

Landmark Chambers

Barrister CV

Katharine Holland KC



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Katharine Holland KC

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Katharine Holland KC MA BCL (Oxon) DipICArb FCIArb practice encompasses all aspects of property litigation. Directory quotes say Katharine is “a pre-eminent expert in her field”, “phenomenal”, “goes the extra mile” and “gives clients a super, fabulous service”.



Expertise

Property

Contact Practice Managers

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Practice Summary

Katharine has appeared in a wealth of reported cases during her career involving all types of property litigation disputes and many of which have been high profile. She is experienced in acting in all courts and tribunals to the highest level and is regularly instructed on complex advisory matters.

In 2003, Katharine obtained the first injunction to be granted against ‘persons unknown’ in the context of trespass and protest demonstrations in the Hampshire Waste case. Since then, Katharine has acted on many trespass cases relating to all types of sectors. She is a CEDR Accredited Mediator and a Fellow of the Chartered Institute of Arbitrators and in 2009 received a Diploma in International Commercial Arbitration.

The current 2023 Legal 500 says "An incredibly intelligent silk, Katharine is committed to providing a first-class service to her

clients. Her advocacy skills have undoubtedly been the deciding factor in winning some particularly difficult cases." and the 2023 Chambers & Partners says "Katharine is willing to give up her time and be available late into the evening to assist. She is our go-to person for urgent matters. Katharine is incredibly personable."

Other past directory references have included:

"very bright, innovative and passionate about what she does."

"Katharine always goes the extra mile. She is responsive, quick and forceful on her feet."

"She goes after every point with everything she's got and she has a real determination to win."

"She continues to be an excellent silk."

"A very strong advocate who obtains a client's confidence and respect very quickly. Her ability to get to the heart of a dispute never ceases to impress. An absolute class act and an excellent team player."

"Simply astonishing to watch on her feet."

"Sources agree that Holland dazzles in court... astonishing to watch on her feet – she is razor-sharp and one of the best cross-examiners around."

"Her ability to devour a lengthy and complex brief and summarise it in a few short paragraphs is mindblowing."

"A firm favourite of countless solicitors who agree that she is phenomenal and delivers consistently time and again. A fearsome fighter. Katharine is a hugely committed barrister. When you are up against it and need someone to really knuckle down there is no-one with more commitment or energy."

"Retains a first tier ranking with plaudits: can't praise her enough, a team player, extremely knowledgeable, her paperwork is excellent, a barrister you want on your side, especially if you expect to go twelve rounds with the other side.... a superb fast-thinking trial advocate and ferocious cross-examiner."

"Pulls out all the stops to win your case and is recognised by instructing solicitors and opponents as a superb, fast-thinking trial advocate."

Property

Katharine's practice encompasses all aspects of property litigation, related professional negligence, related insolvency litigation and commercial Chancery litigation. Her focus is principally upon Court related work and she is highly experienced in appearing before a wide variety of courts and tribunals at all levels.

Katharine has undertaken many high profile cases, including disputes pertaining to Wembley Stadium, the London Eye. She recently appeared before the Supreme Court in the case of *Manchester Ship Canal Company Ltd v Vauxhall Motors Limited* [2019] UKSC 46.

Katharine is also particularly well known for her specialist expertise in all types of civil trespass cases and urgent injunctions, after having acted in ***Hampshire Waste v Persons Unknown*** in 2003, in which she obtained the first injunction to be granted against 'persons unknown' in the context of trespass and protest demonstrations. She now regularly acts on cases involving protests and trespasses in a variety of sectors, including high profile environmental protests as well as protests in the sectors of energy, education, utilities and local government.

Katharine is also a CEDR Accredited Mediator and a Fellow of the Chartered Institute of Arbitrators and in 2009 received a Diploma in International Commercial Arbitration.

