Falcon Chambers

Oliver Radley-Gardner KC

Called 2003 Silk 2021



Practice Summary

Oliver is recommended by the legal directories for real estate, telecommunications and agriculture & rural affairs. He was Chambers and Partners Real Estate Junior of the Year in 2020 and was appointed silk in 2021.

His most recent cases involve diverse questions such as disputes involving the dissolution of large family farming partnerships, commercial office space, forfeiture claims relating to development sites, easement disputes, overage claims and restrictive covenants impeding development. He has also dealt with diverse issues such as undue influence, adverse possession, and implied trusts of land in the Privy Council. His publications are set out below.

He has a specialism in telecommunications cases, and appeared in most of the early, and many of the later, cases in which Code principles were established, including University of London (Court of Appeal), Compton Beauchamp (Supreme Court), Green (Court of Appeal) and a number of Upper Tribunal cases in which valuation and other matters were settled (e.g. Hanover, Stephenson and Vache Farm). He works with WIPs, MNOs and fixed line operators. He is, with Wayne Clark, leading the Chambers team that will produce the second edition of the Chambers book on Electronic Communications Law and Practice.

Oliver has a developing interest in the impact of green issues on private law relationships, and has lectured on MEES and the landlord and tenant relationship, alternative green uses of rural land, and the applicability of the measured duty of care to issues arising out of climate change.

Education

- Keble College, Oxford University BA (1999) (Law with German Law; 1st Class)
- Second, Winter Williams Prize 1997
- University of Regensburg, 1997 - 1998
- Visiting Researcher, Max-Planck-Institute for Foreign and Comparative Law, Hamburg.

Professional

- Called 2003, Grays Inn (Bedingfield Scholarship)
- 2002 - 2003 BPP Law School: Very Competent (5th in year)

- 2001 - 2011 College Teaching Fellow, Pembroke College, Oxford
- 2000 - 2001 Joint Stipendiary College Lecturer, Pembroke and Somerville Colleges, Oxford
- 1999 - 2000 Research Assistant to the Property and Trusts Team, Law Commission, working on the Land Registration Act 2002, Trustee Act 2000 and Property Rights of Homesharers projects
- Fluent German, basic French
- 2009 - Appointed to Attorney General's C Panel
- 2015 - Appointed Junior Counsel to the Crown - B Panel
- 2020 - Chambers and Partners Real Estate Junior of the Year.

Recent Cases

- **OnTower v APW [2026]:** County Court, 1954 Act, validity of section 26 requests, encroachment and estoppel.
- **EE and H3G v Wandsworth [2026] UKUT 299 (LC):** Periodic tenancies, tenancies at will, validity of code notices, availability of Part 4 of the Code to implied periodic tenants.
- **AP Wireless II (UK) Ltd v EE Ltd & Anor [2026] UKUT 45 (LC)**: Periodic tenancies, tenancies at will, validity of code notices, retrospective effect of statutes, role of appellate Court in reviewing inferences drawn from primary findings of fact.
- **Cornerstone Telecommunications Infrastructure Limited v Firoka BIR/00CN/ERO/2025/0637**: Development, Terms, Consideration/Compensation
- **EE and H3G v APW BIR/00CN/ECR/2024/0623**: Notices under the Code, stale notices, abuse of process, 1954 Act cases and the transitional provisions, contracting out clauses
- **Cellnex Connectivity Solutions Limited v Secretary of State for Housing Communities and Local Government BIR/00CN/EIA/2025/0603**: WIP sharing rights, relationship between Code and forfeiture, sensitive sites
- **AP Wireless II (UK) Ltd v On Tower (UK) Ltd [2025] EWCA Civ:** Lease/Licence, term certain, fixed term and periodic tenancies
- **Covent Garden IP Ltd v Cornerstone Telecommunications Infrastructure Ltd [2025] UKUT 136 (LC)**: Procedural irregularity, expert evidence
- **Vodafone Ltd v Icon Tower Infrastructure Ltd & Anor [2025] UKUT 58 (LC):** Grounds of opposition under the Code (breach, development and public benefit), agency relationships
- **Vodafone Ltd v AP Wireless (Cardiff County Court, 20th February 2025)**: Who is “occupier” for the purposes of Part 2 of the Landlord and Tenant Act 1954 in the context of code operators
- **OnTower v APW [2024] UKUT 263 (LC**): Lease/Licence distinction, certainty of term
- **Cornerstone Telecommunications Infrastructure Ltd v Chartered Institute of Personnel and Development [2024] 7 WLUK 753**: Code agreement terms, break clauses, lift and shift provisions
- **EE Ltd v AP Wireless II (UK) Ltd [2024] UKUT 216 (LC)**: “Vache Farm”, break options, rental levels for greenfield sites
- **Gravesham BC v On Tower UK Ltd [2024] UKUT 151 (LC):** Jurisdiction of Tribunal to grant an operator new rights under Code when faced with a removal application.
- **Gormandy & Ors v Trinidad and Tobago Housing Development Corporation (Trinidad and Tobago) [2022] UKPC 55**: adverse possession; concurrent use by third parties; need to identify land claimed, the rule in Devi v Roy; role of appellate courts.
- **O G Thomas Amaethyddiaeth CYF & Anor v Turner & Ors [2022] EWCA Civ 1446:** Notices to quit; agricultural holdings, applicability of Mannai.

