

Landmark Chambers

Barrister CV

Myriam Stacey KC



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Myriam Stacey KC

Call: 1998 Silk: 2021

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Myriam practice covers all areas of property litigation. She has extensive experience of contentious disputes, appearing in a wide variety of courts and tribunals at all levels.



Expertise

Property

Contact Practice Managers

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Property

Before taking Silk, Myriam was consistently recognised in the leading UK Legal directories and was ranked as a Band 1 junior by Chambers and Partners since 2016. Myriam is co-Chair of the Property Group at Landmark Chambers.

She is frequently involved in high-profile disputes. Myriam is regularly, and repeatedly, instructed by developers and landowners in connection with disputes relating to the development of land and has considerable experience in advising and acting for such parties including in relation to the construction of development agreements and Section 106 Agreements and disputes related to options, overage provisions, rights to light and other real property issues including easements, restrictive covenants and rights to light.

In addition, Myriam is involved in rapidly evolving areas of property law. For example, she is currently instructed by the Department of Levelling Up and Communities in relation to claims under the Building Safety Act 2022 and in the past few years,

has accumulated extensive experience of the complex procedures and legal issues arising in respect of applications and claims against 'persons unknown', involving a range of different types of protests, and has regularly appeared on behalf of a range of landowners in the High Court as well as in the Court of Appeal and the Divisional Court (eg in *National Highways v Heyatawin* [2021] EWHC 3093; *National Highways v Buse* [2021] EWHC 3404; *National Highways v Persons Unknown* [2023] EWHC 1073; [2023] EWCA Civ 182; *Shell UK Ltd v Persons Unknown* [2023] EWHC 1229); *Exolum Pipeline System Ltd v Persons Unknown* [2023]).

Myriam also has extensive experience of landlord and tenant disputes, ranging from 1954 Act claims, and disputes concerning the rights and liabilities under leases. Myriam's landlord and tenant practice covers both commercial and residential property and claims involving guarantees. She recently appeared in the Court of Appeal (*AGHR Ltd v Kane Laverack* [2023] EWCA Civ 42 in an appeal involving allegations of breach of a user clauses in residential lease and claims for damages). She also has extensive experience in advising clients in relation to issues and disputes arising out of the Land Registration Act 2002, boundary disputes and adverse possession claims. She recently appeared in the Privy Council in an important claim concerning the inter-relation occupational rights and Torrens system of title by registration (*Chitolie v St Lucia National Housing Corporation* JCPC 2022/0064). She also has experience dealing with disputes under the Electronic Communications Code 2017 and appeared on behalf of the operator in the Upper Tribunal and Court of Appeal in *Cornerstone Telecommunications Infrastructure Ltd v Compton Beauchamp Estate Ltd* [2019] EWCA Civ 1755.

In addition to her litigation practice, Myriam is often instructed to advise in relation to difficult points of law arising from transactional work.

Myriam is valued for her technical ability, her 'hands-on', collaborative and commercial approach, her leadership skills and her extensive experience as a trial advocate.

Myriam has dual French–English nationality, three children, two dogs and enjoys yoga, running and hill walking in her spare time.

Qualifications

- LLB in Law and German - University of Bristol
- Law - Göttingen University, Germany

Recommendations

"She is a compelling advocate." "Myriam would be my go-to KC for protest. Clients love her massively."

Protest Law, Chamber and Partners, 2024

"She is excellent and clearly a very impressive operator who instils confidence in the clients." "Simply fantastic in court." "A top KC. Good with clients, responsive and technically strong and tactically savvy." "Myriam is a passionately strong advocate and a

delight to work with - super bright but a great team player."

Real Estate Litigation, Chambers and Partners, 2024

"She is a formidable advocate. Her knowledge and technical expertise, particularly in the field of protest injunctions, is unrivalled. Her easy way with clients makes her a sound choice for solicitors looking to bring a barrister onto their team."

Property Litigation, Legal 500, 2024

"Myriam is very calm under pressure, thorough and client-friendly. She provides very comprehensive advice and is very much a team player." "She processes information so quickly. Her value for money is terrific." "She takes a tough commercial but sensible approach, and she is a talented advocate."

Real Estate Litigation, Chambers and Partners, 2023

"Not only her undoubted skills and brilliance, but Myriam's ability to lead a team of junior counsel is what makes her an exceptionally impressive silk. In court hearings she displays brilliant advocacy, lacking any arrogance but exuding calmness and control."

Property Litigation, Legal 500, 2023

"Extremely sharp, commercial and practical. She has her eye on the overall picture rather than advising on issues in isolation." "She is always engaging and gives commercial advice."

Real Estate Litigation, Chambers and Partners, 2022

"Myriam works on bet the ranch high-stakes property litigation. A formidable new silk who operates at the very top of the property litigation world and ticks every box an instructing solicitor could ask for. Lingo-free advice of the highest quality is delivered at break-neck speed. A absolute pleasure to work with and someone who adopts a sleeves-up collaborative approach from the off. Particularly sought out for complex rights to light."

Property Litigation, Legal 500, 2022

"Extremely hard-working and very thorough in her advice." "Myriam is always engaging and gives commercial and incisive advice." "An excellent and persuasive advocate."

Chambers and Partners, 2021

"Myriam works on bet the ranch high-stakes property litigation. A formidable new silk who operates at the very top of the property litigation world and ticks every box an instructing solicitor could ask for. Lingo-free advice of the highest quality is delivered at break-neck speed. An absolute pleasure to work with and someone who adopts a sleeves-up collaborative approach from the off. Particularly sought out for complex rights to light."