In addition to Katharine's specialism listed on the right of the page, Katharine also works in the following property areas:

- Restrictive covenants (***City Inn v Ten Trinity*** EWCA Civ 15 and ***Thames Valley Holdings Limited v The National Trust*** [2012] EWCA Civ 1019).
- Transactional disputes (***Chinnock v Hocaoglu*** [2008] EWCA Civ 117 and ***London Jewish Girls High Ltd v (1) London Borough of Barnet (2) Montclare Developments*** [2013] EWHC 523).
- Option agreements (***Redlawn v Cowley*** [2010] EWHC 766).
- Misrepresentation (***Cubcall v Yossifoff***).
- Damages issues (***Field Common v Elmbridge*** [2008] EWHC 2079).
- Property related restraint of trade and competition issues (***A&P Birkenhead Ltd v (1) Northwestern Shiprepairers Ltd (2) Scott Lithgow***).
- Property related inheritance issues (***Levin v Beatt*** [2005] EWHC 828).
- Commercial injunctions (***Haringey LBC v CSS Limited*** [2003] All ER (D) 21,).
- property related nuisance claims, environmental law and group litigation (***Anslow v Norton Aluminium Ltd*** [2012] EWHC 2610 (group litigation nuisance claim relating to odours, noise and dust from foundry)) and (***Birmingham Development Corporation v Tyler*** [2008] EWCA Civ 829 (development site nuisance claim)).

Commercial Landlord and Tenant

Katharine is regularly instructed on lease renewals, which have included instructions on the business lease renewal of the infrastructure of Heathrow Airport, as well as all types of commercial landlord and tenant dispute, eg:

- ***Pavilion Property Trustees Ltd and another v Permira Advisers LLP*** [2014] EWHC 145.
- ***PCE Investors Ltd v Cancer Research UK*** [2012] EWHC 884.
- ***House of Fraser Ltd v Scottish Widows plc*** [2011] EWHC 800 2012] 07 EG 92.
- ***BNY Trust & Depositary Co Ltd v Bourne End One Ltd and others*** [2009] PLSCS 309.
- ***Windsor Life Assurance Co Ltd v Lloyds TSB Bank plc*** [2009] 47 EG 13.
- ***Orchard v Reuters*** [2008] EWHC 1017.
- ***Wembley National Stadium Ltd v Wembley (London) Ltd*** [2007] EWCA Civ 107.

- **Lay and Others (Trustees of Portman Estate) v Drexler** [2007] EWCA Civ 464.
- **KUC v Alvingote** [2006] PLSCS 149.
- **Mount Cook Land Ltd v The Media Centre (Properties) Ltd** [2006] PLSCS 189.
- **Underhill v Bombardier** [2007] PLSCS 140.
- **South Tyneside BC v Wickes Building Supplies Limited** [2004] PLSCS 254.

Easements and Profits a Prendre

- **Safestore v RSN** [2009] PLSCS 292.
- **Millman v Ellis** [1996] 71 P&CR 156.

Highways and other Transport Infrastructure

- **Robinson Webster v Agombar** [2001] PLSCS 93.
- **Wentworth v Wiltshire** [1993] QB 654.

Insolvency

Katharine recently acted for the Administrators of Portsmouth Football Club in connection with the sale of the Club and Stadium and reported case examples of instructions on a wide range of insolvency related property disputes, eg:

- **Sunberry Properties v Innovate Logistics** [2008] EWCA Civ 1261
- **Famous Army Stores Limited v R&H Properties Limited** (2003) PLSCS 8
- **Law Society v Southall** [2001] EWCA Civ 2001
- **Whale v Viasystems Technograph** [2002] EWCA Civ 2001

Land Registration and Adverse Possession

- *Adverse Possession* (**Graham v Mayrick** [2007] ADR.L.R. 01).
- Land registration (**EF Clarke (Goldsmiths) Ltd v William Sapcote & Sons (Ch) Ltd**).

Leasehold Enfranchisement and Right to Manage

In relation to a former specialisation in enfranchisement related matters, Katharine has the following reported cases:

- **Helman v Keepers and Governors of John Lyon Free Grammar School** [2014] EWCA Civ 17.
- **Day and another v Hosebay Limited and Howard de Walden Estates Limited v Lexgorge Limited** [2012] UKSC 41.
- **Howard de Walden Estates Ltd v Aggio and others** [2007] 23 EG 165.
- **Cadogan v Pockney** (2003) LRA/27/2003.

- **Carl v Grosvenor Estates** (2001) 3 EGLR 7.
- **Moreau v Howard de Walden** (2002) LRA/2/2002.

Mortgages, Charges, Charging Orders and Securitisation

- **Carroll v Manek and Bank of India** [2000] 79 P&CR 173).