- **EE Ltd & Anor v Stephenson & Anor [2022] UKUT 180 (LC):** Electronic Communications Code; Consideration under paragraph 24; Relevance of interposed intermediate leasehold interests.
- **Cornerstone Telecommunications Infrastructure Ltd v Compton Beauchamp Estates Ltd** [2022] UKSC 18: Electronic Communications Code, jurisdiction, meaning of occupier, interrelationship between Part 4 of the Code and the 1954 Act
- **Crawley Borough Council v EE Ltd & Anor** [2022] UKUT 158 (LC) : Electronic Communications Code, Part 6 removal application
- **Enal v Singh & Ors (Trinidad and Tobago)** [2022] UKPC 13: Resulting Trusts; Presumption of Advancement; Undue Influence; Scope and Function of Appellate Courts
- **On Tower UK Ltd v JH & FW Green** [2021] EWCA Civ 1858: Electronic Communications Code; upgrading and sharing rights; correct approach to Part 5 renewals; relevance of terms of prior agreement
- **Wynne-Finch v Natural Resources Body for Wales** [2021] EWCA Civ 1473: Mines & minerals, adverse possession of the mineral stratum.
- **EE Limited and Hutchison 3G UK Limited -vs- Aviva Investors Ground Rent Holdco Limited and Aviva Investors Ground Rent GP Limited** [2021] UKUT 0057 (LC): Electronic Communications Code, When Para 26 interim rights appropriate, costs discretion.
- **CTIL v Ashloch Ltd and APW Ltd** [2021] EWCA Civ 90: Jurisdiction to grant code rights; interaction between Code and 1954 Act; meaning of “occupier”.
- **On Tower UK Ltd v J H & F W Green Ltd** [2020] UKUT 348 (LC): Code rights, sharing and upgrading rights in code agreements, consideration for a rural greenfield site, compensation.
- **Cornerstone Telecommunications Infrastructure Ltd v London & Quadrant Housing Trust** [2020] UKUT 282 (LC): equipment rights, upgrading, sharing rights for wholesale infrastructure providers under the Code and valuation of rooftop sites under the Code.
- **Vodafone Ltd v Hanover Capital Ltd** [2020] EW Misc 18 (CC): with Stephen Jourdan QC, how to value Code transitional agreements under s34 of the 1954 Act; how to reflect paragraph 24 of the Code in s34; effect of willing parties hypothesis; use of a "competitive bidding" model in appropriate cases.
- **Cornerstone Telecommunications Infrastructure Ltd v Central Saint Giles General Partner Ltd & Anor** [2019] UKUT 183 (LC): inspection rights under the Electronic Communications Code.
- **The University of London v Cornerstone Telecommunications Infrastructure Limited** [2019] EWCA Civ 2075: right to a multi-skilled visit, paragraph 26 interim rights under the Electronic Communications Code, relationship with final rights.
- **Cornerstone Telecommunications Infrastructure Ltd v Keast** [2019] UKUT 116 (LC): land/apparatus distinction, jurisdiction in relation to terms that can be imposed, validity of notices, definition of operator.
- **Cornerstone Telecommunications Infrastructure Ltd v The University Of London Re: Lillian Penson Hal**l [2018] UKUT 356 (LC): Electronic communications code; Whether a right to survey forms part of paragraph 3 code rights, whether a paragraph 26 interim rights application can be made on a free-standing basis, application of the “good arguable” test to paragraph 21.
- **Bannerman Town, Millars and John Millars Eleuthera Association v Eleuthera Properties Ltd** (Bahamas) [2018] UKPC 27: Adverse possession by groups of individuals, collective possession, what amounts to acts of possession, quieting of title actions and what constitutes good paper title.
- **Sinclair Gardens Investments (Kensington) Ltd, Re George Court** [2017] UKUT 494 (LC): Lease extensions under the 1993 Act, adjustments to be made to comparables, stripping out 1993 Act rights, the correct approach to relativity
- **Burrows Investments Limited v Ward Homes Limited** [2017] EWCA Civ 1577 (overage, breach of contract, negotiating damages, Wrotham Park damages, interpretation of contract).
- **Downs v Kingsbridge** [2017] UKUT 0237 (LC): agricultural tenancies, Agricultural Holdings Act 1986, retirement and succession, period for establishing principal source of livelihood.

