possession proceedings and landlord and tenant matters.

Strengths: "Matthew is fantastic on his feet - he's a great orator who really holds the room well and gets issues across succinctly." "He brings enormous clarity and focus to a case. He is really good at keeping a case on track."

Recent work: He advised on the case of Chugg v Chugg, a c-ownership dispute between family members over a valueable farm in Exmoor.

LEGAL 500 2015

Property

Leading juniors

'He is sensible, reasonable and practical, and inspires confidence in clients'.

CHAMBERS UK 2015

Chancery

Leading Junior - Band 1

Manages a chancery practice which is rooted predominantly in property law. He receives frequent instructions in property-related insolvency and professional negligence-related cases.

Expertise: "He's very professional. He deals with things sensibly and realistically, and he doesn't pull any punches." "He won't be pushed over, by the judge or the opposition. He's quite robust, though he won't pursue a bad point."

Recent work: Represented the executor in a dispute concerning how a neighbour had jointly acquired the family smallholding with the deceased.

Real Estate Litigation

Leading Junior - Band 2

Handles the gamut of real estate issues, including covenants, boundary disputes and professional negligence. He is an experienced junior with a solid presence on the Western Circuit.

Expertise: "What he puts on paper is always very good, and in court he will pick up the point and put up a good case." "He is very good at dealing with people but also quite direct - he manages to be firm without being aggressive."

LEGAL 500 2014

Property

Leading juniors

He is experienced in boundary disputes and property-related professional negligence, among other areas'.

CHAMBERS UK 2014

Chancery

Western Circuit - Band 1

"His written work is brilliant. It makes compelling prose which predisposes the reader - whether client, solicitor, opposing counsel or judge to take his argument very seriously. He is also good on his feet and under pressure..."

CHAMBERS UK 2013

Chancery

Western Circuit - Band 1

"Matthew Wales "has got a strong chancery background, is sensible and has a nice court manner. He is a good guy to have on your side". Wales concentrates predominantly on disputes involving real property, but also handles a variety of other commercial and chancery work..."

CHAMBERS UK 2012

Chancery

Western Circuit - Band 1

"Property expert Matthew Wales handles instructions concerning commercial property tenancies, easements, rights of way and boundary disputes with aplomb. He is equally adept at private client work, contentious or otherwise..."

CHAMBERS UK 2011

CHANCERY

Western Circuit - Band 1

Matthew Wales is a big favourite among solicitors as "he can spot quicker than most those situations when the client is on a sticky wicket". His chancery practice encompasses property, contract and insolvency orientated disputes and he is known for his "ability to remain on his feet when the blows are raining down in court".

CHAMBERS UK 2010

Chancery

Western Circuit - Band 2

"Also at Guildhall Chambers is the much admired Matthew Wales whom clients praise for being practical and level-headed". He "always has the clients' needs at the forefront of his mind..."

APPOINTMENTS:

- Deputy District Judge
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MEMBERSHIPS:

- Chancery Bar Association
 - Western Chancery & Commercial Bar Association
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EDUCATION:

- BA Hons, University of Durham
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RECENT NEWS

- Welcome to another edition of the Guildhall Chambers Property & Estates Team Newsletter, June 2016
 - Guildhall Chambers quiz night goes down a "sturm" - September 2015
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