



Falcon Chambers



Catherine Taskis

Called 1995



Falcon Chambers

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Practice Summary

Catherine is a property litigation specialist, practicing in all aspects of commercial and residential property law, with a particular emphasis on agriculture. She is described as “extremely good”; knowledgeable, focused and “particularly adept at forensic cross examination.” She is a compelling advocate, “able to see both legal and tactical sides of cases”, and has appeared in courts at all levels, both at first instance and on appeal. She also regularly represents clients in the various property tribunals, at arbitration and in mediation.

Her practice encompasses all areas of real property and landlord and tenant litigation, including development agreements, restrictive covenants, land registration, easements, service charges and dilapidations, and business tenancies. She has developed particular expertise in agricultural and rural disputes: agricultural holdings (especially succession and notices to quit); agricultural partnerships and partnership dissolutions; farming, and farm business tenancies. A selection of reported cases appears below.

Catherine is praised for her responsiveness and dedication, and for going the extra mile for her clients.

She is a Fellow of the Chartered Institute of Arbitrators, and sits as a Deputy District Judge in the county court: a valuable insight into litigation from another angle. She is the joint editor of Muir Watt on Agricultural Holdings (14th edition); a contributing author to Atkins Court Forms volume 4, Agricultural Land; and co-editor of the quarterly Woodfall Landlord and Tenant Bulletin. She regularly lectures to professional organisations and solicitors' firms.

- [Education](#)

- Worcester College, Oxford: BA Jurisprudence. (1993) (Andrew Dixon Scholar)
- Worcester College, Oxford: B.C.L. (1994).
- Professional
 - Inns of Court School of Law, Bar Vocational Course: Outstanding (8th in year)
 - Princess Royal Scholarship from Inner Temple for Vocational Course
 - Winner of Inner Temple Mooting Championship (1995)
 - Called 1995, Inner Temple
 - Deputy District Judge 2013
 - Fellow of Chartered Institute of Arbitrators.
- Recent Cases
 - **Kingsley v Kingsley** [2019] EWHC 1073 (Ch). Issues arising from an order permitting the surviving member of a farming partnership to buy farm land which had owned in equal shares with the deceased partner.
 - **Abberley v Abberley** [2019] EWHC 1654 (Ch). Whether heads of terms agreed at a mediation constituted a binding contract.
 - **Marshall v. Scaman and others** [2017] (High Court, Bristol District Registry). A s.68 challenge to an arbitrator's award under the Arbitration Act 1996: concerned issues as to the use of legal assistance by the arbitrator; whether agreed procedures had been departed from and whether this was a procedural irregularity causing substantial injustice; also s.24 applications for removal of the arbitrator.
 - **The Crown Estate v Wakley** [2016] EWHC 3610 Ch (Bristol District Registry). An application by the landlord for forfeiture of a farm business tenancy of a dairy farm; and a counterclaim by the tenant for misrepresentation, breach of covenant and unfair contract terms (UCTA 1977). Involved issues of damages for misrepresentations under s.2 of the Misrepresentation Act 1967, and questions of causation and quantification of loss in a complex case involving expert veterinary, herd production and accounting evidence.
 - **Kerai, Re** [2014] UKUT 153 (LC) (Modification; Restrictive covenants)
 - **Nigel Monkman v. Peter J. Mitchelson and John D. Mitchelson**, ALT/Y/S/59: Agricultural Land Tribunal (Yorkshire and North Humberside), September 1 2009. The issue for the Tribunal was whether Mr Monkman was eligible to be granted a new tenancy of a farm in North Yorkshire in succession to his father; in particular whether he satisfied the "livelihood test" contained in s.36(3)(a) of the Agricultural Holdings Act 1986.
 - **Andrew Duffield and another v. Winifred Gandy** [2008] NPC 46. When considering an application to modify or discharge a restrictive covenant against building a residence in the garden of a property, the lands tribunal had been entitled to conclude that the practical benefits of the restriction to the neighbour were of substantial value or advantage by preventing the erection of a bungalow, which would also involve the ancillary use of the garden adjoining her property.
 - **Cameron Ltd v. Rolls-Royce plc** [2008] L & TR 22. A licence to occupy commercial premises granted under an agreement for lease pending the grant of the lease itself, was not severable from the lease, was granted in the context of the acquisition of a larger interest and therefore was not capable of amounting to a protected lease under the Landlord and Tenant Act 1954 Pt II.
 - **J. D. Wetherspoon v. Jay Mar Estates** [2007] BLR 285. A commercial tenant unsuccessfully invoked the Arbitration Act 1996 s.68(2) to remit a rent review arbitration award for reconsideration. The tenant had not established an irregularity and, even assuming an irregularity, there was no further evidence that would have made a substantial difference to the result. Accordingly, the 'substantial injustice' test in s.68 had not been met.
 - **In Davies and others' application** [2001] 1 EGLR 111. A restrictive covenant was not obsolete merely because the person entitled to the benefit of it was prepared to negotiate terms for its release. An objection to an application under s.84(1)(c) Law of Property Act 1925 for the discharge or modification of such a covenant would inevitably fail if the only loss to the objector was the loss of any opportunity to share in the development value of the subject land.
 - **Platt v London Underground Ltd**, The Times 13.03.01 (derogation from grant of lease of a