- **Balogun v Boyes Sutton and Perry** [2017] EWCA Civ 75: Professional negligence; Conveyancing negligence allegation against solicitor in relation to restaurant underlease; rights of ventilation; ancillary rights to carry out fit-out works; solicitor's duty to warn where wording of a lease causes difficulty; effect of risk arising out of difficulty not materialising; causation.
- **Marshall v Scaman and others** [2017] (High Court, Bristol): s 68 challenge to an arbitrator's award; use of legal assistance by the arbitrator; whether agreed procedures had been departed from; whether a procedural irregularity causing substantial injustice; s24 applications for removal of arbitrator.
- **The Crown Estate v Wakley** [2016] (High Court, Bristol): misrepresentation, breach of covenant and unfair contract terms (UCTA) issues in relation to a Farm Business Tenancy of a dairy farm. Damages for s2 misrepresentations and causation and quantification of loss in a complex causation case involving expert veterinary and herd production evidence.
- **Re Rae's Application** [2016] UKUT 0552 (LC): Restrictive covenants; discharge and modification; density covenants; scheme of development; modification to allow additional dwelling house.
- **Heathcliffe Properties Ltd v Dodhia & Anor** [2016] EWHC 2628 (Ch): contempt of court, partnership dissolution, sentencing.
- **Sinclair Gardens Investments (Kensington) Ltd v Avon Estates** (London) Ltd [2016] UKUT 317 (LC): residential leases, service charges, costs recovery, right to manage.
- **Sinclair Gardens Investments (Kensington) Ltd v Wisbey** [2016] UKUT 0203 (LC): Individual lease extensions, costs under section 60, what costs are recoverable by a landlord.
- **Sinclair Gardens Investments (Kensington) Limited v Ray** [2015] EWCA Civ 1231: Enfranchisement, Sportelli deferment rates, Non-PCL rates, status of non-guidance Upper Tribunal decisions.
- **Burrows v Ward [2015] EWHC 2287 (Ch):** breach of contract, Wrotham Park damages, overage, negotiating damages, development agreements.
- **West is West Distribution Limited v Icon Film Distribution Limited** [2015] EWHC 838 (Comm): breach of accounting provisions; material breach; contractual termination; breach of obligations taking effect upon termination; damages.
- **Balogun v Boyes Sutton & Perry** [2015] EWHC 275 (QB): conveyancing negligence claim in relation to the grant of underlease of restaurant premises; rights of ventilation; whether a solicitor was bound to go behind his client's instructions on matters of fact and expertise known to the client; scope of rights conferred by the grant of an easement.
- **Elim Court RTM Co Ltd v Avon Freeholds Ltd** [2014] U.K.U.T. 0397 (LC): Right to manage under Part 2 of the Commonhold and Leasehold Reform Act 2002; validity of notices inviting participation; whether statutory requirements were mandatory or directory; whether a defect could be overlooked on the basis of the substantial compliance test identified in Jeyeanthan, R (on the application of) v Secretary of State for the Home Department respondent [1999] EWCA Civ 3010.
- **TFL v Al-Amini** (FTT(PC)) REF/2013/0655 (24th July 2014): adverse possession of highways maintainable at public expense, extent of highways and section 263 of the Highways Act 1980, concurrent Crown and non-Crown limitation periods, alteration of the register.
- **Sinclair Gardens Investments (Kensington) Limited v Rae** [2014] UKUT 0079 (LT): Enfranchisement; Consideration of the generic Sportelli deferment rate outside PCL, and when adjustments to the rate are appropriate.
- **Spencer v Taylor** [2013] E.W.C.A. Civ 1600: Notices under section 21 of the Housing Act 1988. The case decided (a) that a section 21(1) notice can validly be given after the expiry of the fixed term of an assured shorthold tenancy, and (b) that the notice in the instant appeal was a valid section 21(4)(a) notice as its saving provision took effect.
- **Ninety Broomfield Road RTM Company Ltd v Triplerose Limited** [2013] UKUT 0606 (LC): Consolidated appeal relating to the exercise of the right to manage in relation to multiple-block estates.
- **Pineview Limited v 83 Crampton Street RTM Company Limited** [2013] UKUT 0598(LC): Right to manage claim notices under Commonhold and Leasehold Reform Act 2002; identity of signatory and whether appurtenant property must be specified; precedent value of earlier Upper Tribunal decisions.

