

THE BLUNDELL LECTURES

TOPICAL ISSUES IN PROPERTY LAW

CPD
AVAILABLE

**ALL LECTURES ARE IN-PERSON,
BUT WILL ALSO BE LIVE-STREAMED.**

TUESDAY 2 JUNE 2026
NINE TENTHS OF THE LAW?
ADVERSE POSSESSION AND
TENANT ENCROACHMENT IN THE
MODERN WORLD

Speakers: Judge Ewan Paton and Jamie Sutherland (Falcon Chambers)

TUESDAY 9 JUNE 2026
ILLUMINATING NUISANCE AT
BANKSIDE

Speakers: Kevin Francis (GIA Surveyors) and Elizabeth Fitzgerald (Falcon Chambers)

TUESDAY 16 JUNE 2026
NATURAL CAPITAL – WHAT IS IT,
AND WHAT ARE THE IMPLICATIONS
FOR PROPERTY RIGHTS, VALUATION
PRINCIPLES, AND USER OF LAND?

Speakers: Kate Russell (Tellus Natural Capital), Sholto Moger (Terra Nova Land Management) and Daisy Darrell (Birketts)

TUESDAY 30 JUNE 2026
WHEN CONTRACTS FOR THE SALE OF
LAND GO WRONG: PULL THE RIPCORD
OR PUSH ON THROUGH?

Speakers: Lord Justice Newey and Nathaniel Duckworth KC (Falcon Chambers)

All lectures take place in Inner Temple Lecture Theatre. In-person attendance is encouraged, but online participation is available. Ticket price includes a reception after the lectures.

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THE BLUNDELL LECTURES

TOPICAL ISSUES IN PROPERTY LAW

NINE TENTHS OF THE LAW? ADVERSE POSSESSION AND TENANT ENCROACHMENT IN THE MODERN WORLD

Chair: Esther Woolford (Clarke Willmott).

Speakers: Judge Ewan Paton (First-tier Tribunal, Property Chambers, Land Registration) and Jamie Sutherland (Falcon Chambers).

They say that possession is nine tenths of the law, but is it sometimes less than that? What else does a squatter need to lay claim to land successfully? Drawing on their practical experience and recent case law, Jamie Sutherland and Judge Ewan Paton consider such issues as the workings of the boundary condition for the adverse possession of registered land, the degree to which successive squatters can aggregate periods of possession, and whether the doctrine by which tenants can add to their demised premises by encroachment is based on adverse possession or estoppel. Join us for an in depth and practical discussion of the latest thinking on these perennial, always challenging issues.

**Tuesday 2 June 2026 - 6pm to 7:30pm
followed by refreshments**

Inner Temple Lecture Theatre,
London EC4Y 7HL

ILLUMINATING NUISANCE AT BANKSIDE

Chair: Chhavie Kapoor (Mishcon de Reya).

Speakers: Kevin Francis (GIA Surveyors) and Elizabeth Fitzgerald (Falcon Chambers).

Fancourt J's judgment in *Cooper & others v Ludgate House Limited* [2024] EWHC 1724 (Ch), in which he awarded damages of £1.25m in lieu of an injunction, has been welcomed by practitioners in the rights of light world. It grappled with some of the less well litigated areas of rights of light law, as well as giving a fresh take on a modern-day rights of light dispute, and reiterated the importance of the Supreme Court decision in *Fen Tigers*. In this talk, Kevin Francis and Elizabeth Fitzgerald will explore two areas of particular interest arising from this decision. Kevin will examine the Court's analysis of how light should be measured; and the merits of the Waldram method compared with both the Radiance method and the median daylight illuminance and median daylight approach. Elizabeth will look at Fancourt J's approach to negotiating damages, and analyse the way in which damages were assessed.

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NATURAL CAPITAL - WHAT IS IT, AND WHAT ARE THE IMPLICATIONS FOR PROPERTY RIGHTS, VALUATION PRINCIPLES, AND USER OF LAND?

Chair: Catherine Taskis KC (Falcon Chambers).

Speakers: Kate Russell (Tellus Natural Capital), Sholto Moger (Terra Nova Land Management) and Daisy Darrell (Birketts).

Natural Capital is the largest global asset class. In a break from the traditional Blundell format, a panel of leading experts will discuss the development of Natural Capital as an emerging market, a topic of vital concern to all sectors of the property and financial markets. What will the effect of the Natural Capital market be on conventional relationships between stakeholders in land? What effect will it have on land tenure, planning permission for development, and the way in which overage is negotiated? Are familiar property concepts the appropriate vehicle for giving effect to this new market? And how can the legal and surveying professions ensure we are equipped to advise our clients in the new world of natural capital? These and other fascinating questions will be considered by Kate Russell, Sholto Moger and Daisy Darrell, and moderated by Catherine Taskis KC.

