

BLUNDELL LECTURES

TOPICAL ISSUES IN PROPERTY LAW

In aid of the benevolent associations of
the Bar, The Law Society and The Royal
Institution of Chartered Surveyors

51st ANNUAL SERIES

Nine Tenths of the Law?

**Adverse possession and tenant encroachment in the
modern world**

Tuesday 2 June 2026

Inner Temple Lecture Theatre, London

Supported by Falcon Chambers

SPEAKERS

Tribunal Judge Ewan Paton

Tribunal Judge Ewan Paton has been a full-time Judge of the First-Tier Tribunal, Property Chamber, Land Registration Division since 2021.

He practised for nearly 25 years at the Property and Chancery bar, from Guildhall Chambers in Bristol. He also previously sat as a fee-paid judge both in the Land Registration Division and in the Residential Property Tribunal Wales.

In 2020 he was the co-editor, and is now the sole editor, of Preston & Newsom's *Restrictive Covenants Affecting Freehold Land* (12th edition 2024).

In his spare time, he is a keen runner, currently trying to do triathlon without drowning or crashing. He was once a finalist on *Mastermind*, and also sings in the Bar Choral Society.

Jamie Sutherland, Falcon Chambers

Jamie Sutherland was called to the Bar in 2010 and has been at Falcon Chambers ever since. His work covers all areas of commercial and residential landlord and tenant law and real property law. He is a co-editor of the last two editions of *Muir Watt and Moss on Agricultural Holdings* and his practice includes a substantial amount of litigation and advisory work in agriculture and rural affairs. Over the years, he has come across adverse possession and tenant encroachment in the context of garages, storerooms, car parks and fields.

Chair:

Esther Woolford, Clarke Willmott

Esther Woolford is a partner in Clarke Willmott's Commercial & Private Client Litigation team with over 20 years' experience in complex agricultural and property disputes acting predominantly for private clients, landed estate and agri-businesses. She specialises in agricultural and residential tenancies, real property, flooding, proprietary estoppel, farming partnerships, agri-businesses, judicial reviews, contentious trusts and probate and co-ownership of property, including cases in the Court of Appeal and the Supreme Court. She leads the firm's Agriculture Sector, heading a large cross-office team and acting as key relationship partner for the NFU across Somerset, Dorset, Gloucestershire and Wiltshire. Her cases include major, nationally-reported matters such as *Guest v Guest* in the Supreme Court.

Esther leads a team of 17 disputes lawyers and is ranked Band 1 in Chambers & Partners for Agriculture & Rural Affairs and is regularly highlighted as a leading litigator with a loyal client following. She is also recognised in The Legal 500 as a Leading Individual, with rankings across Agriculture & Rural Affairs, Commercial Litigation and Contentious Trusts & Probate. The 2025 editions refer to her as "a real force to be reckoned with. She is incredibly bright, organised and strategic. She knows her clients and will make sure she meets their needs" and "an exceptional lawyer who leads a strong team. She is well connected, always on top of the issues facing the agricultural sector, and able to give practical advice to help clients deal with their problems as effectively as possible".

Alongside being a member of the Property Litigation Association, she is a Fellow of the Agricultural Law Association, a recommended solicitor for the Tenant Farmers Association and trained as a mediator.

SYNOPSIS

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, a member of Falcon Chambers and Judge Ewan Paton, Land Registration Tribunal Judge, 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.

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SPEAKER PAPERS

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