- **Miller v Gallo** (High Court, ChD, Mann J), LTL 17/6/2013: Insolvency and constructive trusts, assignments and transfers of subsisting beneficial interests.
- **Avon Estates (London) Ltd v Sinclair Gardens Investments (Kensington) Limited** [2013] UKUT 264 LC: residential service charges (test for assessing reasonableness of insurance; payments to agency for claims handling services); function of the Upper Tribunal on appeal by way of review.
- **Sinclair Gardens Investments (Kensington) Ltd v 31 Croydon Road Ltd** [2012] UKUT 310 (Collective enfranchisement; rent review cap by reference to domestic rateable values of no further effect).
- **HMRC v Thaoos and Lissenburg (Bankruptcy, 5770 and 5771 of 2011)**: whether offers made to secure petitioning creditor's debt under section 271(3) of the Insolvency Act 1986 were sufficient; whether the debtors had a human rights defence to a bankruptcy order, or could invoke such a defence by proxy.
- **Khans Solicitors v Chifuntwe and the Secretary of State for the Home Department** [2012] EWHC 2108 (QB) (Costs, solicitor's equitable "lien" over costs, validity of compromise agreements.
- **Sinclair Gardens (Kensington) Investments Ltd v 2 Medina Villas** [2012] PLSCS 132: Collective enfranchisement, valuation of car parking spaces.
- **Scottish Widows Fund & Life Assurance Society v BGC International (Formerly Cantor Fitzgerald International)** [2011] EWHC 729 (Ch): Construction and rectification of rent review provisions under the terms of a lease.
- **Magrath v Parkside Hotels Ltd [2011] EWHC 143 (Ch)**: Easements of fire escape, the common law rule against perpetuities, the rules relating to the variation of routes of rights of way.
- **Extra MSA Services Cobham & Anor v ACCOR UK [2010] EWHC 775 (Ch)**: Application of the principle of construction that a contracting party cannot rely on his own breach of duty to determine a site development agreement.
- **Solomon (R on the application of) v Secretary of State for the Home Department** (2010) (Administrative Court) on the meaning and effect of the Dublin II Regulations, and whether the applicant for judicial review had established that his deportation to Malta would violate Articles 3 and 5 ECHR.
- **Patel v K & J Restaurants Ltd [2010] EWCA Civ 1211:** Forfeiture for breaches of covenants against immoral user (by the activities of a sub-tenant; whether such breach was irremediable) and alienation (whether occupation by a third party under a "management agreement" was an "agency" relationship; whether breach remedied by trial). Also considers relief, and specifically whether costs on relief should be payable by the tenant on an indemnity basis.
- **The Bridgewater Canal Company Limited v GEO Networks Limited** [2010] EWHC 548 (Ch); [2010] 1 W.L.R. 2576 (High Court, Lewison J): A decision on the operation of the Electronic Communications Code, specifically considering the rights of operators under the Code to cross linear obstacles (such as canals), and their obligations to pay consideration for such rights. The case also considered the aspect of the Code's compatibility with the ECHR; [2010] EWCA Civ 1348 (Court of Appeal).
- **Consolidated Finance v Cook, Court of Appeal,** [2010] EWCA Civ 369, [2010] B.P.I.R. 1331 on the recoverability of fees and costs under a mortgage to secure sums advanced by a third party lender to secure the annulment of a bankruptcy.
- **Bradley v Adams** [2009] EWLandRA 2008_1260 (Express and implied trusts of land; formalities for the release of beneficial interests under trusts, section 52(1)(c) of the Law of Property Act 1925).
- **Schilling & Anor v Canary Riverside Estate Management Ltd** [2008] EWLands LRX412007 (Appointment of a manager under the Landlord and Tenant Act 1987)
- **Kshatriya v Choithram International SA** [2008] EWLandRA 2006_0170 (Limitation of actions, mortgages)
- **Sancheti v The Mayor & Commonality & Citizens of the City of London [2008] EWCA Civ 1283,** (2008) 2 CLC 730 : (2009) 1 Lloyd's Rep 117 : Whether a bilateral investment treaty, granting inward investors of a foreign state a right to international arbitration against the United Kingdom, entitled such an investor to a stay under section 9 of the Arbitration Act 1996 or under the inherent jurisdiction in proceedings for rent arrears brought by a local authority.

