Andrew Nicklin



Year of Call: 2010
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Property and Estates

Andrew is a specialist property and chancery barrister with 3PB's Property and Estates team. His practice is a mix of real property, landlord and tenant and traditional chancery, regularly advising and representing clients in the High Court (Business and Property Courts), County Courts and other specialist Tribunals. Andrew is recognised for providing a high level of client care and service to solicitors and lay clients alike.

Andrew has a particular specialism and substantial experience in real property matters, acting and advising in disputes such as:

- Adverse possession
- Boundary disputes
- Rights of way and easements (including right to light cases)
- Public rights and protected or designated sites (such as SSSIs)
- Land Registration
- Covenants
- Trusts of Land (ToLATA) claims and orders for sale
- Estoppel and other equitable remedies involving land and proprietary rights
- Trespass and nuisance claims
- Real property disputes involving public bodies and local authorities
- Professional negligence claims involving property transactions and surveys

In leasehold and housing matters, Andrew regularly advises and represents clients in the following:

- Leases and enfranchisement
- Commercial landlord and tenant disputes (1954 Act)
- Residential landlord and tenant (leases and licences)
- Agricultural tenancies
- Local authority housing policy advice
- Housing disrepair claims
- Trespass
- Social housing and anti-social behaviour
- Equality Act 2010 matters in housing cases

- Mobile Homes Act claims

Andrew also has a particular specialism in property and housing related claims in respect of local authority gypsy and traveller sites. Andrew has worked with a number of local authorities concerning issues such as: licences, Mobile Homes Act claims, water disputes, equitable interests over sites, adverse possession, anti-social behaviour, site management and diversity inclusion and Equality Act issues.

Some recent property case highlights include:

- Successfully representing a commercial tenant at multi-track trial in respect of a 1954 Act lease renewal and on appeal before Roth J in the Chancery Division (Rolls Building) in 2022. The trial judgment was upheld save for an adjustment to the trial costs order.
- Successfully representing a man who had been in adverse possession of an unregistered village motor garage for in excess of 20 years. After a four-day trial, the trial judge dismissed the claim for possession and made declarations as to his adverse possession and his entitlement to be registered as the proprietor of the garage at HM Land Registry.
- Successfully representing a couple in defending the preservation of their rights of way across land previously sold off in part.
- Settling a complex and historic boundary and adverse possession dispute between neighbouring properties involving water.
- Settling a family ToLATA dispute involving a hotel
- Representing a property company in its claim for rescission of the purchase of a public house on the basis of misrepresentations made by the vendor.
- Advising and representing a central London homeowner in respect of his professional negligence claim against solicitors as to faulty advice regarding the removal of restrictive covenants from his title prior to commencing the build of an expensive second property on the land.
- Advice and drafting in respect of claims against surveyors prior to property purchases.
- Advice in respect of right to light.
- Advice in respect of a case involving the infringement of public rights of way and rights over an SSSI.
- Settling a complex property dispute concerning adverse possession of a gypsy and traveller site.

Recommendations

"Andrew is excellent at explaining the issues clearly to clients and excellent at communicating and putting forward submissions to the court eloquently."
"He is my first choice for counsel whenever I have a property or contentious probate matter. He is extremely knowledgeable, helpful and is always willing to go that extra mile in helping a solicitor who is uncertain on how to proceed."
"Andrew Nicklin is an all-round excellent lawyer."
Chambers UK 2027/Chancery/South Eastern Circuit/

'An excellent property litigator, able to think strategically and about what is practical. Able both on paper and as an advocate.'
'Also a good communicator with instructing solicitors, who has a good track record of advising when he promises to do so, without delays.'
Legal 500 2027/Property and Construction/South Eastern Circuit/Leading Juniors

'Andrew is calm, concise, and commanding. He picks up details extremely quickly and has an ability to focus on the important facts without diminishing the emotional value to clients, giving pragmatic, clear, and cost-effective advice. He is excellent at mediations, applying enough pressure on the opposition, tempered by meaningful and thoughtful advice to clients. He creates a rapport with clients and instructing solicitors with such ease.'

Legal 500 2027/Private Wealth, Probate and Tax/South Eastern Circuit/Leading Juniors

'Andrew is extremely knowledgeable and very thorough in his approach. He also has excellent inter-personal skills with clients, explaining complicated legal concepts clearly and in a way that lay clients can understand. He is also an excellent and tenacious advocate, putting his clients' cases clearly and persuasively. He gives good tactical advice whilst also being honest with clients about the merits of their cases.'
Legal 500 2026/Property and Construction/South Eastern Circuit/Leading Juniors

'Andy is calm and methodical and de-codes complex legal issues for lay clients in pressured environments such as mediations and hearings, putting them at ease and enabling them to be more measured in their approach.'
Legal 500 2026/Private Wealth, Probate and Tax/South Eastern Circuit/Leading Juniors

Andrew Nicklin is known for his 'thoroughness in complex drafting' and recently acted for a restaurant tenant seeking a new lease and costs order.
'Andrew is great with clients and has a knack for explaining complex legal issues in an accessible way. He is commercial, with a good understanding.'
Legal 500 2025/Property and Construction/South Eastern Circuit/Leading Juniors

'Andrew is extremely good with the lay client, putting them at ease. He is also readily accessible to instructing solicitors.'
Legal 500 2025/Chancery, Probate and Tax/South Eastern Circuit/Leading Juniors

'Andrew is very hands-on and helpful, happy to offer advice throughout a case on an ad hoc basis to assist with case progression. He is very well-prepared, including in the mediation context. He is very good at managing a client, and his negotiation skills are excellent.'
Legal 500 2024/Chancery, Probate and Tax/South Eastern Circuit/Leading Juniors

"a preferred counsel of mine in respect of property related disputes."
Mark Taylor, Partner, Cunningtons LLP

Academic qualifications

- LLB, First Class Honours, College of Law (2010)
- Graduate Diploma in Law, Distinction, College of Law, Birmingham (2009)
- Bar Vocational Course, Outstanding, College of Law, London (2010)
- Postgraduate Certificate in Education (PGCE), University of Warwick
- BA (Hons) History, University of Bristol

Scholarships

- Middle Temple, Baron Dr Ver Heyden de Lancey Prize for 'Outstanding' results: BVC
- Middle Temple, Certificate of Honour: BVC
- Middle Temple, BVC Diplock Scholar
- Middle Temple, GDL Benefactors Scholar
- Middle Temple, Blackstone Entrance Exhibition
- Leonard Sainer Foundation Trust Award
- Mills & Reeve LLP Prize, Best Overall GDL Student (College of Law, Birmingham, 2009)
- Mills & Reeve LLP Prizes, Best GDL scores in Land, Public and EC Law (College of Law, Birmingham, 2009)

Professional qualifications & appointments

- Deputy District Judge (South Eastern Circuit)
- Fee-paid Employment Judge of the Employment Tribunals (England & Wales) – London Central

Professional bodies

- Member of the Chancery Bar Association
- Member of the South Eastern Circuit
- Property Bar Association

Direct Access

Andrew Nicklin is qualified to accept instructions directly from members of the public and professional clients under the Direct Public Access scheme.