Richard Whitehouse



Year of Call: 2009
Solicitor: 2011
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Property and Estates

Richard has advised and represented clients on a wide range of property disputes, including boundary disputes and nuisance claims.

Richard is regularly instructed to make and oppose applications for injunctions relating to property.

Property

- Adverse possession
- Boundary and party wall disputes
- Breach of covenant disputes
- Conveyancing
- Easements
- Landlord and tenant disputes
- Mortgages
- Nuisance
- Trespass
- Trusts and proprietary estoppel.

Notable and recent cases

- Acted in possession and Dilapidation claims
- Acted in boundary dispute trials
- Instructed in Multi-day High Court trials in relation to trespass and nuisance disputes, involving breaches of "Leakey" duties, which require evidence from many experts of different disciplines
- Acted in breach of covenant claims relating to unlawful subletting of properties through Airbnb
- Successfully obtained an order for an injunction and damages in a private nuisance by encroachment claim
- Successfully defended trespass claims
- Acted in nuisance claims relating to the escape of water and oil
- Acted in an interference with a right of way, breach of covenant and trespass dispute, which included a claim for aggravated damages and an injunction
- Advised in relation to claims involving proprietary estoppel

- Acted in claims in relation to the creation and construction of easements.

Recommendations

Richard Whitehouse of 3PB Barristers is adept in professional negligence claims brought against solicitors, involving property and the drafting of agreements, typically acting on behalf of claimants.

Strengths: "One secures excellent service, speed in turnaround and level of expertise from Richard Whitehouse. "Richard is always very helpful in answering any queries throughout the claim and provides very thorough, reasoned responses." "Richard Whitehouse is a leading barrister for professional negligence disputes on the Western Circuit."

Chambers 2025/Professional Negligence/Western Bar

Richard Whitehouse of 3PB Barristers is commended by solicitors for his expertise in commercial litigation. He is particularly noted for work on breach of contract and insurance disputes.

Strengths: "Richard is a commercially aware barrister who has a knack of boiling down complex scenarios to simple solution's. "Richard's advice is well prepared, commercial and presented in an understandable manner to communicate to my clients. "Richard often completes instructions promptly and is willing to discuss in conference or over email when matters arise in cases.""Richard is very effective at dealing with complex claims and in narrowing and simplifying the issues in order for the client to fully understand the strengths and weaknesses of their claim."

Chambers 2025/Commercial Dispute Resolution/Western Bar

Strengths: "Richard assisted me with a difficult claim. His written advice is very good and he prepared it within the timeframe set. It was easy for the clients to understand and follow his advice."
"Richard is an excellent barrister who puts commercial considerations for clients at the forefront of strategy and advice."
"Richard provides clear advice."

Chambers 2024/Professional Negligence/Western Bar

Richard Whitehouse is commended by solicitors for his expertise in commercial litigation. He is particularly noted for work on breach of contract and insurance disputes.
Strengths: "Richard has a friendly and informative approach with clients and provides commercial and practical advice."

Chambers 2024/Commercial Dispute Resolution/Western Bar

Richard Whitehouse has longstanding experience in professional negligence claims against solicitors, surveyors, architects, accountants and brokers.

`Richard has a cool head and gives comprehensive and robust advice to commercial clients succinctly and persuasively.'

Legal 500 2025/Professional Negligence/Leading Juniors/Western Circuit - Ranked in Tier 1

`Richard can find the simple solution in complex claims. His advice is always pragmatic and commercially undertone.'

Legal 500 2025/Commercial Litigation/Leading Juniors/Western Circuit

`He is able to put legal advice in a commercial context for clients and is good at making complex legal academic points clear and easy to understand.'

Legal 500 2024/Professional Negligence/Leading Juniors/Western Circuit - Ranked in Tier 1

`Richard boasts a wealth of knowledge both procedurally and in managing and understanding the factual aspects of matters. His standard of service is of the highest possible and his style of advocacy is clear and concise.'

Legal 500 2024/Commercial Litigation/Leading Juniors/Western Circuit

'Richard has excellent attention to detail, coupled with the ability to get straight to the main issues in a case.'

Legal 500 2023/Professional Negligence/Leading Juniors/Western Circuit - Ranked in Tier 1

'He is concise and clear, and has an excellent ability to distil complex scenarios. Richard's good demeanour with clients inspires confidence.'

Legal 500 2023/Commercial Litigation/Leading Juniors/Western Circuit

'He is very user-friendly from an instructing solicitor's perspective, and his advice is clear and pragmatic.'

Legal 500 2022/Professional Negligence/Leading Juniors/Western Circuit

'Richard is particularly strong at giving complicated advice in clear, succinct language that makes him popular with clients. Advice is always given with one eye on the practical and commercial implications for a client.'

Legal 500 2022/Commercial Litigation/Leading Juniors/Western Circuit

"3PB's 'commercial, pragmatic, and user-friendly' Richard Whitehouse is recommended for breach of contract claims, representing clients across a range of industry sectors. Recent work has included claims relating to negligent installation of amenities, cross-jurisdictional claims, and asset purchase agreements."

'Combines solid, pragmatic commercial strategy with detailed legal knowledge.'

Legal 500 2021/Commercial Litigation/Western Circuit

"At 3PB, Richard Whitehouse 'deals with factually and legally messy disputes with ease and tenacity' and provides 'excellent quality of advice tempered with a pragmatic application to real world scenarios'. A former solicitor, Whitehouse represents clients in litigious and non-contentious disputes including actions against professionals for breach of contract, trust, and fiduciary duty. He is regularly instructed in complex, high-value commercial disputes by insurers, companies, law firms, and other professionals, including barristers, surveyors, architects, accountants, and brokers."

'He takes a proactive and practical approach throughout the claims process and regularly receives praise from lay clients and instructing solicitors. His attention to detail and turnaround timescales are second to none.'

Legal 500 2021/Professional Discipline/Western Circuit

Client Testimonials

"Impressive"

"Calm, professional and well prepared"

"Great with clients and is always able to put them at ease"

Academic qualifications

- Bristol University – Law LLB (2:1)
- BPP Law School – BVC (Very Competent)

Professional qualifications & appointments

- ADR Group Accredited Civil & Commercial Mediator

Professional bodies

- Professional Negligence Bar Association
- Western Circuit