- **Leriche v Cherry** [2008] U.K.P.C. 35 (Resulting and constructive trusts).
- **Totton & Eling Town Council v Caunter** [2008] All E.R. (D) 133: Whether negotiations between the paper owner and the squatter for the sale of the land being adversely possessed gave rise to an implied licence which stopped time running in favour of the squatter, and whether and how such a licence could be brought to an end.

Publications

Books

- The Electronic Communications Code and Property Law Practice and Procedure (contributing author)
- Adverse Possession (2nd ed., with Stephen Jourdan QC)
- Residential and Commercial Service Charges (with Adam Rosenthal, Elizabeth Fitzgerald, Nathaniel Duckworth and Philip Sissons)
- Fisher and Lightwood's Law of Mortgages (14th ed., Wayne Clark co-ordinating editor)
- Fundamental Texts on European Private Law (with Professor Hugh Beale, Professor Reinhard Zimmermann, Professor Rainer Schulze)

Articles (Selection)

- "Foisted Permission & Adverse Possession" [2017] 133 Law Quarterly Review 214
- Contributing Editor to Woodfall's Landlord and Tenant Bulletin
- Contributor to The In House Lawyer
- "Right to Manage: Ironing Out the Kinks" (2014) L&TR 133 (with Adam Rosenthal)
- "Look Behind the Mast" (2007) EG 179 (Telecoms; with Jonathan Small QC)
- "Pye v UK – The View From England" (2007) European Review of Private Law 289 (Adverse Possession, Human Rights)
- "Tenants and Insolvency" (2007) 1 Woodfall Landlord and Tenant Bulletin
- "Civilized Squatting" (2005) OJLS 727 (Adverse Possession)
- "Section 15 of TLATA, or, The Importance of Being Earners" [2003] 5 Web JCLI (Trusts of Land, Co-Owners)

Published Comments

"Oliver Radley-Gardner is Mr Telecoms." *Chambers and Partners UK Bar Guide 2027 (Telecommunications)*

"Oliver's written advice is highly technical yet concise, and his advocacy is second to none." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Oliver brings a meticulous eye for detail to every instruction, ensuring that even the most complex issues are addressed with thoroughness and precision. His advice is consistently commercially astute and reflective of a deep appreciation for the rapidly shifting telecommunications landscape, enabling him to offer counsel that is both pragmatic and forward-thinking." *Legal 500 UK Bar Guide 2027 (Telecoms Regulation)*

"Oliver Radley-Gardner is very clever. He is also a fine advocate. I consider him to be outstanding." *Chambers*

and Partners UK Bar Guide 2027 (Agriculture & Rural Affairs)

