



Julian Greenhill QC

Call: 1997

Silk: 2018

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Clerks' Details

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Qualifications and Appointments

- MA (Cantab), Double First in History, Matthew Wren Scholar of Peterhouse
- Dip Law (City)

“Really outstanding, he is incredibly bright but also extremely user-friendly”

The Legal 500, 2021

Memberships

- Chancery Bar Association
- Property Bar Association
- COMBAR

Publications

- 'Clauses That Catch: Agreements and Development' (2018 Blundell Lecture)
- ['Tindall Cobham 1 Ltd v Adda Hotels'](#) (2015) *Wilberforce Property Update* (Issue 1) May 2015
- ['Good Faith' clauses in development agreements](#) (2012) *Development Disputes: Current issues for property litigators*
- [Reinstatement of alterations at the end of a lease](#) (2008) *Hot Topics in Property Law: A Surveyor's Guide*
- Atkin's Court Forms Vol 34, Restrictive Covenants and Sale of Land (2008) (editor)

Practice Overview

Julian is a property, commercial and professional liability specialist. Often his cases straddle these different fields. Julian prides himself on handling often complex cases in an approachable and user-friendly manner. Persuasive advocacy, both oral and written, is central to Julian's approach in every case. The core of Julian's experience lies in commercial property litigation and commercial litigation where the subject or context of the dispute is property. This includes advice and litigation in the following core areas:

- Property development agreements including development funding agreements, option agreements, joint ventures, promotion agreements, and collaboration agreements. In 2018 Julian gave a Blundell Lecture on 'Clauses That Catch: Agreements and Development'.
- Sale and purchase agreements including overage and clawback arrangements.
- Land Registration and real property disputes (easements, restrictive covenants etc) especially arising in the context of commercial or development land.
- Business landlord and tenant disputes including guarantees and leasehold covenants, rent review, and business lease renewal.
- Telecoms and electronic communications, acting for and advising landowners faced with applications from telecoms operators under the "new" Electronic Communications Code 2017 including *Cornerstone v St Giles General Partner Ltd* [2019] UKUT 103 (LC).
- Utilities including water and sewerage, gas and electricity supply.
- Insurance claims relating to real property and disputes over insurance covenants in business leases.
- Property-related insolvency including administration, receivership and CVAs.
- Arbitration of commercial property and property-related disputes.
- Equitable and pre-emptive remedies in relation to disputes involving property including specific performance and injunctive relief including freezing orders. Julian has particular experience of contractual rectification claims having acted in the leading rectification case of *Chartbrook Limited v Persimmon Homes* [2009] AC 1101 (voted one of the fifteen most important cases of the last 125 years in an ICLR poll in 2015) and in numerous other rectification cases.



Practice overview continued

- Professional negligence work in a property context including claims arising from any of the above areas brought against solicitors, surveyors, valuers, insurance brokers, and land agents.

Recent editions of the leading directories have described Julian as "*dynamic, forward thinking, progressive and engaged*", "*an instructing solicitor's dream; he is unafraid to stick to his views, and holds his own against leading silks*", "*phenomenally efficient and has a very good knowledge of the law*", and "*a great team player, commercial, hard-working, and clients really trust him*". He is "*superb value for money*", "*brilliant at finding and articulating strong arguments*", and "*provides comprehensive advice and is extremely user-friendly*".

Julian is again listed in the **Who's Who Legal: UK Bar 2020** for Real Estate.

Julian welcomes invitations to act on expert determinations to determine disputes within his areas of expertise at the request of parties to disputes.

Domestic Arbitration & ADR

Julian regularly acts in arbitrations and other forms of non-litigious dispute resolution both in the property and commercial fields. In addition Julian has experience of acting both as a 'legal assessor' and as an expert, determining disputes at the request of parties.

Notable cases (anonimised to preserve confidentiality) include:

- Acting for the owner of a series of poultry farms in a high value arbitration against an energy company for defects in the installation and maintenance of a large number of renewable-energy heating systems at the farms (2019, ongoing)
- Acting in an arbitration under LCIA Rules between a national utility company and its counterparty under a £ multi-billion sale and leaseback arrangement of the utility company's entire property portfolio (2015).
- Acting for and advising a major utility company in relation to an arbitration under LCIA Rules concerning the financial treatment of certain properties following a sale and leaseback of the company's real estate (2013).
- Acting as legal assessor in advising an expert in relation to a rent review arbitration on a tied public house in London (2013).
- Acting in an arbitration for a firm of medical practitioners in a dispute over the expulsion of a partner from the firm (2012).
- Acting in a rent review arbitration in relation to a large retail unit in West Sussex (2012).
- Acting as an expert in order to determine whether certain documents should be disclosed by one party to the other, in relation to a dispute over the making of malicious allegations against a company (2011).
- Acting as an expert in order to determine whether certain deductions were rightly made in the apportionment of rent following the sale of a shopping centre (2011).
- Acting in a rent review arbitration in relation to a large hotel in central London (2009).
- Acting in an arbitration under ICC Rules in Toronto, Canada concerning a dispute over the licence for the principal patents covering the manufacture and use of polynucleotide arrays, the enabling technology in genetic analysis (2004).