MAITLAND

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RICHARD BOTTOMLEY

CALL: 2013
Email Clerks



OVERVIEW

Richard has a broad commercial and chancery practice with a focus on civil fraud, commercial litigation, telecoms and property litigation.

He frequently appears in the High Court, both led and unled, with substantial experience of complex and high-value trials frequently against silks. He undertook pupillage at a leading criminal set and prides himself on his oral advocacy, drawing on his extensive trial experience as well as the clarity of his written work.

Ongoing or recent instructions include:

- WWRT Ltd (Appellant) -v- Carosan Trading Ltd and another (Respondents) (British Virgin Islands) [2025]

Sole counsel before the Privy Council in a matter concerning Ladd v Marshall and forum conveniens (matter settled before the hearing).

In this case, the Appellant, an English company, claimed to be the indirect assignee, under Ukrainian law, of various tortious claims of a Ukrainian bank against the First Respondent, a BVI company, and the Second Respondent, a Ukrainian businessman. The Appellant alleged that the Respondents defrauded the bank by means of a scheme involving Ukrainian borrowers executing illegitimate commercial loan agreements with the bank, transferring the loaned amounts to, and recycling the funds through, offshore companies, including the First Respondent. Most capital sums were, allegedly, never repaid but taken for the Respondents' benefit.

- (1) Abbotsley Ltd (2) Vivien Saunders -v- (1) Pheasantland Ltd and ors [2025] EWHC 2639 (KB)

Successfully acting in proceedings in which indemnity costs were awarded in relation to two consolidated claims relating to the water supply and alleged forfeiture of 20 luxury log cabins in St Neots. The court heard 19 days

of evidence and came to "some extremely serious conclusions that Ms Saunders has deliberately sought to mislead the court in numerous ways".

The litigation also gave rise to a number of important judgments on recusal: ; the effect of consolidation on cost budgets: ; availability of summary judgment for residential property: ; the admissibility of evidence about unpleaded issues: ; availability of wasted costs mid-trial: ; and strike out for failure of disclosure: .

- British Telecommunication Plc -v- Crown Court at Carlisle [2025] EWHC 1826 (Admin)

Successful judicial review of the decision of Carlisle Crown Court (led by). Richard acted at first instance, and during the successful first appeal unled. It is the leading authority on sentencing under the New Roads and Street Works Act 1991.

EXPERTISE

COMMERCIAL LITIGATION & ARBITRATION

Richard's commercial practice covers contractual disputes, partnership, shareholder and trust disputes.

Recent instructions include:

- Donwood (Double Glazing) Ltd -v- Direct Power Associates & E.ON UK Plc [2026]

Sole counsel acting for a broker who was alleged to have made a semi-secret commission on an electricity contract for its principal.

- Mr Siddiq -v- UMME Construction Services Ltd [2026]

Claim against a building company alleged to have caused Mr Siddiq's house to explode during renovation works.

- Right Legal Group Ltd -v- Kiteleys Solicitors Ltd [2026]

Claim involving two solicitors' firms arising out of an alleged failed franchise agreement.

- Mr Giustra -v- Patissa Ltd and ors [2025]

Acting for a UHNW individual in a breach of contract claim concerning valuable property on Belgrave Square.

CIVIL FRAUD

Richard is regularly instructed in matters involving allegations of fraud or dishonesty. Richard undertook pupillage at a leading criminal law set and is well versed in carousel fraud, APP fraud, insurance fraud and boiler room fraud.

Recent instructions include:

- Matchtech Group (UK) Ltd -v- Peat and ors [2026]

Alleged fraud on the basis of fraudulent misrepresentation.

- Short -v- Hirst [2026]

Directors' dispute about misappropriation of company assets.

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Sole counsel before the Privy Council in a matter concerning Ladd v Marshall and forum conveniens (matter settled before the hearing).