"Oliver possesses a distinguished understanding of the Telecommunications Code, and his breadth of experience lends his guidance a rare authority and practical depth. His advocacy before the tribunal is assured and persuasive. Oliver's combination of technical expertise, commercial awareness, and client-focused approach makes him an exceptional barrister to instruct." *Legal 500 UK Bar Guide 2027 (Telecoms Regulation)*

"Oliver's advocacy was crucial in achieving the client's objectives. He is incredibly adept at thinking creatively when required and is also great with clients" *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Oliver is one of the most experienced barristers on easements. There is nothing that he does not know. He is fiercely intelligent but hands-on and willing to get stuck in. He was particularly helpful on the easement issue and left us with a clear understanding of how to address the issue." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Fantastically robust and always willing to roll up his sleeves for the client. His excellent communication skills mean that he is great with clients and instructing solicitors alike. He is always willing to give his view on the merits - something increasingly rare among barristers." *Legal 500 UK Bar Guide 2027 (Agriculture)*

"Oliver has a first-class mind and his paperwork reflects that. He is a fine advocate and very popular with clients." *Chambers and Partners UK Bar Guide 2026 (Agriculture & Rural Affairs)*

"His knowledge and practical application is tremendous." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"In front of a judge, Oliver Radley-Gardner is the advocate the clients want to be standing on their side of the room. His knowledge and experience are without equal." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Oliver is a pleasure to deal with and a veritable encyclopaedia." *Chambers and Partners UK Bar Guide 2026 (Agriculture & Rural Affairs)*

"Oliver is excellent on his feet and fully alive to the wider strategic and commercial picture." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Oliver Radley-Gardner's strength is as an advocate. He can cut to the heart of issues succinctly." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"He provides really clear and effective oral and written submissions and is exceptional at client management." *Chambers and Partners UK Bar Guide 2026 (Agriculture & Rural Affairs)*

"Oliver Radley-Gardner is a leading barrister in telecom code matters." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"His advocacy is done in such a way that brings ideas to life and changes very set views on particular aspects." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Oliver Radley-Gardner is incredible on his feet; that is where he comes into his own. He is great with clients and incredibly user-friendly." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Oliver Radley-Gardner is great to work with as he is incredibly commercial, friendly and knows the Code like the back of his hand." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Oliver's advocacy is brilliant and great to watch in action. Oliver gets to the important points, is very clear and concise and is also great at thinking on his feet, as well as at tailoring style to the relevant audience." *Legal 500*

UK Bar Guide 2026 (Telecoms)

"Oliver is an incredible advocate. He is very collaborative in his approach and very easy to work with." *Legal 500 UK Bar Guide 2026 (Property Litigation)*

"Oliver Radley-Gardner KC is acknowledged for his expertise in telecoms-related cases. His diverse property practice incorporates landlord and tenant litigation, as well as agricultural land disputes." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Oliver is a fantastic advocate and has a great understanding of his clients' needs in line with their broader business strategy." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Oliver is outstanding. He is incredibly knowledgeable and an excellent tactician." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Oliver is easy to work with, collaborative and well regarded by clients." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Oliver Radley-Gardner KC Oliver Radley-Gardner KC is a specialist rural property barrister with a strong practice in boundaries and rights of way disputes. He also handles farming and agricultural tenancy succession claims. His experience extends to rent review and valuation matters in the context of agricultural leases. Oliver Radley-Gardner KC is a specialist rural property barrister with a strong practice in boundaries and rights of way disputes. He also handles farming and agricultural tenancy succession claims. His experience extends to rent review and valuation matters in the context of agricultural leases." *Chambers and Partners UK Bar Guide 2025 (Agriculture & Rural Affairs)*

"Oliver is incredibly knowledgeable and an excellent tactician. He's really easy to work with, helpful and collaborative." *Chambers and Partners UK Bar Guide 2025 (Agriculture & Rural Affairs)*

