Carl Geary



Year of Call: 2019
Solicitor: 2010
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Overview

Carl Geary is an experienced civil litigator, combining senior-level solicitor experience with a successful practice at the Bar. He qualified as a solicitor in 2010 and was a partner at a highly regarded law firm before transferring to the Bar in 2019. He joined 3PB in April 2026, having practised at another leading regional chambers where he was head of the civil team and co-head of ADR.

Carl is instructed across a broad range of litigation, from tribunal matters to complex, high-value disputes in the High Court and appeals. His core practice centres on property and chancery work, including ToLATA, cohabitation trust disputes, neighbour and boundary disputes and contentious probate, together with substantial experience in construction and building disputes and commercial and residential landlord and tenant matters.

He is known for delivering clear, decisive advice and persuasive advocacy, supported by strong written work. Carl's background as a former solicitor enables him to approach litigation with pronounced commercial insight, advising pragmatically and working closely with solicitors to devise and execute effective case strategy from the outset through to resolution.

Widely regarded as approachable and adaptable, Carl is an effective communicator who quickly builds rapport with clients and professional teams alike. His confident yet personable style, coupled with robust advocacy, has led to repeat instructions from both regional and national firms across a broad range of real property, construction and chancery disputes.

In addition to his litigation practice, Carl brings significant experience in negotiation and ADR. With a background in people management, training and business development, he is a skilled mediator and is accredited by the Society of Mediators.

Carl regularly provides in-house training to solicitors, speaks at events and is qualified to accept instructions on a direct access basis.

Recommendations

"Client was very impressed." **Instructing solicitor**

"I was impressed with your patience and the calm way you handled the discussions, so thank you." **Lay Client**

"Thank you very much for your work, help and advice. It has been invaluable." **Lay Client**

"I just wanted to send you an email to say thank you so much for everything you did for getting my point across. I couldn't have asked for a better barrister you really did brilliantly I am so impressed. So thank you so much from me and my children."

Lay client

"Our client commented about how very pleased with the outcome they were and said that Carl Geary did a great job."
Instructing solicitor

"This was an interesting but challenging case involving multiple respondents and ultimately some complex arguments involving TUPE and service provision changes. Carl was excellent throughout. It was evident that he had prepared thoroughly and was knowledgeable in relation to the legal intricacies involved. He managed the evidence and witnesses very well giving much confidence to our clients and secured a great result. Great job." **Instructing solicitor**

Academic qualifications

- Bar Transfer Test, BPP (Bar School), 2018
- Diploma in Legal Practice, Distinction, Bournemouth University, 2007-2008
- LLB Hons, Bournemouth University, 2003-2007

Professional qualifications & appointments

- Accredited Mediator, Society of Mediators, 2024
- ILEX Level 3, 2002

Professional bodies

- Honourable Society of Middle Temple
- Professional Negligence Lawyers Association (PNLA)

Expertise

Property and Estates

Prior to being called to the bar in 2019, Carl practiced as a solicitor exclusively specialising in civil litigation with a well-known law firm in the South West of England for almost a decade.

His expertise is wide-ranging in both property and chancery cases and covers both business and personal disputes. His busy caseload work includes:

- Asset recovery
- Building and construction disputes
- Boundary disputes
- Breach of trust
- Contract disputes
- Debt recovery
- Enforcement of judgements
- Eviction (trespassers/squatters and tenants)
- Fraud
- Freezing injunctions
- Inheritance (validity of wills, executors duties, provision)
- Insolvency (corporate and individual)
- Landlord and tenant disputes
- Neighbour disputes
- Nuisance
- Partnerships
- Probate and disputed inheritances
- Professional negligence
- Property leases (Commercial and Residential)
- Property reposessions
- TOLATA (Trusts of Land and Appointment of Trustees)
- Trespass
- Trustees (Breach of trustees duties)
- Wills and Estates disputes

Carl's practice as a solicitor and former partner in a civil litigation team gives Carl the ability to offer clients measured legal advice balanced with a practical approach and with his client's best interests in mind at all times. That means that Carl will always consider what outcome the client wants, what outcome is realistically achievable and the most cost effective option to getting it.

With expertise across the breadth of dispute resolution vehicles, Carl is comfortable taking cases from inception through to appeal at all levels of Court and in all aspects of ADR, particularly mediation, arbitration and roundtable meetings and negotiations.

Carl has been sought out by legal practitioners to provide training and support to staff, particularly in property disputes,

delivers lectures both online and in-person and is a confident and engaging speaker.

Recent Cases

- Successfully represented an applicant in a trust dispute, securing a finding of sham trust and a significant costs award.
- Successfully opposed an application for an order for conduct related costs in the High Court.
- Acted for a commercial landlord to successfully oppose an application for adverse possession in the property tribunal involving complex arguments as to tenant encroachment and accretion.
- Resisted an interim injunction application in a neighbour dispute involving allegations of nuisance.
- Acted for an applicant in bankruptcy proceedings involving international real property assets and jurisdictional disputes.
- Secured an order for possession in favour of mortgagee in relation to a principle debt in excess of £3m.

Professional Negligence

Carl also has experience handling and advising upon complex professional negligence matters involving conveyancers and surveyors

Probate and Estates

Carl's property practice includes complex contentious probate, trust disputes and estate litigation. He accepts instructions in a wide array of matters , including claims under the Inheritance (Provision for Family and Dependants) Act 1975, disputes involving the validity of wills, lack of testementary capacity, undue influence and proprietary estoppel.

Examples of some of the cases Carl has been been involved in as sole Counsel include;

- Inheritance (Provision for Family and Dependants) Act 1975 claims
- Advising executors on domicile, construction and applicable principles under international law in an estate involving assets spread across several jurisdictions with multiple wills.
- Passing over of administrators (conduct endangering trust property)
- Substitution pursuant to s50(1) Administration of Justice Act 1985 (unfitness/conduct harmful to beneficiaries and proper administration of the estate)
- Wrongful dissolution of trust
- Revocation of grant
- Possession proceedings in relation to trust property