In this case, the Appellant, an English company, claimed to be the indirect assignee, under Ukrainian law, of various tortious claims of a Ukrainian bank against the First Respondent, a BVI company, and the Second Respondent, a Ukrainian businessman. The Appellant alleged that the Respondents defrauded the bank by means of a scheme involving Ukrainian borrowers executing illegitimate commercial loan agreements with the bank, transferring the loaned amounts to, and recycling the funds through, offshore companies, including the First Respondent. Most capital sums were, allegedly, never repaid but taken for the Respondents' benefit.

- Cardium Law Ltd -v- (1) Mr Piper (2) Ms Piper (3) Westwood Village 2 Ltd [2025]

Claim for unlawful means conspiracy and breach of directors' duties.

TELECOMS

Richard is regularly instructed in telecoms litigation, both civil and criminal. He has developed a specialism in the New Roads and Street Works Act 1991, particularly private prosecutions and contested section 74 charges. He has experience of HAUC proceedings as well as arbitration.

Recent cases include:

- British Telecommunication Plc -v- (1) Oliver Connell & Sons Ltd (2) Regency Homes Ltd

High-value claim for damage to BT plant during the construction of a luxury hotel near Heathrow.

- Wiltshire County Council -v- Openreach [2026]

Prosecution of a non-statutory undertaker under the NRSWA. Novel issues as to whether a contractor in the contractual chain can be liable under the NRSWA.

- Vodafone Ltd -v- London Power Networks Plc [2026]

Acting for Vodafone in relation to a high-value claim about damage to Vodafone's plant.

- British Telecommunication Plc -v- Tilia Homes Ltd [2026]

Acting for BT in relation to a claim against a developer for breach of contract, negligence and breach of the NRSWA.

- Scottish Road Works Commissioner -v- BT [2025]

Advising BT in relation to potential proceedings by the Scottish Road Works Commissioner.

- British Telecommunication Plc (BT) -v- Crown Court at Carlisle [2025] EWHC 1826 (Admin)

Successful judicial review of the decision of Carlisle Crown Court (led by). Richard acted at first instance, and during the first appeal. It is the leading authority on prosecutions under the New Roads and Street Works Act 1991.

- British Telecommunication Plc -v- QBE UK Ltd [2025]

Claim against QBE for damage to plant in negligence and under the NRSWA.

REAL ESTATE

Richard acts in all areas of property law, including both commercial and residential landlord and tenant law. He has a particular interest in commercial property disputes and forfeiture matters.

Recent instructions include:

- Poundland Ltd -v- Vali Properties Ltd [2026]

Acting for Poundland in a heavily contested 'unopposed' lease renewal under the Landlord & Tenant Act 1954.

- Mr Gary Love -v- (1) Mr Baird (2) Ms Baird [2026]

Acting against a silk in a case concerning the destruction of a sole means of access. Novel issues concerning the necessity of an easement.

- LBE -v- West Middlesex Club Ltd [2025]

Acting for a golf club in relation to an alleged forfeiture of its leasehold interest.

- (1) Abbotsley Ltd (2) Vivien Saunders -v- (1) Pheasantland Ltd and ors [2025] EWHC 2639 (KB)

Successfully acting in proceedings in which indemnity costs were awarded in relation to two consolidated claims relating to the water supply and alleged forfeiture of 20 luxury log cabins in St Neots. The court heard 19 days of evidence and came to "some extremely serious conclusions that Ms Saunders has deliberately sought to mislead the court in numerous ways."

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- UI 55 Colmore Row Ltd -v- 55 Colmore Row Tenant Ltd [2025]

Led by **Thomas Munby KC** in proceedings concerning the WeWork forfeiture, arising from an alleged insolvency event following WeWork's restructuring in Delaware.

- Mrs Walker -v- Greenhill Solar Farm Ltd [2025]

Advice on compulsory purchase orders, wayleaves and development consent orders.

QUALIFICATIONS

- LL.B. (Hons), Durham University (St Cuthbert's Society)
- BPTC, Kaplan Law School
- Ann Goddard Scholar (Gray's Inn)

MEMBERSHIPS

- Property Bar Association
- COMBAR

NOTABLE CASES