Legal 500, 2021

"Extremely hard-working and very thorough in her advice." "Myriam is always engaging and gives commercial and incisive advice." "An excellent and persuasive advocate."

Real Estate Litigation, Chambers and Partners, 2020

"A robust advocate" with "an excellent manner with clients." "Intellectually very strong, very forceful on her feet and reassuring to clients." "Frighteningly bright."

Legal Directories

"Intelligent, attentive and personable." "Gives spot-on, clear advice." "Very meticulous in how she presents her cases." "Just brilliant to work with. She is bright and absolutely excellent on her feet."

Legal Directories

"Intellectually very strong, very forceful on her feet and reassuring to clients." "Excellent, offering clear and comprehensive advice." "Personable and approachable."

Legal Directories

"Extremely efficient, understood exactly what we needed to achieve, was able to manage our expectations to ensure that we pursued a realistic and workable outcome."

Legal Directories

Cases and inquiries

05 12 23 A clean slate - Francis Chitolie v Saint Lucia National Housing Corporation [2023] UKPC 43

23 05 23 Shell UK Ltd v Persons Unknown and ors [2023] EWHC 1229 (KB)

25 11 21 Omya UK Ltd v Andrews Excavations Ltd [2021] 8 WLUK 111

17 11 21 Committal - National Highways Ltd v Heyatawin [2021] EWHC 3078 (QB)

27 09 21 AHGR Ltd v Kane-Laverack [2021]

18 02 20 Hanina v McSpadden

18 02 20 Cornerstone v CBE (Court of Appeal and Upper Tribunal)

18 02 20 PG Lewins Ltd v H3G UK Ltd (Bristol CC)

18 02 20 Leicester CC v Persons Unknown

18 02 20 Market Row & Brixton Village v Market Village Ltd (ChD)

18 02 20 Market Row v Louise Barron (CLCC Chancery List)

18 02 20 Imamia Mission (UK) v Syed Hussain & Ors (QBD)

18 02 20 Contract Hire Co (UK) Ltd v Stonegrove House Ltd

18 02 20 Hazell v Knightspur

18 02 20 Anstone Estates v Priory (Patcham) Ltd (ChD)

18 02 20 O'Brien v Culley

18 02 20 Avanta v CG Cutlers (Jersey) Ltd (CLCC Chancery List)

18 02 20 Sue GP LP v Quaile & Vickers

18 02 20 Leicester CC v Weber

18 02 20 Fenton v Lewis

18 02 20 Dulwich Hamlet FC v LB Southwark

18 02 20 Dowling v Greenwich Hospital

18 02 20 University of Sussex v Persons Unknown

18 02 20 Northrup v Thales (ChD)

18 02 20 BMOR Ltd v Burrows

18 02 20 BMC v Jackson (Court of Appeal)

18 02 20 Dart Energy (West England) Ltd v Persons Unknown

18 02 20 Kuig v Thales (ChD)

18 02 20 RR Wing v Zena Ltd

18 02 20 Shutterbug Ltd v NHS Property Services (ChD)

18 02 20 Tolworth Tower Investment Ltd v Marks & Spencer Plc (ChD)

18 02 20 Millharbour ACQ Ltd v Westgroup Investments Ltd (ChD)

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| 26 06 18 | 43 Crawford Street |
| 13 06 18 | Cobbe v Yeoman's Row Limited [2005] EWHC 266; [2006] 1 W.L.R. 2964 and House of Lords (judgment pending) |
| 13 06 18 | Patel v Drain |
| 08 06 18 | Re Guidezone Ltd, Re Kaneria v Patel [2001] B.C.C. 692 |
| 07 06 18 | Ferry Investments v Saunders |
| 05 06 18 | Winckworth v Pirie [2006] EWHC 2100 |
| 05 06 18 | Cobbe v Jamara Properties [2007] EWHC 523 |
| 05 06 18 | Yeoman's Row Management Ltd v Cobbe [2008] UKHL 55 |
| 04 06 18 | Sakar v Clerkenwell Green Management Ltd [2009] EWHC 2847 |
| 31 05 18 | Henry v Henry [2010] UKPC 3, [2010] 1 All ER 988 |
| 31 05 18 | Alford v Hannaford [2011] EWCA Civ 1099 |
| 31 05 18 | Vickers v Jackson [2010] EWHC 2213 (Ch) |
| 31 05 18 | Porntip Stallion v (1) Albert Stallion Holdings (Great Britain) Ltd (2) Lilibeth Stallion (2009) EWHC 1950 |
| 31 05 18 | Henry v Henry [2010] 1 All E.R. 988 |
| 31 05 18 | Ternwell Properties v Leisurecrown |
| 31 05 18 | Osibanjo v Seahive Investments Limited [2008] EWCA Civ 1282 |
| 30 05 18 | Vickers v Jackson - [2011] All ER (D) 236 |
| 30 05 18 | Omell v Dermont Main and Main Allen Property Consultancy Limited |
| 30 05 18 | Demetriou v Georgiou (2015) |
| 30 05 18 | The Moorings (Bournemouth) Limited v Derek Theodore McNeill [2013] UKUT 0243 (LC) |
| 30 05 18 | 'Poor Door Protestors' (2015) |

29 05 18 Northrop Marine BV v Thales (May 2015 Chancery Division)

29 05 18 Orchid Runnymede Ltd v James Hampson & persons unknown (Chd)

29 05 18 Dentons Sipp v Langham Park Estate Management Co (2015)

29 05 18 Bmor Limited v Richard Burrows (2015)

29 05 18 BMC Properties and Management Ltd v Jackson [2014] UKUT 93 (LC)

21 09 15 Arqiva Services Ltd v Highpoint Radio Communications Ltd