Tuesday 16 June 2026 - 6pm to 7:30pm followed by refreshments
Inner Temple Lecture Theatre,
London EC4Y 7HL

WHEN CONTRACTS FOR THE SALE OF LAND GO WRONG: PULL THE RIPCORD OR PUSH ON THROUGH?

Chair: Janet Bignell KC (Falcon Chambers).

Speakers: Lord Justice Newey and Nathaniel Duckworth KC (Falcon Chambers).

An innocent party faced with a breach of a contract for the sale of land will have to decide whether the breach enables them to escape the contract and claim damages or whether they can instead compel the defaulting party to complete. In this talk, Lord Justice Newey and Nat Duckworth KC will consider a range of issues relevant to this situation, including when a party is truly 'ready, able and willing' to complete, the impact of judgments such as *Olam Global Agri Pte Ltd v Holbud Ltd* [2025] EWHC 3187 (Comm) on the quantification of damages, and the availability of specific performance as a remedy for both vendors and purchasers.

Tuesday 30 June 2026 - 6pm to 7:30pm followed by refreshments
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REASONS TO ATTEND

- Cutting edge of property law
- Eminent speakers from the judiciary and the professions
- Practical and relevant
- Detailed written papers and access to recordings post-event
- Interactive Q&A
- Networking with members of the 3 professions over drinks
- 1.5 hours of technical content per lecture for CPD
- Chance to contribute to thought leadership in key areas

“ The Blundell Lecture Series brings together distinguished speakers to address matters of real significance to property law and practice. Its combination of scholarly insight and practical relevance ensures that it continues to command the respect of the profession. And what is more, they are a great bunch! ”

Kate Andrews

Partner, Hamblins LLP and Chair, Property Litigation Association



The Blundell Series enters its second half century with a forward looking, innovative programme covering key developments in property law, practice and markets. We offer lively lectures in a range of formats, providing indispensable legal and practical insights relevant to all branches of the property professions. Come along to be informed, stimulated, and challenged by the thoughts and aperçus of leading professionals in the field. Continue the discussion informally after each conference with colleagues and collaborators over Inner Temple's finest refreshments.

Learning objective: to improve knowledge and understanding of current trends and important developments in property law.

Learning rationale: to enable the maintenance and development of competence and performance in core areas of practice.

BOOK ONLINE (by card payment)

If you are booking multiple sets of lectures for 5 people or more at the same time and require an invoice please email bookings@blundell-lectures.org directly for further information.

visit: blundell-lectures.org

2026 Lecture Format & Timing:

Each lecture will start promptly at 6pm. Please register at 5.45pm. Lecture 6pm until 7.30pm followed by networking during which refreshments will be served. Finish approx. 8.30pm.

Price (in-person and online):

£90 + VAT = £108 for each lecture.

Special Offer:

If you purchase a complete set of 4 lecture tickets at full price you are entitled to buy a second half price set, at the same time, for use by a colleague of under 4 years PQE. This offer is subject to availability.

The In-Person Ticket (limited numbers)

Includes:

- Attendance in person at Inner Temple
- The lecture followed by Q&A
- Networking with reception after each lecture
- Speakers' written papers
- Access to zoom recording (lecture only) for up to 3 months post-event.

The Online Ticket Includes

- A link to dial in and watch the lecture followed by Q&A online.
- Speakers' written papers
- Access to zoom recording (lecture only) for up to 3 months post-event.

Enquiries: If you have any questions or haven't received your confirmation of booking or tickets please contact Becky Abbott at Quadrilect Conferences.
Email: bookings@blundell-lectures.org Tel: 07800 562623

Terms and Conditions

- The organisers reserve the right to vary the programme/speakers if circumstances dictate.
- The organisers accept no responsibility for views expressed or contained in conference documentation.
- Payment is required on registration.
- Once your booking has been made, cancellations will not be accepted. No refunds will be issued.
- Once booking has been received an automated confirmation email will be sent to the address provided of the person who made the booking with a VAT receipt. Please check your 'junk box' if not received in your inbox within 5 minutes of booking.
- Tickets to attend in person or a link to join the lecture remotely will be issued separately by email a week in advance of each lecture to the email address provided on the booking for the delegate. Again, if not received in your 'inbox' please check your 'junk box'.
- Places at the in-person event are limited and we kindly ask you to turn up at the venue at 5.45pm so we can make a prompt start at 6pm. We will try and accommodate late comers but this can't be guaranteed.
- Each ticket only allows access to one person to attend/view the lecture. Links must not be shared or viewed by more than one person. Observing these terms will maximise the amount raised for the professional charities.
- Access to speakers' papers and lecture recordings will be available in the 'delegate area' of the Blundell website shortly after the event.



VISIT WEBSITE