- o kiosk at exit of underground station by closure of exit)
- o **Ropac Ltd v Intreprenuer Pub. Co (CPC) Ltd**, [2001] L&TR 93 (the courts jurisdiction to extend time for compliance with a consent order under the CPR's)
- o **In Davies Application** [2001] 03 EG 134 (modification of restrictive covenant under ground (c) of S84 (1) of the Law of Property Act 1925)
- o **McDonnell v Griffey** [1998] EGCS 70 (declaratory relief as to the interpretation of a covenant refused where the exercise purely hypothetical).
- o **Re Priceland Limited Waltham Forest London Borough Council v. Registrar of Companies** [1997] 1 BCLC 467 (factors relevant to the exercise of the Court's discretion to restore a company to the Register under section 653 of the Companies Act 1985).
- Publications
 - o General Editor, Muir Watt & Moss: Agricultural Holdings, 15th edition, Sweet & Maxwell 2018
 - o Assistant Editor, Muir Watt & Moss on Agricultural Holdings, 14th edition, Sweet & Maxwell 1998
 - o Contributor to Woodfall "What's New?" Property Update Service
 - o Editor, Atkins Court Forms, Vol.4 (Title: Agriculture)
 - o Co-editor of quarterly Woodfall Landlord and Tenant Bulletin.

Published Comments

Noted for her far-reaching expertise in both residential and commercial landlord and tenant real property law. Clients also seek her out for her specialism in agricultural law. She is able to advise clients on a host of issues, including service charge disputes. Strengths: "She is very knowledgeable and good with clients." Recent work: Successfully applied to the First-tier Tribunal for a direction for the succession of an agricultural tenancy on the death of the tenancy holder. *Chambers and Partners UK Guide 2020 (Real Estate Litigation)*

"She is extremely impressive, both in writing and on her feet. Able to sensibly get a feel for both the issues and the clients' commercial objectives." *Legal 500 2020*

"Noted for her far-reaching expertise in both residential and commercial landlord and tenant real property law. Clients also seek her out for her specialism in agricultural law. She is able to advise clients on a host of issues, including service charge disputes. Strengths: 'Extremely good on details.' Recent work: Acted in a dispute over whether an agricultural tenancy extended over a farmhouse occupied by the daughter of the director of the farming company which held the tenancy." *Chambers UK Guide 2019 (Real Estate Litigation)*

"Handles a wide range of residential and commercial property cases. She specialises in real property matters and agricultural landlord and tenant disputes. She also has extensive familiarity acting in mediations and arbitrations related to such disputes. Strengths: 'She is extremely good on details.' Recent work: Acted in Harris v Moorhouse Farms, an agricultural tenancy and estoppel dispute." *Chambers UK Guide 2019 (Agriculture & Rural Affairs)*

"Noted for her far-reaching expertise in both residential and commercial landlord and tenant real property law. Clients seek her out for her specialism in agricultural law. Strengths: 'It is always a pleasure instructing her.' 'She is user-friendly, bright and a go-to real estate specialist.' Recent work: Successfully represented the applicant in Kerrai v Radia, an attempt to modify a restrictive covenant that would have prevented building on land." *Chambers UK Guide 2017 (Real Estate Litigation)*

"Great with clients and really understands their commercial requirements." *Legal 500 2018 (Property Litigation)*

"Clients appreciate her technical ability and her cross-examination skills." *Legal 500 2018 (Agriculture)*

"Noted for her far-reaching expertise in both residential and commercial landlord and tenant real property law. Clients seek her out for her specialism in agricultural law. Strengths: 'Her written advice is well presented and she is good with clients in conference.' 'She is extremely thorough and goes the extra mile for clients.' Recent work: Appeared in a £1.7 million landlord and tenant dispute relating to misrepresentation made on the letting of a dairy farm in the Bristol District Registry." *Chambers UK Guide 2018 (Real Estate Litigation)*

