

Seb Oram

Year of Call: 2007

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Property and Estates

Seb Oram's Property and Estates practice focuses on disputes about title, conveyancing and finance (mortgage/receivership). A substantial part of his practice relates to disputes about property ownership, and defects in land registration. In the landlord and tenant context he is regularly instructed in disrepair claims, particularly those involving expert, technical evidence.

He is a member of the Chancery Bar Association.

Seb has considerable experience of advocacy in the Property Chamber of the First Tier Tribunal, the High Court and County Courts, and has been instructed in the Court of Appeal.

Recent cases

- Land registry rectification claim relating to charity land
- Disrepair claims brought by multiple tenants of a residential block, against their landlord
- Claims to a beneficial interest between joint (co-habiting) owners of properties
- Joint venture disputes arising from commercial agreements to purchase/develop land

Recent cases – Property and Estates, Chancery:

- **Dawson v Bell [2016] EWCA Civ 96; [2016] 2 BCLC 59**
Damages for economic duress / tort of intimidation, arising out of the execution of a shareholders' agreement.
- **Hunt and Ors v. Optima (Cambridge) Ltd and Anor [2013] EWHC 681 (TCC), (2013) 148 ConLR 27**
Defects and tenants' repair claim arising out of the development of 26 new-build properties.
- **Courtenay Gate Lawns Ltd v. Lee [2012] UKUT 125 (Lands Chamber)**
Resisting application to discharge restrictive covenants in a long lease, raising a point of principle as to the effect of a landlord's conduct in granting subsequent leases in different form.

Recommendations

Sebastian Oram of 3PB Barristers is an experienced barrister focusing on professional negligence claims against construction professionals, among others. He has experience of litigating in the Court of Appeal as well as the TCC.

Strengths: "His attention to detail is on point." "Sebastian is a very strong advocate."

Chambers UK 2025/Professional Negligence: Technology & Construction/London Bar Strengths: "His drafting style is fabulous: very elegant and user-friendly."

Chambers UK 2024/Professional Negligence: Technology & Construction/London Bar

Strengths: "Sebastian's written advocacy is excellent, focusing on the key issues and avoiding bad points."
"Sebastian Oram is so bright and incredible."

Chambers UK 2023/Professional Negligence: Technology & Construction/London Bar

Strengths: "He always understands the underlying technicalities of the issue and he knows the right questions to ask. He's not just concerned with the specific task but with the progression of the matter." "He has a level of experience and judgement that far exceeds his years of call. Responsive, persuasive, calm and measured. An absolute pleasure to deal with."
Recent work: Acted in a claim against the designers and installers of stonework cladding on a shopping centre, for remedial works and consequential losses.

Chambers UK 2022/Professional Negligence: Technology & Construction/London Bar

Strengths: "Considered, robust, articulate, technically sound and has a great ability to absorb complex facts and cut to the heart of the issue."
Recent work: Acted in a claim against structural engineers for economic losses resulting from negligent advice about the adequacy of foundations for the vertical extension of a commercial building.

Chambers UK 2021/Professional Negligence: Technology & Construction/London Bar

Strengths: "He is good at explaining things in a calm, methodical and well thought out way. He listens to instruction and his overall demeanour is very confident." "Considered, robust, articulate, technically sound, and has a great ability to absorb complex facts and cut to the heart of the issue."
Recent work: Acted in a claim against structural engineers for economic losses resulting from negligent advice on the adequacy of foundations for the vertical extension of a commercial building.

Chambers UK 2020/Professional Negligence: Technology & Construction/London Bar

"He very quickly inspires confidence in the client and is a measured but very effective negotiator."
Recent work: Acted before the Court of Appeal in a claim arising out of the design, tendering and supervision of the structural relandscaping of a terraced garden, and considering whether a professional could be held liable for services provided gratuitously.

Chambers UK 2019/Professional Negligence: Technology & Construction/London Bar

Strengths: "You can bombard him with information and he sees straight through everything that needs to be swept aside. He gets to the crux of the issue. He is also a very effective communicator."

Chambers UK 2018/Professional Negligence: Technology & Construction/London Bar

'He is very bright and personable. He is easy to deal with. His written communications are clear and persuasive.'

Legal 500 2025/Professional negligence/Leading Juniors/London Bar

'Clever, thorough, to the point, very good with clients, excellent in court with good presentational skills and persuasive approach, and very good at cross-examination.'

Legal 500 2024/Professional negligence/Leading Juniors/London Bar

A highly intelligent and articulate barrister who provides superb, insightful advice. A persuasive advocate who is also measured and calm.

Legal 500 2023/Professional negligence/Leading Juniors/London Bar

' A highly intelligent and articulate barrister who provides superb, insightful advice. A persuasive advocate who is also measured and calm. '

Legal 500 2022/Professional negligence/Leading Juniors/London Bar

'He has a great ability to absorb complex facts and cut to the heart of the issue. He is methodical and, in terms of bang for your buck, you get a much bigger bang with Seb than you would with other barristers of a similar year of call.'

Legal 500 2021/Professional Negligence/Leading Juniors /London

'Excellent on construction-related claims.'

Legal 500 2020/Professional Negligence/Leading juniors/London

'Incredibly detailed, solid and hardworking.'

Legal 500 2018/19/Professional Negligence/Leading juniors/London

Academic qualifications

- MA (Hons.) Law, Trinity Hall, Cambridge
- LL.M., University of Bristol

Professional qualifications & appointments

- Called 2007; Lincoln's Inn

Professional bodies

- Association of Business Recovery Professionals ("R3")
- Chancery Bar Association
- Society of Construction Law
- Spanish and Latin American Arbitration Society (el Club Español e Iberoamericano del Arbitraje) – UK organising committee member.
- Technology & Construction Bar Association (TECBAR)