

3PB Property and Estates Law Team – Legal 500 2025 results

Team rankings

Property and Construction – South Eastern: **Ranked Tier 2**
 Property and Construction – Western: **Ranked Tier 3**

Individual rankings

| Barristers ranked in Legal 500 | Legal 500 section | Bar | 2026 |
|--------------------------------|------------------------------------|---------------|------|
| Oliver Nunn | Agriculture | Midlands | New |
| Robert Weatherley | Agriculture | Western | Yes |
| William Webster | Planning and environment | Western | Yes |
| Cheryl Jones | Private client: trusts and probate | London | Yes |
| Oliver Ingham | Private client: trusts and probate | London | Yes |
| Oliver Ingham | Private wealth, probate and tax | Midlands | New |
| Andrew Nicklin | Private wealth, probate and tax | South Eastern | Yes |
| Cheryl Jones | Private wealth, probate and tax | Western | Yes |
| Jamie Johnston | Property and construction | Midlands | New |
| Oliver Nunn | Property and construction | Midlands | New |
| Andrew Nicklin | Property and construction | South Eastern | Yes |
| Charles Irvine | Property and construction | South Eastern | Yes |
| Joshua Dubin | Property and construction | South Eastern | Yes |
| Louise Worton | Property and construction | South Eastern | Yes |
| Antonietta Grasso | Property and construction | Western | Yes |
| Matthew Cannings | Property and construction | Western | Yes |
| Paul Newman | Property and construction | Western | Yes |
| Robert Weatherley | Property and construction | Western | Yes |
| Danielle Gotts St. Clair | Social Housing | Midlands | New |
| Kinza Wahid | Social Housing | Midlands | New |
| Oliver Nunn | Social Housing | Midlands | Yes |

Team commentary

Regional Bar > South Eastern Circuit > Property and construction – Tier

2

3PB is 'an excellent set for property litigation' work on the South Eastern Circuit. **Joshua Dubin's** varied property practice spans boundary and easement disputes as well as adverse possession claims. He is appreciated for his 'calm, assured, and knowledgeable' advocacy. **Louise Worton** has considerable experience in relation to boundary and right-of-way disputes, residential possession claims, and lease renewal disputes.

Testimonials

'Patrick Steptoe is courteous and efficient.'

'Mark Heath and Sam Collins are fabulous.'

'Mark Heath and Matthew Scanlan are particularly helpful. The clerks are generally responsive and provide reliable fee estimates.'

'Patrick Robson is quick to respond and practically minded - he finds the right level of counsel and keeps fees proportionate to the matter at hand.'

'The set usually has a suitable barrister for whatever advice/representation is needed.'

'3PB is an excellent set for property litigation. They offer regular training and have a variety of specialisms so there is always someone available for what you need.'

'A very good set with a wide range of highly knowledgeable counsel across assorted practice areas. Appropriate Counsel are generally available at relatively short notice and the set covers a wide geographical area.'

'There is a wide range of experience and characters to suit all clients.'

Regional Bar > Western Circuit > Property and construction – Tier 3

3PB is well known on the Western Circuit as a 'great set for property disputes' with 'good barristers at every level of call'. **Matthew Cannings** continues to lead the property and estates team in chambers. His varied practice covers landlord and tenant disputes, as well as right-of-way claims and boundary disputes. **Antonietta Grasso's** considerable experience spans boundary, right-of-way, trespass, and property damage disputes. **Robert Weatherley** has a strong track record handling cases involving disputed rights of way, restrictive covenants, and land development plans. He is 'commercially savvy yet empathetic in his approach'.

Testimonials

'The clerks' room is one of their strengths. The clerks are knowledgeable, friendly and helpful. If they were not it would have been difficult to work with them for so many years. They are a go-to set because of the combination of the clerks' and barristers' abilities.'

'The clerks' room is fantastic. They are always easy to get hold of and very responsive. It is difficult to single anybody in particular out as all of the clerks are very easy to work with but Charlotte Dewhurst in particular stands out as being always willing to help.

'The service is quite frankly outstanding. Often within minutes of sending initial details of a matter, I will have received an email or text message with details of an appropriate barrister. Worth a special mention are David Fielder, Joe Townsend and Matthew Scanlan for their excellent service.

