3PB
BARRISTERS



Emma Shiels

Year of Call: 2021
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Land and Boundaries

Emma is regularly instructed in disputes relating to land and boundaries. Her experience includes matters involving easements, claims by prescription and lost modern grant, the interpretation of restrictive covenants, as well as trespass and nuisance.

She has a strong track record of resolving real property disputes, including successfully representing clients at mediation and securing favourable outcomes in boundary disputes without the need for litigation.

Notable and recent cases:

- *Geoffrey Bewley & Ors v John Godfrey Russell &Anor [2026] UKFTT 18 (PC)* – Emma successfully represented the Defendant's complex prescriptive rights proceedings. Following a 3 day trial, the Tribunal dismissed the applications of the First and Second Claimants finding that they had not acquired a right to park by way of prescription.
- *Highstone Homes Ltd v Bell and Bell (ongoing)* – Emma was successful in defending a summary judgment application brought against the Claimant in a complex matter involving interference with a right of way; trespass, nuisance and a declaration of the boundary. Emma continues to represent the Claimant in the substantive claim.

Academic qualifications

- BPTC LLM, Very Competent, University of Law
- LLB, 2:1, Nottingham Law School
- PGCE/MSc, Secondary Education (Mathematics), Loughborough University

Scholarships

- Excellence in Law Award, Nottingham Law School
- Finalist, LEX/Shoosmiths Negotiation Competition, Shoosmiths Nottingham

Professional bodies

- Honourable Society of Gray's Inn