

# Wilson Horne

Year of call 1992

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Wilson Horne's practice includes **property and planning law**, with a bias towards contentious commercial property and development law. Having practiced in this field for many years, he has developed expertise in the related areas of commercial fraud and economic torts.

Wilson's work focuses on all types of contractual disputes, including conditional contracts, options, promotion agreements, overage and section 106 agreements. Much of this work is dealt with by legal expert determination and arbitration, and also the High Court challenges of these decisions. Many of these disputes have a heavy focus on planning, engineering, quantity surveying and valuation evidence.

He also deals with all types of title disputes and has a particular interest in agricultural disputes.

Wilson handles partnership disputes in his practice areas. In addition, he handles cases concerning trust claims and claims for equitable relief.

Wilson's work development work includes construction and other technical / engineering claims. He appears regularly in the **Technology and Construction Court** and arbitration.

Wilson handles professional claims in his practice areas, including claims against solicitors, surveyors, architects and other construction professionals.

## Expertise

### Real Estate and Planning

Wilson's practice covers all aspects of land and landlord and tenant law with a bias towards development work. He also deals with all related planning, environmental, highways and nuisance issues.

Wilson has extensive experience of all types of commercial property agreements, including overage and section 106 agreements. He also has extensive experience of agricultural disputes.

A significant proportion of his work is dealt with in arbitration and expert determination, and he is experienced in challenging these decisions. His clients include national developers, central and local government departments, diverse tenant operators and major land owners.

Wilson's work includes a significant amount of construction and engineering work.

His work includes partnership disputes, including solicitors, surveyors, property developers, and joint ventures cases. He handles cases concerning trust claims and claims for equitable relief, and many of these claims are allied to his property work.

He deals with claims under the Telecommunications Act, Building Act and the Estate Agents Act.

## Technology & Construction

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Wilson is a regular user of the TCC Court and Wilson Horne practices extensively in the area of construction law related to commercial property and development work. He has extensive experience of fraud in construction and engineering disputes.

Wilson's work is split between the Chancery Division and the Technology and Construction Court. He has extensive experience of arbitration, expert determination, and the High Court challenges.

## Professional Negligence

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Wilson's professional negligence work falls within his normal practice areas, with particular emphasis on:

- Solicitors (especially conveyancing and commercial transactions);
- Surveyors (including managing agents, valuation surveys and structural surveys); and
- Construction professionals (including structural engineers, contract administrators and quantity surveyors)

He acts for claimants as well as insured professionals, and deals with all aspects of insurance cover including its extent and its repudiation by insurers. He has extensive experience of mediation in this area of work.

## Significant Cases

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Sheffield City Council v Scotfield Group Limited [2023] EWHC 990 (Ch)

conditional contract for the sale of land, deposits, interpretation, implied terms and termination.

Mate v Mate [2023] EWHC 238 (Ch)

proprietary estoppel in relation to the proceeds of sale of farm land for development, unjust enrichment and valuation of the services based upon a land promoter's remuneration.

Mullberry Homes Ltd v Barrow-in-Furness [2023] EWHC 38 (TCC)

determination of a land sale contract and the reasonableness of the refusal to validate an application for planning permission that was contractually required under the sale contract.

Rock Ferry Waterfront Trust and Rock Ferry Slipway Trust v Pennistone Holdings Ltd [2020] EWHC 3007

escheat, title registration and unregistered interests which override a registrable disposition.

Morris Homes Ltd and another v Chester West & Chester Council [2020] EWCA Civ 1516

the interpretation of a s.106 agreement and contingent deferred CIL payment and expert determination.

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Clochfaen Estate Ltd v Bryn Blaen Wind Farm Ltd and others [2019] EWHC 1562

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the enforcement of shooting rights in a development setting, and the assessment of negotiating damages.

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Currie v Brooks [2017] EWCA Civ 305

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Breach of confidence in relation to a development opportunity and measure of damages

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Gladman Developments Limited v Sutton and others [2016] EWHC 1596 (Ch)

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whether a binding promotion agreement had been entered into.

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Saw (SW) 2010 Ltd and another v Wilson and others [2016] All ER (D) 118

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automatic crystallisation of a floating charge and whether the appointment of administrators was a nullity.

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Walton Homes Limited v Staffordshire County Council [2014] 1 P & CR 137, appeal [2014] EWCA Civ 696

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challenge of expert determination, manifest error and the interpretation of an overage provision.

