

Rebecca Farrell

Year of Call: 2016
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Property and Estates

Rebecca is a member of 3PB's Property and Estates team and her practice covers disputes including ToLATA matters including contentious probate cases; real property litigation and landlord and tenant claims (both residential and commercial).

Property

Rebecca acts and advises on trust of land and proprietary estoppel claims, including those which involve Estates.

Rebecca's experience of real property litigation includes cases concerning trespass, nuisance, harassment; breach of covenants (including restrictive covenants); adverse possession; proprietary estoppel; rights of way claims and boundary disputes, as well as the associated claims for injunctive and declaratory relief.

Rebecca likewise has acted and advised on numerous landlord and tenant claims involving both residential and commercial tenancies, including those governed by the 1954 Act.

Rebecca also has experience appearing in the First Tier Tribunal (Property) Chamber on applications to the Tribunal including those for determinations regarding service charges; administration charges; rent repayment orders and the appointment of managers.

Recent work includes

- Successfully obtained possession and defended a Landlord accused of harassment by tenant. The trial was heard over 5 days in total.
- Assisted senior counsel in providing advice on the Building Safety Act 2022 in a potential claim against the developer of a block of prestigious flats.
- Successfully obtained judgment for a Landlord where a tenant failed to validly exercise a break clause and there had been no surrender of the lease. The trial was heard over two days.
- Assisted with successful applications associated with the possession of a valuable property located in central London which had become a high-profile matter for a well-known lender.
- Successfully struck out an application in the FTT for a rent repayment order based on an alleged unlawful eviction; harassment and control or management of an unlicensed home by a landlord where the Applicant/tenant failed to participate in the hearing.
- Successfully persuaded the Tribunal on the papers not to set aside its original decision in the aforementioned matter on appeal.

Probate and Estates

Rebecca has advised and acted on a number of contentious probate disputes for example Inheritance Act claims (including adult children claims); disputes over testamentary capacity and undue influence and applications to remove personal representatives.

She has also dealt with matters in the interface between this practice area and others, such as proprietary estoppel and constructive trust claims in the context of Estates and the administration Estates involving insolvent beneficiaries. She has advised an executor tasked with managing a fraud claim associated with a deceased company director and employee.

Articles

3PB's specialist Property and Estates Barristers Charles Irvine and Rebecca Farrell have issued an updated guide on the rights of commercial landlords and their tenants during the Coronavirus pandemic.

The guide reviews the existing position for commercial landlords and their tenants as well as an update on the latest Government's announcement on 23rd April 2020.

View Article

3PB's Charles Irvine and Rebecca Farrell discuss Changing the locks during lockdown: The Coronavirus Act 2020, Commercial Property and Forfeiture

View Article

Recommendations

"Rebecca is very comprehensive and she clearly likes to find answers to things; she's the most thorough barrister."

Chambers UK 2025/Commercial Dispute Resolution/ South Eastern Circuit/ Up and Coming

"Rebecca is exceptionally thorough and knowledgeable. She has a strong commercial and strategic mind with excellent legal knowledge. She gets to grip with the issues and merits very quickly and will have an honest conversation if she identifies any issues."

Legal 500 2025/Company and Insolvency/ South Eastern Circuit/ Leading Junior - Ranked Tier 1

"Rebecca is very thorough and clear in her advice. She is excellent with clients."

Legal 500 2025/Commercial Litigation/ South Eastern Circuit/Leading Junior - Ranked Tier 1

"Rebecca is extremely diligent. Her preparation for each matter is thorough and focussed, and she applies the same discipline and dedication to low-value, fast-track matters through to complex, high-value claims. She has the ability to get on top of difficult issues quickly."

Legal 500 2024/Commercial Litigation/ South Eastern Circuit/ Rising Stars

"Rebecca consistently provides the necessary mix of technical excellence. Her advocacy is robust and thoughtful and has a reliable ability to persuade judges to the logic of her arguments."

Legal 500 2024/Company and Insolvency/ South Eastern Circuit/ Rising Stars

"Rebecca has assisted [X client] on various occasions during the past 18 months. Rebecca is always professional, courteous and diligent in her analysis of cases. She is always responsive to emails or telephone calls and she is a delight to work with"
Instructing solicitor

"Counsel was nothing short of fantastic, Rebecca had a very good handle on the numbers and the file in general she was impressive and did her utmost"
Client

Academic qualifications

- Law (LLB), The University of Durham: First Class Honours
- BPTC, The University of Law: Very Competent

Scholarships

- Exhibition Award – Inner Temple
- Advocacy Scholarship – The University of Law
- Quarter-finalist at the National Rounds of the Phillip C. Jessup International Law Moot Court Competition 2014

Professional qualifications & appointments

- Inner Temple Pupil Trainer

Professional bodies

- Chancery Bar Association
- Property Bar Association
- London Common Law & Commercial Bar Association
- R3