

Jon Ward

Year of Call: 2019

Solicitor: 2016

Email Address: jon.ward@3pb.co.uk

Telephone: 0117 928 1520



Overview

Jon Ward is a specialist chancery barrister who joined 3PB in October 2025. Jon focuses in particular on land and property law including planning, construction, and the related professional negligence in those areas. Jon also has an established practice in agricultural matters, including agricultural tenancies, boundaries, partnership disputes and beneficial interest and other trust related matters including those under TOLATA as well as constructive and resulting trusts.

As a former partner in a respected law firm, Jon adds a wealth of commercial experience to his clients cases and is known for his analytical robust and pragmatic advice. He is often instructed to assist in matters at the non-contentious stage. Recently he has been involved in matters involving a large site acquisition for a regional developer, drafting warranties, and is always happy to assist on assisting with the drafting of construction contracts. As well as advising and acting in disputes arising from the same.

Jon also is regularly involved in commercial litigation matters, from partnership/shareholder (including share option), director and insolvency disputes to JVA, business to business and debt recovery/breach of contract matters. With his experience of practicing as a solicitor, he offers commercial and straightforward advice to his professional and lay clients.

Reported cases

Adam Davies v Benwell Road RTM Company Ltd [2025] EWCA Civ 368: successfully acted for the respondent in the Court of Appeal after winning in the Upper Tribunal (Lands Chamber). The case challenged the jurisdiction of the First Tier Tribunal in resolving applications under section 27A of the Landlord and Tenant Act 1985 "for a determination whether a service charge is payable."

Plymouth Community Homes Ltd v Crisplane Ltd [2025] EWCA Civ 346

R. (App. Croft) v Torridge District Council [2025] EWHC 880 (Admin)

Croft v Devon County Council & Ors [2025] EWHC 881 (Admin)

Teignbridge District Council v Clark (Park Homes – Pitch Fees, reasons for displacing presumption of change in line with RPI) [2024] UKUT 279 (LC) (12 September 2024)

Crisplane Ltd v Plymouth Community Homes Ltd [2024] UKUT 15 (LC)

Davies v Benwell Road RTM Company Ltd (Landlord and tenant service charges) [2023] UKUT 197 (LC)

Park Green Investments Ltd v Teignbridge District Council (Housing, Civil penalty imposed on freeholder of building) [2023] UKUT 292 (LC)

Bateman & Anor v North Somerset Council [2022] EWHC 3172 (Admin)

Browning & Anor v Jack & Anor [2021] UKUT 307 (LC)

Publications and conferences

Ward, J., 'Conjoined Appeals – PNAG v SS CLG (1), Cuadrilla Bowland Ltd (2); Frackman v SSCLG, Lancashire CC, Cuadrilla Bowland Ltd, Cuadrilla Elswick Ltd [2018] EWCA Civ 9. Case Commentary', Journal of Environmental Law and Management, (2018) 30

Channing, I., and Ward, J., "Homophobia, Brexit and Constitutional Change", Safer Communities, 2017

Ward, J., "Acquiring the right to get to the light at the end of the tunnel; rationalising property theory", PLR 2016

Academic qualifications

LL.B (Hons), First Class. Plymouth University.

LPC, Distinction, University of Law

Professional bodies

- Honourable Society of Middle Temple

Direct Access

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

Expertise

Property and Estates

Jon Ward is a specialist chancery litigation barrister. His focus is on land law and real property, including land registration, boundary and planning disputes. As well as professional negligence claims for and against professionals.

Planning and Land

Jon is often involved in large land disputes at every stage, from planning disputes and the inquiries to land disputes. He has extensive experience planning matters, dealing with initial advice on Land use and the appropriate permissions needed to develop as well as Land registration issues, both alteration and rectification at HM Land Registry.

Jon also offers experience in restrictive covenants (interpretation, s.84 applications, breaches, enforcement, discharge), adverse possession and proprietary estoppel, boundary disputes, trespass & nuisance and easements. As well as matters arising under the Trusts of Land and Appointment of Trustees Act 1996.

Land option agreements and contracts for the sale of land (including specific performance, rectification and rescission)

Agricultural Law

Jon has an established practice in agricultural matters, including agricultural tenancies, boundaries, partnership disputes and beneficial interest as well and other trust related matters including those under TOLATA and constructive/resulting trusts. Jon also advises on land use and the planning issues that arise from change of use, and green energy solutions.

He also has extensive experience acting in matters in the wider agricultural sphere, including equine, quota and general farming contract disputes. His no-nonsense approach is well regarded and appreciated by his lay and professional clients.

Landlord and Tenant

Jon acts for both institutional and individual landlords and tenants in leasehold disputes within Commercial and Residential law. Regularly advising and acting for clients on:

- Service charges
- 1954 Act renewals
- Forfeiture
- Enfranchisement
- Restrictive Covenants
- Mortgage charges
- Possessions
- Enforcement of security
- Housing, including ASBI's

Reported cases

Adam Davies v Benwell Road RTM Company Ltd [2025] EWCA Civ 368: successfully acted for the respondent in the Court of Appeal after winning in the Upper Tribunal (Lands Chamber). The case challenged the jurisdiction of the First Tier Tribunal in

resolving applications under section 27A of the Landlord and Tenant Act 1985 “for a determination whether a service charge is payable.”

Plymouth Community Homes Ltd v Crisplane Ltd [2025] EWCA Civ 346

R. (App. Croft) v Torridge District Council [2025] EWHC 880 (Admin)

Croft v Devon County Council & Ors [2025] EWHC 881 (Admin)

Teignbridge District Council v Clark (Park Homes – Pitch Fees, reasons for displacing presumption of change in line with RPI) [2024] UKUT 279 (LC) (12 September 2024)

Crisplane Ltd v Plymouth Community Homes Ltd [2024] UKUT 15 (LC)

Davies v Benwell Road RTM Company Ltd (Landlord and tenant service charges) [2023] UKUT 197 (LC)

Park Green Investments Ltd v Teignbridge District Council (Housing, Civil penalty imposed on freeholder of building) [2023] UKUT 292 (LC)

Bateman & Anor v North Somerset Council [2022] EWHC 3172 (Admin)

Browning & Anor v Jack & Anor [2021] UKUT 307 (LC)