Falcon Chambers

# Taylor Briggs

**Called 2021**



## Practice Summary

Taylor practises in all areas of real property and landlord and tenant law, both residential and commercial. In addition to her busy advisory practice, Taylor regularly appears in the County Court and First-tier Tribunal. She has also appeared in a number of cases before the Upper Tribunal and High Court.

Taylor's recent cases have related to the following areas:

- Commercial landlord and tenant, including renewals under the 1954 Act, dilapidations, as well as forfeiture and other possession proceedings.
- Residential landlord and tenant, including possession proceedings, service charge disputes, and rights of first refusal
- Restrictive covenants
- Telecommunications
- Mortgages
- Proprietary estoppel
- Adverse possession, trespass, and boundary disputes
- The Sanctions and Anti-Money Laundering Act 2018 and the sanctions regimes made thereunder
- Agriculture

Taylor was rated as "Up and Coming" in the 2026 edition of the Chambers and Partners UK Bar Guide.

## Education

- BCL, Brasenose College, University of Oxford – Distinction
- BA Law, Peterhouse, University of Cambridge – Double First Class
- College Prize (Brasenose – 2020)
- 3 Verulam Buildings BCL Scholarship (University of Oxford – 2019)
- Wilson Butler Prize for Law (Peterhouse – 2019)
- De Montmorency Prize in Law (Peterhouse, University of Cambridge – 2018, 2019)

- College Prize (Peterhouse – 2018, 2019)
- Title of Senior Scholar in Law (Peterhouse – 2018, 2019)
- Exhibition (Peterhouse – 2017)

## Professional

- Bar Vocational Studies, City, University of London – Distinction (3rd in year)
- Eldon Law Scholarship for the most promising Oxford graduate intending to practise at the Bar (University of Oxford – 2021)
- Barstow Scholarship (City – 2021)
- Buchanan Prize (Lincoln's Inn – 2021)
- Lord Denning Scholarship (Lincoln's Inn – 2020)

## Publications

**Service, please!** NLJ 2025, 175 (8117), 14-15.

**Under (re)development** NLJ 2024, 174 (8075), 11-12.

**Covenants: hostile to home working?** NLJ 2023, 173 (8028), 11-12.

Taylor is also a contributing editor for the book '**Charging Orders on Land: Law, Practice and Precedents**' (2nd edition, January 2024).

## Recent cases

**On Tower UK Limited v AP Wireless II (UK) Limited ("Lupton Road"):** Taylor appeared as junior counsel for the operator in a three-day preliminary issue trial in respect of nine telecommunications sites.

**Cornish v The Great Sanders House Management Company Ltd:** Taylor acted for the successful freeholder in a trial before the First-tier Tribunal (Residential Property) concerning the reasonableness of service charges.

**Morion 1 Ltd and Morion 2 Ltd v Daly:** Taylor acted for the successful Claimants in a three-day, multi-track trial of a claim to possession of premises let on an assured shorthold tenancy, which raised various issues relating to disrepair, the service of notices, and principles of agency law.

**University of London v Harvie-Clark and others [2024] EWHC 2895 (Ch):** Taylor, led by Kester Lees KC, acted for the successful Claimant. Mr Justice Thompsell granted a precautionary interim injunction restraining three named Defendants and persons unknown from undertaking various protest activities on land belonging to the University of London.

**University of London v Harvie-Clark and others:** Taylor, led by Kester Lees KC, acted for the successful Claimant. Deputy Master Rhys granted possession orders in respect of various parcels of land which had been occupied by protestors.

**Santander UK plc v Custance:** Taylor acted for the successful lender in the trial of a claim to possession of mortgaged premises following the expiry of the term of an interest-only mortgage. The claim raised issues

surrounding the extent to which a mortgagee is obliged to take steps to redeem life assurance and endowment policies.

**Old Street Retail Trustee (Jersey) 1 Ltd and Old Street Retail Trustee (Jersey) 2 Ltd v Argos Ltd:** Taylor was led by Stephen Jourdan KC in a three-day High Court trial involving the construction of a covenant in commercial lease to use premises only for such non-food retail use within Class A1 of Use Classes Order as landlord shall approve – specifically, whether the retail tenant was permitted to sell goods both to visiting customers and those who order online for delivery elsewhere. The case settled after trial.

**EE Ltd v Snowdonia National Park Authority:** Taylor was briefed in the trial of an application under paragraph 20 of the Electronic Communications Code. The case settled mid-trial.

**Bank of Scotland plc v Tomlinson:** Taylor acted for the successful mortgagee in a two-day, multi-track trial before Her Honour Judge Brown sitting at Canterbury County Court. The claim for unlawful forfeiture raised various issues, including the scope and application of ss.166 and 167 of the Commonhold and Leasehold Reform Act 2002.

**Barnard v Brandon & Others [2023] EWHC 3043 (Ch):** Taylor, led by Cecily Crampin, acted for the successful Fourth Defendant. Both Taylor and Cecily appeared pro bono and were instructed via Advocate. The claim arose out of an order made on a previous fraudulent misrepresentation claim and involved issues of construction of court orders, trust law, mortgagee sale to self, and sale at an undervalue.

In June 2023, Taylor was briefed as junior counsel, being led by Ciara Fairley, in a high value (£5m+) family farming proprietary estoppel dispute. The case, which was listed for a two-week trial with evidence from 33 lay witnesses and 5 expert witnesses, settled shortly before trial.

**Khanna v 65 Priory Road Ltd:** Taylor acted for the successful freeholder in a two-day trial before the First-tier Tribunal (Residential Property) concerning the reasonableness of service charges over a seven-year period.

## Published Comments

"Taylor Briggs is an outstanding junior barrister; her expertise and ability on her feet far surpass her level of call." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Taylor is incredibly bright, very user-friendly, and a precise, clear advocate." *Legal 500 UK Bar Guide 2027 (Telecoms Regulation)*

"She is absolutely amazing; experienced beyond her years and an absolute asset." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Taylor is both legally and commercially savvy. She is excellent at identifying the key issues and providing practical advice. She is also a strong advocate and able to think quickly on her feet." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Taylor is up there with the best junior counsel we have ever used. She is extremely bright and very persuasive, with a no-nonsense style matched with efficiency and peerless professionalism." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"She continually impresses us and, when you look at the attributes that made the elites, she has the same traits" *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Taylor has an excellent knowledge of property law and is very quick on her feet." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*