Professional Negligence Claim Related to Property

Katharine is instructed on all types of property related professional negligence claims, eg:

- **McKay v Renlon** [2008] EWHC 516.
- **Lloyds Bank v Burd Pearce, Crosse & Crosse** [1999] EGCS 99, [2001] EGCS 39.
- **Ian Green Residential Ltd v Asfari** [2007] 3 All ER (D) 322.
- **Lloyds Bank v Burd Pearce, Crosse & Crosse** [1999] EGCS 99, [2001] EGCS 39.
- **Lloyds Bank v Parker Bullen** (1999) NPC 999.
- **Gregory v Shepherds** [1999] Lloyds Rep (PN) 720.
- **Press v Chipperfield** [2001] EWCA Civ 2001.
- **Titanic Investments v Macfarlanes** [1997] NPC 105.

Property Development including Overage disputes

- **Sainsburys v Oliveview** (2004) EWHC 1090.

Protestor Injunctions

Katharine is instructed on all types of urgent injunctions, particularly in connection with trespass and protest demonstrations, including the 'Occupy London' protests and ant-fracking protests, some of which have involved issues under Articles 8, 10 and 11 of the European Convention on Human Rights, eg:

- **Manchester Ship Canal Developments Limited v Crane and Others and Persons Unknown** [2014] EWHC 645.
- *TG Aviation Limited – Kent Facilities Limited – 9 July 2014.*
- **Hicks v 89 Holland Park (Management) Ltd** [2014] EWHC 2962.
- **United Utilities Water plc v Persons Unknown.**
- *British Broadcasting Corporations v Persons Unknown – 4 August 2014.*
- **Manchester Ship Canal Developments Ltd v Persons Unknown** [2014] EWHC 645.
- **University of Sussex v Persons Unknown** [2013] EWHC 862.
- **Sun Street Property Limited v Persons Unknown** [2011] EWHC 3432.

- *School of Oriental and African Studies v Persons Unknown* [2010] 49 EG 78.
- *University of Sussex v Protesters* [2010] PLSCS 105.
- *Hampshire Waste v Persons Unknown* [2003] 43 EG 126.

Residential Tenancies

- *Paddington Basin Developments Ltd and others v Gritz and others* [2013] UKUT 0388 (LC); [2013] PLSCS 265.
- *Paddington Basin Developments Ltd and others v West End Quay Estate Management Ltd* [2010] EWHC 833 (Ch) [2010] 17 EG 94.
- *Patel and Another v K&J Restaurants Ltd and Another* [2010] EWCA Civ 211.
- *Paddington Walk Management Ltd v Governors of Peabody Trust* [2009] April 2009 Case No: CHY08440.
- *Re Grafton Way* (Lands Tribunal) [2008] PLSCS 30.
- *Eltham Properties Ltd v (1) A Kenny (2) B Rainforth (3) J Barker* [2008] LRX 161 200.
- *Seine International and Others v Park Lane Holdings In* [2002] All ER (D) 459.
- *Malt Mill Developments v Davis* [2002] EWCA Civ 440.

Rights of Light

- *CIP Property (AIPT) Ltd v Transport for London, London Underground Ltd v Derwent Valley Central Ltd* [2012] EWHC 259.
- *CGIS City Plaza Shares 1 Ltd and another v Britel Fund Trustees Ltd* [2012] EWHC 1594.

Trusts of Land and other Equitable Claims

- *Tackaberry v Hollis* [2007] EWHC 2633.

Recommendations

"Katharine is consistently excellent. Great with solicitors and with clients. Her expertise and determination to go the extra mile is much appreciated." "Katharine is very collaborative to work with."

Protest Law, Chambers and Partners, 2024

"Her technical expertise is unparalleled. Clients appreciate her calm and considered but no-nonsense approach. She is an impressive advocate, charming and persuasive in equal measure." "Simply outstanding. Strategic and tactical, coupled with fierce advocacy, and you have the perfect KC."

Real Estate Litigation, Chambers and Partners, 2024

"Technically excellent and a clear communicator. Approachable and willing to discuss and debate points with solicitors to evolve strategy. She is a tenacious but measured advocate."

Property Litigation, Legal 500, 2024

"Katharine is a fantastic advocate. She is committed and responsive."

