

Michael Pryor

Call 1992

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His practice primarily involves litigation and advisory work related to real estate. In particular, all aspects of commercial and residential landlord and tenant (including leasehold enfranchisement), real property matters, insolvency law (personal and corporate) in a property context, and property-related professional negligence (solicitors and property/finance related professionals). His practice also includes matters such as probate, partnership, unincorporated associations, and finance, in particular when they arise in a real estate context.

He is also known for non-litigious advisory work in the same fields.

He has for many years been noted as a leading junior counsel in Property Litigation or Professional Negligence by both *Legal 500* and the *Chambers UK Directory* and is noted for Property/Real Estate Litigation in the 2017/18 Editions. In 2014 Michael was awarded 'Barrister of the Year' at the Enfranchisement Awards.

Cases

- *Atkins v. Secretary of state for Communities and Local Government* (TCC – substantial dilapidations claim, trial due in 2018)
- *Kiwak v. Reiner* (2017) Chancery Division – judgment imminent (partnership dispute arising out of property development)
- *10 Egerton Place* (2017) (FTT collective enfranchisement, whether nominee purchaser can acquire other flats in the building as 'common parts')
- *73 Portland Place (Freehold) Ltd v. Others* (2016) (FTT Collective enfranchisement of substantial block)
- *K/S Habro-Gatwick v Scottish and Newcastle Ltd* [2015] EWHC 2084 (Ch) (landlord and tenant, disclaimer, liability of guarantors and original tenants)
- *82 Portland Place (Freehold) Limited v Howard De Walden Estates Limited* [2014] UKUT 0133 (LC) – appeal to CA compromised (leasehold enfranchisement, whether 'purchaser's margin' applies, relativity)
- *Hauser v Howard de Walden Estates Ltd* [2013] UKUT 597 (LC) (leasehold enfranchisement, relativity, flying freeholds)
- *Deutsche Bank Suisse SA v Khan & Ors* [2013] EWCA Civ 1149 (mortgage possession, re-entry after enforcement of a warrant, full and frank disclosure)
- *Deutsche Bank (Suisse) SA v Gulzar Ahmed Khan* [2013] EWHC 1020 (mortgage possession, costs liability, consequential orders)
- *Deutsche Bank (Suisse) SA v Gulzar Ahmed Khan* [2013] EWHC 482 (mortgage possession, misrepresentation, consumer law, loan agreement)
- *Benesco v Kanj* [2011] EWHC 3415 (Ch) (permission to appeal summary possession order)
- *Hortense Littlewood v David Radford* [2010] 1 P& CR 18 (CA) (professional negligence, leasehold enfranchisement, failure to apply to LVT in time-limit)

- *Crooks v Newdigate Properties Ltd* [2009] C.P. Rep. 34 (joint liability, payments under consent orders)
- *Risegold Ltd v Escala Ltd* [2009] 2 P&CR 1 (CA) (whether easement of entry for rebuilding or renewal permitted development)
- *Cadogan v Sportelli* [2008] 1 WLR 2142 (CA) (leasehold enfranchisement, deferment rates, hope value)
- *Ultimate Leisure v Tindle* [2008] 1 P&CR DG11 (CA) (option to buy, business tenancies, security of tenure)
- *Meretz Investments NV v ACP Ltd* [2007] Ch. 197 (CA) (conspiracy, abuse of process, estoppel, mortgagee's powers, residential development)
- *Re Edwards* [2007] WTLR 1387 (setting aside will for fraud)
- *Walbrook Trustees (IOM) Ltd v Liberty Centre Trustee No. 1 Ltd* (2007, ChD Mann J, Unreported) (injunction to restrain self-help remedy for breach of covenant in shopping centre refused)
- *Kilmartin SCI (Hulton House) Ltd v Safeway Stores* [2006] 1 EGLR 59 (specific performance, agreement for lease, RICS code of measuring practice)
- *Slamon v Planchon* [2005] Ch 142 (CA) (collective enfranchisement, resident landlord exemption)
- *First Penthouse Ltd v Channel Hotels and Properties (UK) Ltd* [2004] L&TR 27 (CA) (assignment, breach of covenant, consent, landlord's powers)
- *Aylesford & Co (Estate Agents) Ltd v Al-Habtoor* [2004] 1 P&CR DG11 (agent's entitlement to commission)
- *Aubergine Enterprises Ltd v Lakewood International Ltd* [2002] 1 WLR 2149
- *Paragon Finance Plc v Various Solicitors* [2000] (managed litigation, multiple lender claims against solicitors)
- *Nationwide Building Society v Balmer Radmore* [1999] (managed litigation, multiple lender claims against solicitors)

Notable Cases

82 Portland Place (Freehold) Ltd v Howard De Walden Estates Ltd (2014)

Deutsche Bank Suisse SA v Khan & Ors (2013)

Deutsche Bank (Suisse) SA v Gulzar Ahmed Khan (2013)

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Aylesford & Co (Estate Agents) Ltd v Al-Habtoor (2003)

Aubergine Enterprises Ltd v Lakewood International Ltd (2002)

Edwin Shirley Productions Ltd v Workspace Management Ltd (2001)

Nationwide Building Society v Balmer Radmore (1999)

Memberships

Chancery Bar Association

Qualifications

LLB (Newc)



Recommendations

Enfranchisement Awards, 2014

"Barrister of the Year"

Chambers UK

Real Estate Litigation

"Good all-round leading property junior who is very user-friendly." "He does a lot of enfranchisement work and is very well respected there." (2019)

"He rolls up his sleeves and cuts through the detail to find what's important." "He's very on the ball, he's good with clients and he knows his stuff backwards." (2018)

"He has a massive sense of humour, is really good fun and is absolutely brilliant on the detail." "Allies enthusiasm with real forensic ability." (2017)

"He's excellent at reassuring difficult clients. He masters the documentation and shows forensic attention to detail. He's so diligent."

"He is very commercial and produces sound, practical advice." (2016)

"Most barristers are bright, but he is really over and above the norm, particularly when handling cases that turn on numbers."

"He is very good at producing written work, is immensely hard-working and is pleasant to be around." (2015)

"He is particularly recommended for his work on adverse possession matters."

"Combines excellent attention to detail with a charming manner with clients and is also very responsive."

"Michael's work is superb. He is committed 100% and has a good nose for what will go down well with the judge." (2014)

"incredibly diligent and articulate" "a delight to work with." (2013)

"He offers clients "sound and common sense advice."" (2008)

Legal 500 UK

Property litigation

"A preferred junior for leasehold and enfranchisement cases." (2018/19)

"He attends cases with infectious enthusiasm and inspires confidence." (2017)

"A go-to property barrister, who gives clear-thinking strategic advice." (2016)

"Very user-friendly and presents well to clients." (2015)

"One of the best juniors in the enfranchisement field." (2014)

"Very good with challenging clients." (2013)

Chambers UK

Professional Negligence

"Common-sense approach, which never allows anything to faze him."