Falcon Chambers

Michael Ranson

Called 2019 (admitted as a solicitor 2004)



Practice Summary

Michael Ranson is an experienced real estate lawyer who first qualified as a solicitor in 2004 before transferring to the Bar in 2019. Prior to joining Falcon Chambers he was a partner at Macfarlanes LLP.

Michael accepts instructions across a broad range of contentious and non-contentious real estate work, and frequently appears led and un-led in the High Court, County Court, Upper Tribunal and First-tier Tribunal.

Some of Michael's recent cases have related to the following areas:

- restrictive covenant and easement disputes;
- landlord and tenant disputes involving both residential and commercial property, including Landlord and Tenant Act 1954, service charges, dilapidations, rights of first refusal, enfranchisement and lease extensions;
- disputes concerning the interpretation of leases, contracts and other property and conveyancing documents;
- professional negligence, particularly on the part of conveyancing solicitors;
- proprietary estoppel and unjust enrichment;
- nuisance;
- agricultural property and partnership disputes; and
- land registration issues including boundary disputes.

Recent court or tribunal appearances include:

- acting, alongside Caroline Shea KC, for the defendants in an eight-day High Court proprietary estoppel and unjust enrichment trial;
- acting, alongside Stephen Jourdan KC, for the applicants in a five day Upper Tribunal hearing for modification of a restrictive covenant under s.84 Law of Property Act 1925;
- a High Court claim for a property developer to recover an unpaid deposit from a prospective purchaser which raised novel Coronavirus arguments;
- an appeal concerning the interrelationship between payment of court fees and expiry of limitation periods;
- appearing for the owner of a central London penthouse apartment in a multi-day trial against both her

downstairs neighbour and her landlord concerning escape of water in the building;

- appearing, led by Caroline Shea KC, in a five day High Court trial concerning an agricultural partnership dispute;
- representing a national pub chain in litigation concerning terms pub tenants argued should be implied into its leases;
- appearing for a landlord in a four-day trial against leading counsel to resist the appointment of a manager over prime central London residential property;
- representing a tenant in an arbitration concerning the validity of a notice to quit served under Agricultural Holdings Act 1986;
- representing a nationwide mortgage lender in a multi-day trial concerning redemption of a charge;
- resisting an application in the First-tier Tribunal Property Chamber (Land Registration) for registration of a vehicular right of way over residential property;
- obtaining an urgent High Court freezing injunction over service charge bank accounts;
- representing a residential landlord in First-tier Tribunal proceedings concerning compliance with the service consultation procedure under s.20 Landlord and Tenant Act 1985 including obtaining a costs award in favour of the landlord;
- appearing for the tenant in a contested 1954 Act lease renewal where the tenant and landlord were associated charitable entities; and
- representing a local authority in a claim concerning the validity of various Community Infrastructure Levy demands.

Michael also acts as an arbitrator and is a case reviewer for Advocate, the Bar's national pro bono charity.

Education

LLB Law (hons) – University of Bristol (1997-2000)

Professional

- Member of the Chancery Bar Association, Property Bar Association and the London Common Law & Commercial Bar Association
- 2004 - 2019: Solicitor (and from 2012 partner) at Macfarlanes LLP
- 2018: Higher rights of audience in civil matters
- 2003: Court of Appeal judicial assistant to the head of the Chancery Division, Lord Justice Morritt

Published Comments

"Very personable and easy to work with, Michael quickly establishes a strong rapport with clients and puts them at ease. He is an excellent advocate who presents complex arguments clearly and persuasively." *Legal 500 UK Bar Guide 2027*

“A once in a generation lawyer” *Chambers and Partners 2019*

“Highly intelligent, available and very responsive” *Legal 500 (2019)*

"One of the most sought-after lawyers in London" *Spears 500 2018*

"Meticulous and thorough" *Chambers and Partners 2018*

"[Has] a capacity to retain knowledge that's breath-taking" *Chambers and Partners 2017*