"Handles a wide range of residential and commercial property cases. She specialises in real property matters and agricultural landlord and tenant disputes. Strengths: 'She's very good, very bright and she really knows her stuff.' 'Clever, creative and extremely easy to work with.' Recent work: Acted for the Crown Estate Commissioners concerning the letting of a dairy farm." *Chambers UK Guide 2018 (Agriculture & Rural Affairs)*

"Very good at getting into the detail of a case." *Legal 500 2017 (Agriculture)*

"Able to get a good handle on technical expert matters and unafraid to explore interesting options." *Legal 500 2017*

"Well regarded junior whose residential and commercial property practice has a distinct agricultural focus. She advises on real property, and landlord and tenant law. Strengths: 'She's extremely good and particularly adept at forensic cross examination.' 'Very good for agricultural holdings advice and succession claims.' Recent work: Acted in an arbitration for a tenant appealing a notice to quit not served under the Agricultural Holdings Act 1986." *Chambers UK Guide 2017 (Agriculture & Rural Affairs)*

"She provides clear, practical advice on leasehold matters." *Legal 500, 2016*

"She is considered a prime choice for agricultural disputes. Her expertise also spans landlord and tenant matters across the commercial and residential sectors. Strengths: 'Tenacious, user friendly and bright. She is a go to real estate specialist.' 'She is brilliant in providing advice you need really quickly. She's very clear.' Recent work: Successfully acted for the claimant on a matter pursued under the Law of Property Act 1925 in relation to a restrictive covenant on land building." *Chambers UK Guide 2016 (Real Estate Litigation)*

"Known for handling landlord and tenant disputes, including notices to quit. She also advises on contentious farming partnership and agricultural holdings cases. Expertise: 'She is extremely able, knowledgeable, personable and very friendly.' 'She is strong as advising on agricultural issues and also extremely practical.' Recent work: Acted on a case regarding agricultural notices to quit for the purpose of a proposed housing development." *Chambers UK Guide 2016 (Agriculture & Rural Affairs)*

Acts in all areas of commercial and residential landlord and tenant law, and has a well-recognised specialism in agricultural cases. Expertise: 'She is very knowledgeable and gives extremely clear opinions.' 'She is bright and creative, and extremely easy to work with.' Recent work: Acted successfully in a dispute concerning the validity of a notice to quit an agricultural holding served by only one of three joint landlords." *Chambers UK (2015) Real Estate Litigation*

"Advises primarily on landlord and tenant disputes in both the commercial and agricultural

domains. She is also recognised for her expertise concerning farming partnership disputes and agricultural holdings tenancies. Expertise: 'She's very approachable and very helpful. You can pick up the phone and shoot through problems with her - she's very good for that.' 'Very bright and intelligent, she's also practical and very easy to work with.' Recent work: Acting in *Wilkinson v Wilkinson*, an arbitration case concerning the dissolution of a farming partnership." *Chambers UK (2015) Agriculture & Rural Affairs*

"Experienced in landlord and tenant matters and residential and commercial litigation". *Legal 500 2015*.

"Focused, user friendly, and able to see both legal and tactical sides of cases." *The Legal 500 (2014)*

"Catherine Taskis receives recognition for her specialist practice, which covers all areas of commercial and residential landlord and tenant law. Has additional expertise in agricultural law. Expertise: 'Bright and creative, extremely easy to work with'." *Chambers UK (2014) Real Estate Litigation*

"Catherine Taskis, in addition to her wealth of landlord and tenancy disputes expertise, Taskis is also recognised for her strengths on agricultural tenancy succession and Agricultural Holdings Act matters. Expertise: 'Clear, unequivocal and unambiguous in her advice'. 'She's very, very practical and very pragmatic'. Recent work: Taskis recently acted for a client in *Monkman v Mitchelson*, an Agricultural Lands Tribunal case concerning the eligibility of Mr Monkman to be granted a new tenancy of a North Yorkshire farm in succession to his father." *Chambers UK (2014) Agriculture & Rural Affairs*

Listed as a Leading Junior *The Legal 500 (2013)*

"The 'friendly and clever' Catherine Taskis handles all aspects of landlord and tenant law and also has a thriving agricultural law practice." *Chambers UK (2013) Real Estate Litigation*

"Catherine Taskis also wins plaudits for giving 'clear, prompt and concise' advice. She is most frequently noted for her landlord and tenant work, although her practice touches on other aspects of agricultural property law." *Chambers UK (2013) Agriculture & Rural Affairs*