Protest Law, Chambers and Partners, 2023

"Katharine Holland is willing to give up her time and be available late into the evening to assist. She is our go-to person for urgent matters." "Katharine is incredibly personable."

Real Estate Litigation, Chambers and Partners, 2023

"An incredibly intelligent silk, Katharine is committed to providing a first-class service to her clients. Her advocacy skills have undoubtedly been the deciding factor in winning some particularly difficult cases."

Property Litigation, Legal 500, 2023

"She is incredibly calm, gets on top of issues very quickly and has a depth of experience in the area of protest actions that inspires confidence."

Protest Law, Chambers and Partners, 2022

"A fantastic advocate." "Katharine always goes the extra mile. She is responsive, quick and fierce on her feet." "She gives clients a super, fabulous service."

Real Estate Litigation, Chambers and Partners, 2022

"Very bright, innovative and passionate about what she does." "Katharine always goes the extra mile. She is responsive, quick and fierce on her feet." "She goes after every point with everything she's got and she has a real determination to win."

Real Estate Litigation, Chambers and Partners, 2021

"A pre-eminent expert in her field; she is an excellent litigation team leader and a forceful advocate."

Legal 500, 2021

"A very strong advocate who obtains a client's confidence and respect very quickly." "Her ability to get to the heart of a dispute never ceases to impress." "An absolute class act and an excellent team player."

Real Estate Litigation, Chambers and Partners, 2020

"She continues to be an excellent silk."

Legal Directories

"Simply astonishing to watch on her feet."

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"Sources agree that Holland dazzles in court, saying she is "astonishing to watch on her feet – she is razor-sharp and one of the best cross-examiners around."

Legal Directories

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"A firm favourite of countless solicitors, who agree that "she is phenomenal and delivers consistently time and again." "A fearsome fighter." "Katharine is a hugely committed barrister. When you are up against it and need someone to really knuckle down there is no-one with more commitment or energy."

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"Retains a first tier ranking with plaudits: can't praise her enough, a team player, extremely knowledgeable, her paperwork is excellent, a barrister you want on your side, especially if you expect to go twelve rounds with the other side" and "a superb fast-thinking trial advocate and ferocious cross-examiner."

Legal Directories

"Pulls out all the stops to win your case and is recognised by instructing solicitors and opponents as a superb, fast-thinking trial advocate."

Legal Directories

Cases and inquiries

01 12 22	Hush Brasseries Ltd v (1) RLUKREF Nominees (UK) One Ltd (2) RLUKREF Nominees (UK) Two Ltd [2022] EWHC 3018
30 11 22	Vistra Trust Corporation (UK) International v CDS (Superstores International) Limited [2022] EWHC 3382
27 04 22	Esso Petroleum and Exxonmobil Chemical Limited v Persons Unknown (QB-2022-0001098)
18 01 22	Mayor and Burgesses of the London Borough of Brent v (1) Johnson (2) Stonebridge Community Trust (HPCC) Limited (3) Her Majesty's Attorney-General [2022] EWCA Civ 28
14 01 22	Retirement Villages Developments Limited v Punch Partnerships (PTL) Limited [2022] EWHC 65 (Ch)
22 04 21	AEW UK REIT PLC v SPORTSDIRECT.com RETAIL Limited [2021] EWHC 1013 (QB)
22 04 21	Nathwani & Nathwani v Nguyen & Others [2021] UKUT 0084 (LC)
11 11 20	Rees v Earl of Plymouth and Others [2020] EWHC 2986