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Campbell v Redstone Mortgages plc [2014] EWHC 3081 (Ch)

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a mortgagee's duty as an involuntary bailee in relation to chattels left at a property

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Gladman Commercial Properties v FHP and others [2013] EWCA Civ 1466

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surveyors fraudulent misrepresentation and strike out

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Nottinghamshire and City of Nottingham Fire Authority and another v Gladman Commercial Properties [2011] 18 EG 109 CS

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late admission of witness evidence during a fraudulent misrepresentation High Court trial.

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Tinseltime Limited v Roberts and others [2011] B.L.R. 515 & [2011] EWHC 1199 (TCC)

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an employer was not liable in nuisance or negligence for damage caused to a neighbouring company's machinery by dust resulting from a sub-contractor's cutting of concrete blocks since that activity could not be regarded as exceptionally dangerous whatever precautions were taken.

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Lambert and others v Barratt Homes Ltd (Manchester Division) and another [2010] 33 EG 72 (Court of Appeal) & [2009] All ER (D) 27 (High Court)

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water nuisance and breach of a landowner's measured duty of care.

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Campbell-Bell v Enterprise Inns plc [2009] EWHC 2733 (QB) [2009] All ER (D) 50

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a rent review challenge concerning the arbitrator's choice of valuation approach.

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O'Donoghue v Enterprise Inns plc [2008] All ER (D) 43 / [2009] 1 P & CR 14

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– challenge of a rent review arbitration award and the loss of the right to object.

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Tomlinson v Wilson [2007] All ER (D) 17

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building contract, measure of damages and avoidance of loss in the light of the decision to demolish.

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## Memberships

- Property Bar Association
- Planning and Environmental Bar Association
- Chancery Bar Association
- Agricultural Law Association

## Recommendations

### Chambers UK 2025

"Wilson Horne has excellent specific and detailed knowledge of niche practice areas and points of law."

"His detailed knowledge is unrivalled regionally."

### Legal 500 2025

'Wilson's fundamental strength is that he goes straight to the heart of the matter and clients love his no-nonsense approach. He tends to cut through irrelevance and gives calm, crisp advice that always bears the client's commercial objectives in mind.'

### Chambers UK 2024

"His clever approach to litigation is client-focused and is always refreshing. His knowledge of the law is exceptional and he is able to stay on top of the issues."

"He has a strong, concise advocacy style."

"He provides robust advice, is very user-friendly and tenacious in court. He is technically strong in terms of the law and very commercial as well."

### Legal 500 2024

'Wilson is able to get to the nub of the issue very quickly. He can deliver a strong argument that is punchy and to the point.'

### Chambers UK 2023

"Wilson Horne is a highly respected barrister with a focus on issues surrounding developments. His extensive experience in the sector includes handling claims for damages. He is regularly instructed to represent developers and civil engineers in property disputes and regularly appears in the High Court."

#### Legal 500 2023

“Wilson is thorough, looks at all issues and options, and is clearly very knowledgeable.”

#### Chambers UK 2021

“He is very personable with the opponent, judge and witnesses. He has very good client-handling and court-handling skills.” “An outstanding barrister – excellent advisory work and great in the courtroom.”

#### Legal 500 2021

“Very sound on the law and also tenacious in court.”

#### Legal 500 2020

“Very sound on the law and also tenacious in court.”

#### Chambers UK 2020

“He is just outstanding – very clever, with good knowledge, and good with clients.”

#### Chambers UK 2019

“Very good with clients. He is hands-on and down-to-earth in his manner. He is also very good at cross-examination and very good on his feet. He is a very bright barrister.”

#### Legal 500 2019

“His forte lies in his pragmatic approach.”

#### Chambers UK 2018

“An extremely good and combative advocate.” “He’s excellent to work with and robust in his advice. He’s a very determined advocate who knows his stuff and gives you confidence that you’re going the right way.”

#### Legal 500 2018

“He has extensive legal knowledge.”

#### Chambers UK 2017

“He is a tenacious advocate. His performance on his feet and his ability to deal with incredibly tense atmospheres in court are second to none.”

#### Legal 500 2017

“A strategic thinker, who is client-friendly and enthusiastic.”

#### Chambers UK 2016

“Provides no-nonsense commercial advice.”

“Has a robust advocacy style and is extremely good on the client side.”

## Accreditations