Listed as a Leading Junior *The Legal 500 (2012)*

"Catherine Taskis has a busy practice, and is 'an approachable and particularly persuasive advocate.' Taskis covers the full range of residential and commercial landlord and tenant and real property law issues." *Chambers UK (2012) Real Estate Litigation*

"Catherine Taskis is lauded for her 'knowledge and analytical approach' to agricultural tenancy matters. Solicitors praise her for being 'a thoroughly compelling courtroom performer'." *Chambers UK (2012) Agriculture & Rural Affairs*

Listed as a Leading Junior *The Legal 500 (2011)*

"Catherine Taskis is praised for her responsiveness and dedication to real estate work" *Chambers UK (2011) Real Estate Litigation*

"Also popular is Catherine Taskis who is commended for being 'very smart and direct in her approach'. She advises on a broad range of issues, including landlord and tenant disputes and agricultural tenancy successions". *Chambers UK (2011) Agriculture & Rural Affairs*

Listed as a Leading Junior in Property Litigation *The Legal 500 (2010)*

"Catherine Taskis is "a well-prepared professional who puts across her client's case well," she recently appeared in *Duffield v Gandy*, a case involving aspects of restrictive covenants".
Chambers and Partners (2010) Real Estate Litigation Section

"Commentators recommend Catherine Taskis for her "very straightforward, very direct advice".
Chambers and Partners (2010) Agriculture and Rural Affairs

"Catherine Taskis "provides sound and reliable advice". *The Legal 500 (2009)*

Catherine Taskis is a lawyer whose practice is going from strength to strength. Clients praise her for being "approachable, calm and extremely clever". *Chambers & Partners (2009) Real Estate Section*

"Catherine Taskis is noted for her advocacy skills and for being a "first-rate cross examiner".
Chambers & Partners (2009) Agriculture Section

"Also appreciated is the approachable and calm Catherine Taskis". *The Legal 500 (2008)*

"For agricultural holdings the expertise of Catherine Taskis is beyond reproach." *Chambers and Partners (2008) Real Estate Litigation Section*

"Catherine Taskis is "practical and quick" and is especially adept at counselling on Agricultural Holdings Act disputes". *Chambers and Partners (2008) Agriculture Section*

Listed as a Leading Junior *The Legal 500 (2007) Property Litigation Section*

"Catherine Taskis whose "vast knowledge and technical skills" underpin her strong reputation".
Chambers and Partners (2007) Real Estate Litigation Section

"Catherine Taskis is "highly competent and personable" and has co-edited texts on agricultural holdings". *Chambers and Partners (2007) Agriculture Section*

Listed as a Leading Junior *The Legal 500 (2006) Property Litigation and Agriculture Sections*

"Catherine Taskis is "a persuasive advocate". *Chambers and Partners (2006) Real Estate Litigation Section*

"Catherine Taskis is a good choice among the younger ones as she is "very skilled and knows her stuff". *Chambers and Partners (2006) Agriculture Section*

"Catherine Taskis is highly knowledgeable and user-friendly" *Chambers and Partners (2005) Real Estate Litigation Section*

"Catherine Taskis co-edits a leading book on agricultural holdings and is a skilled junior developing a strong market profile." *Chambers and Partners (2005) Agriculture Section*

Listed as a Leading Junior *The Legal 500 (2004, 2005) Property Litigation Section*

Listed as a Leading Junior *The Legal 500 (2004, 2005) Agriculture Section*

"Catherine Taskis has a broad knowledge of agricultural law". *The Legal 500 (2003) Agriculture Section*

"One of the set's major selling points is its array of top-quality juniors which includes Catherine Taskis". *The Legal 500 (2003) Property Litigation Section*

"Academically accomplished Catherine Taskis is regarded as up to the mark". *Chambers and Partners (2003/2004) Agriculture Section*

The market commends the advocacy skills of Catherine Taskis as very impressive". *Chambers and Partners (2003/2004) Real Estate Litigation Section*

"Also well regarded is Catherine Taskis". *The Legal 500 (2002) Agriculture Section*

"Catherine Taskis receives enthusiastic peer endorsement". *Chambers & Partners (2002/2003)*

"Catherine Taskis is building an agricultural practice" *The Legal 500 (2001)*

Listed as a leading junior *The Legal 500 (2001) Property Litigation Section*

"Catherine Taskis is reportedly unflappable" *Chambers & Partners (2000/2001)*

"New entry Catherine Taskis is recommended as being "one to watch, she's excellent, approachable, tenacious, and always willing to give it a go" *Chambers and Partners (1999/2000)*

"Helpful" *The Lawyer*