

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	2025
Andrew Nicklin	Chancery, probate and tax	South Eastern	yes
Andrew Nicklin	Property and construction	South Eastern	NEW - Yes
Antonietta Grasso	Property and construction	Western	yes
Charles Irvine	Property and construction	South Eastern	yes
Cheryl Jones	Private client: trusts and probate	London	yes
Cheryl Jones	Chancery, probate and tax	Western	yes
Joshua Dubin	Property and construction	South Eastern	yes
Louise Worton	Property and construction	South Eastern	yes
Matthew Cannings	Property and construction	Western	yes
Oliver Ingham	Private client: trusts and probate	London	yes
Oliver Nunn	Social Housing	Midlands	yes
Paul Newman	Property and construction	Western	yes
Robert Weatherley	Agriculture	Western	NEW - Yes
Robert Weatherley	Property and construction	Western	yes
William Webster	Planning and environment	Western	yes

Team commentary

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

3PB ‘has a wealth of counsel, offering a wide variety of barristers who work collaboratively on matters where appropriate’ with a particularly strong capability in handling disputes relating to covenants, enfranchisement, possession and residential and commercial landlord and tenant. **Charles Irvine** is described as ‘a formidable presence in court’ and successfully acted for the defendant in a claim related to the right of way granted by an express deed, proprietary estoppel, and a right to light. **Louise Worton** garners praise for her ‘excellent attention to detail’ and is presently handling a boundary dispute claim related to allegations of movement

of boundary fences and trespass. **Andrew Nicklin** is known for his 'thoroughness in complex drafting' and recently acted for a restaurant tenant seeking a new lease and costs order.

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

3PB is 'an excellent set' which has 'a number of excellent barristers' who take a leading role across all aspects of entire real estate disputes. 'A consummate professional', **Matthew Cannings** heads the property and estates group of chambers and is very experienced in handling a broad range of contentious property matters. **Antonietta Grasso** is known for her 'exceptional advocacy skills' and recently acted for the defendant in a case concerning rights of way to access a sewage tank. 'A very able barrister', **Paul Newman** is also a key name, and his practice is a mix of contentious and non-contentious matters, including professional negligence claims against construction professionals. **Robert Weatherley** has a solid track record in advising on both residential and commercial real estate disputes.

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.'

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

Antonietta Grasso – 3PB 'Antonietta 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.’