01 10 20	Mayor and Burgesses of the London Borough of Brent v Johnson & Others [2020] EWHC 2526
23 06 20	Rees v Earl of Plymouth & Others [2020] EWCA Civ 818
23 10 19	Manchester Ship Canal Co Ltd v Vauxhall Motors Ltd (formerly General Motors UK Ltd) Supreme Court [2019] UKSC 46
25 09 19	Manchester Ship Canal Co Ltd v Vauxhall Motors Ltd (Formerly General Motors UK Ltd) [2018] EWCA Civ 1100; [2019] 2 WLR 330; [2019] Ch 331
09 07 19	Supreme Court hears case on whether relief from forfeiture is available for licences
17 07 18	Swettenham Stud (2015) Ltd v Esso Petroleum Company [2017] EWHC 1858 Rose J
17 07 18	Sheffield City Council v Fairhall & Others and Persons Unknown [2018] EWHC 1793
17 07 18	Manchester Ship Canal Company Ltd v Vauxhall Motors Limited [2018] EWCA Civ 1100
17 07 18	Co-Op Bank plc v Hayes Freehold Ltd [2018] EWHC 1058
17 07 18	General Motors UK Limited v Manchester Ship Canal Company Ltd (No 2) [2017] EWHC 21
04 07 18	Re Grafton Way (Lands Tribunal) [2008] PLSCS 30
04 07 18	Helman v Keepers and Governors of John Lyon Free Grammar School [2014] EWCA Civ 17
21 06 18	Re SSRL Realisations Ltd (in administration): Lazari v Savills & Others 2015 [EWHC] 2590
13 06 18	Levin v Beatt [2005] EWHC 828
11 06 18	Seine International and Others v Park Lane Holdings Inc
08 06 18	Wentworth v Wiltshire [1993] QB 654 (Highways)
08 06 18	Law Society v Southall [2001] EWCA Civ 2001
08 06 18	Carl v Grosvenor Estates (2001) 3 EGLR 79
08 06 18	Carroll v Manek and Bank of India (2001)
08 06 18	Press v Chipperfield [2001] EWCA Civ 2001
08 06 18	Whale and Others v Viasystems Technograph Ltd [2002] EWCA Civ 2001

08 06 18 Robinson Webster v Agombar [2001] PLSCS 93

08 06 18 Gregory v Shepherds [1999] Lloyds Rep (PN) 720

08 06 18 Titanic Investments v Macfarlanes [1997] NPC 105

08 06 18 Charville v Unipart [1997] NPC 32

08 06 18 Millman v Ellis [1996] 71 P&CR 156

08 06 18 Lloyds Bank v Burd Pearce, Crosse & Crosse [1999] EGCS 99, [2001] EGCS 39 (CA)

07 06 18 Hampshire Waste v Persons Unknown [2003] 43 EG 126 (Ch)

07 06 18 KUC v Alvingote [2006] PLSCS 149

07 06 18 Sainsburys v Oliveview (2004) EWHC 1090 (Ch)

07 06 18 South Tyneside Borough Council v Wickes Building Supplies Ltd [2004] EWHC 2428

07 06 18 Cadogan v Pockney (2003) LRA/27/2003 (LT)

07 06 18 Famous Army Stores Limited v R&H Properties Limited (2003) PLSCS 89

07 06 18 Haringey LBC v CSS Limited [2003] All ER (D) 21 (Ch)

07 06 18 Moreau v Howard de Walden (20002) LRA/2/2002

07 06 18 Malt Mill Developments Ltd v Davies [2002] EWCA 440

06 06 18 EF Clarke (Goldsmiths) Ltd v William Sapcote & Sons (Ch) Ltd (Ch)

06 06 18 Howard de Walden Estates Ltd v Aggio and others [2007] 23 EG 165

05 06 18 A&P Birkenhead Ltd v (1) Northwestern Shiprepairers Ltd (2) Scott Lithgow

05 06 18 Wembley National Stadium Ltd v Wembley (London) Ltd [2007] 2 EGLR 115 and EWCA Civ 1071

05 06 18 Trustees of the Portman Estate v Drexler [2007] 31 EG 82

05 06 18 Graham and Others (The Trustees of Morden College) v Mayrick EGCS (Ch)

05 06 18 Tackaberry v Hollis [2007] EWHC 2633 (Ch)