"Oliver Radley-Gardner KC is highlighted as an excellent choice for real estate-linked telecommunications cases. His proven sector knowledge also earns him roles on the operator side of advisory mandates relating to the implementation of the new Electronic Communications Code. Radley-Gardner earns praise for his knowledge of the Code and for his advocacy skills." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"He is excellent to work with - very smart but down to earth with it." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"Oliver is really personable, has a great turn of phrase and understands what's needed." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"Oliver is an excellent advocate and great with clients." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"Oliver really is the best telecoms silk in the market. He has been involved in virtually every major case on the topic and – quite frankly – what he doesn’t know about the telecoms code isn’t worth knowing." *Legal 500 Bar Guide 2025*

"Oliver has a deep understanding of both legal technical aspects and the client’s needs and demands. A confident advocate." *Legal 500 UK Bar Guide 2025*

"Oliver is the counsel of choice for so many telecommunications clients for a reason. He is accessible, brilliantly smart and savvy." *Chambers and Partners UK Guide 2024 (Telecommunications)*

"An absolute go-to for clear and pragmatic advice on often incredibly complicated matters. He is exemplary at setting out the legal position and understanding and advising on the commercial nuances and risks that are involved." *Chambers and Partners UK Guide 2024 (Telecommunications)*

"Oliver Radley-Gardner has produced excellent work on difficult restrictive covenant matters and the quality of his written work has helped opponent's understand the need to settle." *Chambers and Partners UK Guide 2024 (Agriculture and Rural Affairs)*

"Oliver Radley-Gardner is a great barrister to work with, very able and always has the answers to our questions." *Chambers and Partners UK Guide 2024 (Agriculture and Rural Affairs)*

"Oliver is excellent with clients and his advice is assured and commercial." *Chambers and Partners UK Guide 2024 (Real Estate Litigation)*

"He is quite simply brilliant. However, more than that he is a pleasure to work with and someone you know has your client's back at every turn." *Chambers and Partners UK Guide 2024 (Real Estate Litigation)*

'He is an expert in the field of the Telecommunications Code - there is scarcely a barrister that knows more about the subject. He is approachable and always willing to make himself available for clients.' *Legal 500 UK Bar Guide 2024*

"An outstanding silk who is popular with clients." *Legal 500 UK Bar Guide 2024*

"Oliver is simply one of the brightest lights on the horizon. He is right up there with the cleverest of the clever, but he also has great people skills, a good sense of humour and is an excellent advocate." *Chambers and Partners UK Guide 2023*

"Having lived and breathed property litigation for so long, Oliver is a silk who knows the relevant legislation better than anyone else. He is a particularly strong cross-examiner, often knowing the evidence better than the witnesses before him. ' *Legal 500 UK Bar Guide 2023*

"Oliver Radley-Gardner QC is acknowledged for his growing expertise in telecoms-related cases. His diverse property practice that incorporates landlord and tenant litigation, as well agricultural land disputes. Strengths: "He is first-class." "The go-to barrister for telecoms operators on the Electronic Communications Code." "An absolutely phenomenal barrister." *Chambers and Partners Guide 2022 (Real Estate)*

"Oliver Radley-Gardner QC is highlighted as an excellent choice for real estate-linked telecoms cases. His proven sector knowledge also earns him roles on the operator side of advisory mandates relating to the implementation of the new Electronic Communications Code. Radley-Gardner earns praise for his knowledge of the Code and for his advocacy skills. Strengths: "He is extremely knowledgeable in the telecommunications sector and is very client-friendly; he always makes clients feel comfortable when advising in conferences." "He is really strong in his advocacy." "He has a very deep understanding of the Code and really thinks through the best way to approach the point." *Chambers and Partners UK Guide 2022 (Telecommunications)*

"Oliver Radley-Gardner QC is a specialist rural property barrister with a strong practice in boundaries and rights of way disputes. He also handles farming and agricultural tenancy succession claims. His experience extends to rent review and valuation matters in the context of agricultural leases. Strengths: "His dedication to the client's cause is unlike anything else. He's very affable and pleasant, but ferocious in the courtroom." *Chambers and Partners UK Guide 2022 (Agriculture and Rural Affairs)*

"Acknowledged for his diverse property practice that incorporates proprietary estoppel, negligence issues, and landlord and tenant litigation. He also has a burgeoning reputation in telecoms-related cases and is well versed in agricultural holdings litigation. Strengths: "His knowledge and ability to retain facts are phenomenal." "He is able to translate legal complexities into analogies." "Extremely bright, able and hard-working. A delight to work with." *Chambers and Partners UK Guide 2021 (Real Estate Litigation)*

