MAITLAND

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MICHAEL PRYOR

CALL: 1992

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OVERVIEW

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 2019 Michael was shortlisted for 'Real Estate - Junior of the Year' in the Chambers UK Bar Awards and in 2014 he was awarded 'Barrister of the Year' at the .

EXPERTISE

REAL ESTATE

Michael's 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).

DIRECTORY QUOTES

"A masterful lawyer, confident...a calming influence...his formidable knowledge and strategic thinking leave you in no doubt that this is who you want leading the charge on your behalf."

Legal 500 UK Property Litigation (2027)

"Michael has the ability to see the wood from the trees within a short period of time and achieve the desired result expeditiously."

Chambers UK Real Estate Litigation (2026)

"He is excellent at preparation and undertakes thorough legal research."

Chambers UK Real Estate Litigation (2026)

"He provides proactive, commercial advice."

Legal 500 Property Litigation (2026)

"Michael is user-friendly, has the right balance between academic and pragmatic, and is very good on his feet. He navigates technical points very well and is persuasive in his advocacy."

CHAMBERS UK: REAL ESTATE LITIGATION (2025)

"Michael Pryor has a very engaging personality, and he engages well with clients and courts alike. He is very user-friendly."

Chambers UK Real Estate Litigation (2023)

"He is extremely thorough in his preparation and has very good judgement as to the points to take and to leave. He has very good advocacy skills." "Michael is a strong all-round property barrister."

Chambers UK Real Estate Litigation (2022)

"Very personable, great with clients and robust when necessary." "A good all-round leading property junior and very user-friendly."

Chambers UK Real Estate Litigation (2021)

"Straight-talking, excellent technical abilities, dependable and client-friendly." "One of the most effective

advocates – very clear and concise and has a very ordered mind."

Chambers UK Real Estate Litigation (2020)

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

Chambers UK Real Estate Litigation (2019)

"A preferred junior for leasehold and enfranchisement cases."

Legal 500 UK Property Litigation (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."

Chambers UK Real Estate Litigation (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."

Chambers UK Real Estate Litigation (2017)

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

Chambers UK Real Estate Litigation (2017)

"He attends cases with infectious enthusiasm and inspires confidence."

Legal 500 UK Property Litigation (2017)

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

Legal 500 UK Property Litigation (2016)

MEMBERSHIPS

- Chancery Bar Association

QUALIFICATIONS

- LLB (Newc)

NOTABLE CASES

- *Mohammed Ali Pourghazi (Claimant) v Shahrokh Kamyab & 6 Ors (Defendants & Respondents) & (1) HSBC Private Bank Ltd (2) Investec Bank (Channel Islands) Ltd (Third Parties) (2019)*
- *Nison David Kiwak v (1) Chaim Reiner (2) CHMR Developments Ltd (2017)*
- *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)*
- *Deutsche Bank (Suisse) SA v Gulzar Ahmed Khan (2013)*
- *Hortense Littlewood v David Radford (2009)*
- *Andrew John Crooks v Newdigate Properties Ltd (Formerly UPUK Ltd) (2009)*
- *Risegold Ltd v Escala Ltd (2008)*
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- *Meretz Investments NV & Anor v ACP Ltd & ORS (2007)*
- *Meretz Investments NV & Anor v ACP Ltd & ORS (2007)*
- *Howard De Walden Estates Ltd v Maybury Court Freehold Co Ltd (2007)*
- *Ultimate Leisure Ltd & Anor v Tindle & Anor (2007)*
- *Walbrook Trustees (IOM) Ltd & Ors v Liberty Centre Trustee No.1 Ltd & Ors (2007)*
- *In the matter of the estate of Winifred Victoria Edwards (2007)*
- *Elaine Barrington v Sloane Properties Ltd (2007)*
- *Rowallan Group Ltd v Edgehill Portfolio No 1 Ltd (2007)*
- *Meretz Investments & Anor v ACP Ltd & Ors*
- *Kilmartin SCI (Hulton House) Ltd v Safeway Stores (2006)*
- *First Penthouse Ltd v Channel Hotels and Properties (UK) Ltd (2004)*
- *Slamon v Planchon (2004)*
- *First Penthouse Ltd v Channel Hotels and Properties (UK) Ltd (2003)*
- *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)*