05 06 18	Birmingham Development Co Ltd v Tyler [2008] EWCA Civ 859
05 06 18	Ian Green Residential Ltd v Asfari and another
05 06 18	Howard de Walden Estates Ltd v Aggio Earl Cadogan v 26 Cadogan Square Ltd (CA)
05 06 18	Lay and others (Trustees of the Portman Estate) v Drexler and others (CA)
05 06 18	McKay v Renlon Ltd [2008] EWHC 516
05 06 18	City Inn v Ten Trinity (CA) EWCA Civ 156
05 06 18	Orchard v Reuters [2008] EWHC (QB)
05 06 18	Mount Cook Land Ltd v The Media Centre (Properties) Ltd and others
05 06 18	Underhill v Bombardier
04 06 18	Eltham Properties Ltd v (1) A Kenny (2) B Rainforth (3) J Barker [2008] LRX 161 2006
04 06 18	SAFESTORE V RSN [2009] PLSCS 292 CLCC
04 06 18	Windsor Life Assurance Co Ltd v Lloyds TSB Bank plc [2009] 47 EG 134
31 05 18	Paddington Walk Management Ltd v Governors of Peabody Trust [2009]
31 05 18	Sun Street Properties Ltd v Persons Unknown [2011] All ER D 72 Roth J
31 05 18	House of Fraser Ltd v Scottish Widows plc [2011] EWHC 800 (Ch) [2012] 07 EG 92 Peter Smith J
31 05 18	Hosebay Ltd v Day and another; Lexgorge Ltd v Howard de Walden Estates Ltd [2010] EWCA Civ 748
31 05 18	Paddington Basin Developments Ltd and others v West End Quay Estate Management Ltd [2010] EWHC 833 (Ch) [2010] 17 EG 94
31 05 18	University of Sussex v Protesters [2010] PLSCS 105
31 05 18	Redlawn v Cowley [2010] EWHC 766 (Ch) [2010] PLSCS 277
31 05 18	Orchard v Reuters [2009] EWCA Civ 6
31 05 18	Sunberry Properties v Innovate Logistics [2008] EWCA Civ 1261

31 05 18	Chinnock v Hocaoglu [2008] EWCA Civ 1175
31 05 18	Field Common v Elmbridge [2008] EWHC 2079
31 05 18	Lexgorge Ltd v Howard de Walden Estates Ltd [2010] PLSCS 54
30 05 18	CGIS City Plaza Shares 1 Ltd and another v Britel Fund Trustees Ltd Mr William Trower QC, sitting as a deputy High Court judge [2012] EWHC 1594 (Ch)
30 05 18	Paddington Basin Developments Ltd and others v Gritz and others [2013] UKUT 0388 (LC); [2013] PLSCS 265
30 05 18	University of Birmingham v Persons Unknown [2015] EWHC 544
30 05 18	University of Sussex v Persons Unknown [2013] EWHC 862
30 05 18	R (London Jewish Girls High Ltd) v (1) London Borough of Barnet (2) Montclare Developments [2013] EWHC 523 (Admin)
30 05 18	Day and another v Hosebay Limited and Howard de Walden Estates Limited v Lexgorge Limited [2012] UKSC 41
30 05 18	Thames Valley Holdings Limited v The National Trust (2012) [2012] EWCA Civ 1019
30 05 18	A v N
30 05 18	Cubcall v Yossifoff
30 05 18	PCE Investors Ltd v Cancer Research UK Peter Smith J [2012] EWHC 884 (Ch)
30 05 18	PCE Investors v Cancer Research [2012] EWHC 884 (Ch) Peter Smith J
30 05 18	C v R (Arbitration)
29 05 18	British Broadcasting Corporations v Persons Unknown
29 05 18	Hicks v 89 Holland Park (Management) Ltd [2014] EWHC 2962 (Chancery Division)
29 05 18	R (West Berkshire DC and Wokingham BC) v Secretary of State for Health CO/1273/15
29 05 18	Timothy Taylor Limited v Mayfair House Corpn
29 05 18	TG Aviation Limited – Kent Facilities Limited (Chancery Division)

29 05 18	Cabot Carbon v Manchester Ship Canal Company
29 05 18	United Utilities Water plc v Persons Unknown (Chancery Division)
29 05 18	Manchester Ship Canal Developments Limited v Crane and Others and Persons Unknown [2014] EWHC 645 (Ch) (Chancery Division)
29 05 18	Pavilion Property Trustees Ltd and another v Permira Advisers LLP [2014] EWHC 145
30 11 16	General Motors UK Limited v Manchester Ship Canal Company Ltd [2016] EWHC 2960
28 07 16	Secretary of State for Communities & Local Government v South Essex College of Further and Higher Education
28 09 12	Anslow v Norton Aluminium Ltd [2012] EWHC 2610
25 11 10	School of Oriental and African Studies v Persons Unknown [2010] 49 E.G 78