Highlighted as an excellent choice for real estate-linked telecoms cases. His proven sector knowledge also earns him roles on the operator side of advisory mandates relating to the implementation of the new Electronic Communications Code. Radley-Gardner earns praise for his knowledge of the code and his written work on the subject. Strengths: "He is very user-friendly, extremely knowledgeable, highly capable, and someone with outstanding advocacy skills." "He has an excellent ability to think on his feet and you always feel in safe hands

when he is on board. Oliver is happy to pick up the phone when you need something, and his advocacy and linguistic skills are up there with the best." *Chambers and Partners UK Guide 2021 (Telecommunications)*

A specialist rural property barrister with a strong practice in boundaries and rights of way disputes. He also handles farming and agricultural tenancy succession claims. His experience extends to rent review and valuation matters in the context of agricultural leases. Strengths: "He is hard-working and has an eye for agricultural law." "His knowledge and ability to retain facts is phenomenal." *Chambers and Partners Guide 2021 (Agriculture & Rural Affairs)*

"One of the market's best for agricultural matters." *Legal 500 UK Bar Guide 2021 (Agriculture)*

'He really is brilliant, resourceful and grounded; is a real whizz at telecoms.' *Legal 500 UK Bar Guide 2021*

'One of the market's best for agricultural matters.' *Legal 500 UK Bar Guide 2021 (Agriculture)*

"Acknowledged for his diverse property practice that incorporates proprietary estoppel, negligence issues, and landlord and tenant litigation. He also has a burgeoning reputation in telecoms-related cases and is well versed in agricultural holdings litigation. Strengths: "Balances excellent technical knowledge with a user-friendly approach." "Very bright and very able." "An excellent and compelling advocate." *Chambers and Partners UK Guide 2020 (Real Estate Litigation)*

"He is clearly incredibly bright, impresses clients and is also liked by them." *Legal 500 UK Bar Guide 2020*

"Acknowledged for his diverse property practice that incorporates proprietary estoppel, negligence issues, and landlord and tenant litigation. He also has a burgeoning reputation in telecoms-related cases. Strengths: 'Exceptionally good at advising on telecoms matters.' 'Gets to grips with the most complex disputes and explains them in a client-friendly way.' Recent work: Acted before the Court of Appeal in Burrows v Ward, a case concerning overage, breach of contract, negotiating damages, Wrotham Park damages and interpretation of contract." *Chambers UK Guide 2019 (Real Estate Litigation)*

"Oliver is an expert in real estate matters such as easements, enfranchisement and breach of covenant. Peers "rate him very highly" and praise him for being "extremely commercially minded." *Who's Who Legal UK Bar 2019 Guide*

"A specialist rural property barrister with a strong practice in boundaries and rights of way disputes. He also handles farming and agricultural tenancy succession claims. His experience extends to rent review and valuation matters in the context of agricultural leases. Strengths: 'He is very, very thorough, very bright, and has broad knowledge across rural affairs matters. His property knowledge is very in-depth too - he can really dig down into the roots of the law to find solutions.' 'He's very creative and you want him on your side, especially when you need some imagination in your case.' Recent work: Acted in Crown Estate v Wakley, a case concerning a breach of a lease of a farm." *Chambers UK Guide 2019 (Agriculture & Rural Affairs)*

"Highlighted as an excellent choice for real estate-linked telecoms cases. He attracts considerable praise for his work on behalf of landowners seeking to remove telecoms equipment from their land. His proven sector knowledge also earns him roles on the operator side of advisory mandates relating to the implementation of the new Electronic Communications Code. '"Practical, pragmatic and someone who responds very quickly." "He has a nice understated manner; he isn't aggressive but gets what he needs to get out of negotiations.' 'His knowledge and experience of the sector are second to none and he is very user-friendly'." *Chambers UK Guide 2019 (Telecommunications)*

"Impressive in court with the ability to identify the key issues." *Legal 500 UK Bar Guide 2018 (Property Litigation)*

"A very robust barrister, keeps the client focused on the key issues." *Legal 500 UK Bar Guide 2018 (Agriculture)*