'The clerks provide an excellent service. They are responsive and helpful.'

'3PB is an excellent set of chambers. They are as good as it gets and can accommodate most areas of law. They are generally able to provide assistance for hearings at short notice.'

'3PB is a great and dependable set.'

'3PB Chambers is a first port of call when instructing counsel. The clerks and the barristers are always very accommodating and provide a first-class service.'

'A great set for property disputes - they have really good barristers at every level of call.'

Individual commentary

Andrew Nicklin – Regional Bar > South Eastern Circuit > Chancery, probate, and tax – Tier 2

Andrew Nicklin – 3PB 'Andrew is extremely good with the lay client, putting them at ease. He is also readily accessible to instructing solicitors.'

Andrew Nicklin – Regional Bar > South Eastern Circuit > Property construction – Tier 2

Andrew Nicklin - 3PB 'Andrew is great with clients and has a knack for explaining complex legal issues in an accessible way. He is commercial, with a good understanding.'

Antonieta Grasso - Regional Bar > Western Circuit > Property and construction – Tier 2

Antonieta Grasso – 3PB 'Antonieta is amazingly responsive, personable, precise and knows the law inside out.'

Charles Irvine - Regional Bar > South Eastern Circuit > Property and construction – Tier 1

Charles Irvine – 3PB 'Charles is always on point, ahead of opponents and ready to assist. He is more than just an expert at his practice. He maximises outcomes, inspires confidence and is impressive in court.'

Cheryl Jones - London Bar > Private client: trusts and probate – Tier 4

Cheryl Jones – 3PB 'Cheryl is clear and decisive. She is good at providing case-law support.

Cheryl Jones - Regional Bar > Western Circuit > Chancery, probate, and tax – Tier 2

Cheryl Jones – 3PB 'Cheryl is an excellent advocate whose attention to detail is always enduring. She has a systematic and inquiring mind and strong interpersonal skills.

Joshua Dubin - Regional Bar > South Eastern Circuit > Property and construction – Tier 2

Joshua Dubin – 3PB 'Joshua listens to the client's needs and delivers advice clearly and pragmatically. His advocacy is excellent, clear and thorough.

Louise Worton - Regional Bar > South Eastern Circuit > Property and construction – Tier 2

Louise Worton – 3PB 'Louise is great at inspiring confidence and putting clients at ease. She is a formidable advocate who greatly impresses in court.

Matthew Cannings - Regional Bar > Western Circuit > Property and construction – Tier 2

Matthew Cannings – 3PB 'Matthew has an excellent eye for detail. His presence in hearings is authoritative and agile. He is a reassuring presence in client conferences.

Oliver Ingham - London Bar > Private client: trusts and probate – Tier 3

Oliver Ingham – 3PB 'Oliver's commitment to his clients is second to none. He is a determined and clear advocate and a creative thinker.

Oliver Nunn - Regional Bar > Midland Circuit > Social housing – Tier 1

Oliver Nunn – 3PB 'Oliver is a phenomenal all rounder who punches well above his weight in terms of call. He is personable, supportive and cares about his client. He takes extensive notes, has excellent in-depth knowledge of his area, and is a persuasive and impressive advocate. He is proper and thorough in his approach and in his work. His advice is excellent and accessible.

Paul Newman - Regional Bar > Western Circuit > Property and construction – Tier 2

Paul Newman – 3PB 'Paul is an exemplary barrister who consistently delivers exceptional results. His legal acumen and strategic thinking are unparalleled, dissect complex legal issues and provide innovative solutions.

Robert Weatherley - Regional Bar > Western Circuit > Agriculture – Tier 1

Robert Weatherley - Regional Bar > Western Circuit > Property and construction – Tier 2

Robert Weatherley – 3PB 'Robert is excellent with clients and can convey complex issues to clients effortlessly. He has a brilliant eye for detail.'

William Webster - Regional Bar > Western Circuit > Planning and environment – Tier 1

William Webster – 3PB 'William's attention to detail is good, and he retains a good knowledge of matters. He can consider carefully a case and pick out relevant information.'