

# Rachel Bale

**Year of Call:** 2019
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## Property and Estates

Rachel provides advice, drafts pleadings, represents in clients in all forms of ADR and offers strong advocacy skills in this area. She is experienced in dealing with a range of claims dealing with evictions, claims for non-protection of deposits, breaches of covenant, dilapidations, and anti-social behavior.

Rachel's property practice includes the following areas:

- Disrepair claims (including advising on liability and quantum)
- Dilapidations
- Residential tenancies (both private and social pursuant to Housing Acts 1985 and 1998 and Rent Act 1977)
- Commercial leases including termination of Landlord and Tenant 1954 Act tenancies
- Claims relating to Tenant Fees Act 2019 and Housing Act 2004
- Adverse possession
- Easements/ Rights of Way

## Articles

They discuss the recent decision of Reid-Roberts v Mei-Lin [2026] EWHC 49 (Ch) which provides a helpful gloss on the Court of Appeal case of Hudson v Hathway [2022] EWCA Civ 1648.

Hathway clarified the requirements for creating a constructive trust through a post-acquisition agreement about beneficial ownership. This article examines how later cases have applied these rules, particularly regarding electronic messages and what counts as detrimental reliance. There are also helpful tips for practitioners dealing with trusts.

View Article

3PB's Rachel Bale considers expectation vs reality in a recent Supreme Court judgment - Guest and another v Guest [2022] UKSC 27. The case discussed the correct approach in calculating the type and amount of equitable relief to be awarded where proprietary estoppel has been made out. This case involved a family dispute over, Tump Farm, a working dairy farm which has been owned by the Guest family since 1938. An interesting aspect of this case is that the court had to consider how to deal with promises of future inheritance where the promisor is still alive. As is often the case with familial issues, the solution is not necessarily clear-cut...

View Article

# Recommendations

"Rachel is really super reliable in terms of getting pleadings done and she's available to clean up any points of detail."
"Rachel is brilliant. You wouldn't believe she is junior with her quality of work; her written pleadings are top class. She is also sensible, commercial and very clear in her thinking."
**Chambers UK 2027**/Real Estate Litigation/South Eastern

'I have found Rachel to be great at formulating an appropriate strategic approach and settling pleadings, and she is very approachable.'
**Legal 500 UK 2027**/Property and Construction/South Eastern

"Another great example of a rising star at 3PB! First class service, great with the client, meticulous and the result speaks for itself on this case" – Instructing solicitor

"Rachel approached my case meticulously. She explained everything to me in a very concise manner, which gave me a lot of confidence before we went into court. She is an asset to your services at 3PB." - Lay client following possession matter

"Rachel is an outstanding advocate and provided valuable and thorough advice in this matter. Her intricate scrutiny of the Claimant's claim in a short timescale assisted us in achieving a positive result for the Client." - Instructing solicitor

"Rachel dealt with a last-minute hearsay application notice completely in her stride in a cool calm and collected manner. She went above and beyond her instructions achieving a winning outcome for the client. I would not hesitate to instruct her again." – Instructing Solicitor

# Scholarships

- Major Exhibition Award - Inner Temple Duke of Edinburgh Award - Inner Temple
- H Case Ellis Spirit of Mediation Award – International Mediation Competition, Chicago (Finalist mediator of 400 competitors)

# Professional bodies

- Chancery Bar Association
- Family Law Bar Association
- Advocate Pro Bono Recognition List