



HÄGEN WOLF
PROPERTY LITIGATION SPECIALISTS





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*Fantastic working knowledge
of the law and a commercial
approach to dispute resolution,
while also being very effective
tactically*

Chambers & Partners

Chambers
AND PARTNERS

The company

Hägen Wolf is a boutique law firm based in Leeds and London specialising exclusively in property litigation. Our complete focus on contentious property issues gives us a level of expertise, industry knowhow and commercial savvy that is hard to find and which will give you the edge in any property dispute. We fight tirelessly to protect our client's property interests, finding creative and effective solutions to the most challenging of situations.

As highly specialist professionals advising exclusively on property disputes, we are perfectly positioned to collaborate with other law firms and property professionals, with whom we work seamlessly as part of their family of trusted advisors.

We have been recommended by over 300 law firms, letting agents, managing agents, surveyors and other property professionals across the UK and overseas.

This brochure details the services we provide and why you should work with us. Please do not hesitate to get in touch if you have any questions. Our team will be happy to help.

Thank you for your time.

Matt Pugh

Matt Pugh
Managing Partner
Hägen Wolf

We work with

- Commercial Property Owners
- Residential Property Owners
- Agricultural & Rural Owners
- Property Developers
- Charities
- Landed Estates
- Leisure & Retail
- Manufacturing
- Religious Institutions
- Transport
- Telecoms



Protecting territory together



We measure our success, not by our turnover, but by the one thing that matters – client satisfaction. That means being pragmatic, getting results and delivering outstanding service. Our world class net promoter score and consistently outstanding client feedback are testament to the attentive and pro-active service that our lawyers provide to clients and to the value that we add.

Hägen Wolf in numbers

9/10

of our clients
would
recommend us



72yrs

experience
in property law



120hrs

of training each
year for every
lawyer



over
300

companies have
recommended us
to their clients



10

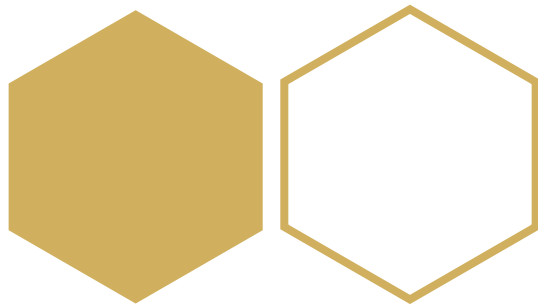
specialist
lawyers



94%

of our clients
come to us on
recommendation

Our services



Winner

***Best property
litigation firm***

Five consecutive years

(Legal 100 Awards)



Residential landlord & tenant

- Boundary disputes
- Residential leasehold disputes
- Residential lettings
- Co-ownership disputes



Commercial landlord & tenant

- Dilapidations
- Forfeiture & Relief
- Termination & renewal under the Landlord & Tenant Act 1954
- Options & break clauses
- Consent to assign/ sublet/alter/change use



Property development

- Right to light
- Restrictive covenants
- Party wall
- Compulsory Purchase Orders (CPOs)
- Options overage and conditional contracts
- Land assembly and site clearance



Agricultural & rural

- Agricultural holdings
- Farm tenancies
- Public rights of way
- Trespass
- Shooting & fishing rights



Neighbourly matters

- Boundary encroachment
- Party walls
- Adverse possession
- Nuisance
- Shared access
- Right to light



Security over land

- Mortgage repossessions
- Undue influence
- Fraud
- Regulatory breaches
- Valuation negligence



Transactional issues

- Misrepresentation
- Late/none completion
- Professional negligence
- Fraud



Co-ownership

- TOLATA claims
- Orders for sale
- Implied trusts
- Proprietary estoppel
- Occupational rent

Why work with Hägen Wolf



Trusted



Expert



Secure



Approachable



Service



Collaborative



Proactive



Innovative



Results



Award Winning

What our clients say



1

James Carter
NETWORK ACCESS MANAGER
(WEST MIDLAND TRAINS)

The team at Hägen Wolf understand the business-critical nature of our property assets. It's vital that we have a legal partner that can act quickly to protect our interests and ensure we can deliver great services to our customers.

2

Jeff & Ann Laverack
LAND OWNERS

I would not hesitate to recommend Hägen Wolf. The quality of advice, proactivity, accessibility of lawyers and the way in which they took time to really understand us as clients was outstanding.

3

Rachel Meredith
PARTNER
(WRIGLEYS)

Matt and his team are our "go to" choice for property litigation advice. They never fail to field queries and deal with referrals in a timely, pragmatic and client focussed way. It really is a great help to have a true specialist in this field to refer clients to when they need it.

4

Chris Shaw
PROPERTY INVESTOR

I just wanted to drop you a line to say a heartfelt thank you for your help, support and advice these last 2 years through what has had to be one of the difficult parts of life all told. Your advice in handling this matter has been absolutely on the money and I am so glad I followed it to the letter. You have read the situation like mystic Meg and got it right all of the way along which has bought the outcome that I thought would never come.

5

Karl McCormack
LEAD FACILITIES AND DEVELOPMENT MANAGER
(GOVIA THAMESLINK)

My business has called upon the guidance and expertise of Matt and the team on a number of occasions to assist in management of our commercial/property portfolio. We have always found the advice to be of an extremely high quality and delivered in a friendly, easy to understand language. We will continue to use Matt and his team and would certainly recommend them without hesitation.



Our promise to you

- We focus exclusively on property litigation
- If we can't help, we will put you in touch with someone who can
- We work to understand your needs, and tailor our service accordingly
- We become a seamless extension of your team
- We won't sit on the fence
- We will translate legal issues (no matter how complex) into simple, actionable advice
- We will fight your corner



OUR CLIENTS

MARSH & PARSONS

vue



Stagecoach

abellio



Case study

We saved the Commonwealth Games

Issue:

Stagecoach provided all the transport provision for athletes, officials, spectators and the police for the Commonwealth Games in July/August 2022 and took a lease on a former truck depot near Birmingham in order to facilitate that. Stagecoach were in the process of preparing the site in readiness for the games when a large encampment of travellers forced entry onto the site and refused to move out, jeopardising the entire event.. The client needed vacant possession within days in order to keep on schedule with preparatory works.

Approach:

We burned the midnight oil to prepare and issue possession proceedings at the Royal Courts of Justice and to persuade a Master to shorten the time frame for service.

Result:

The Court papers were served on the travellers the same day and the case was listed for hearing the next working day. The Court made an order for immediate possession and we were able to arrange for High Court Enforcement Officers to take back possession.

CaddickGroup.



Severfield

Regional
REIT



NORTHERN

Chambers AND PARTNERS

Hägen Wolf has been recognised by a number of leading UK legal directories and awards programmes, including Chambers UK, the Legal 500, Yorkshire Legal Awards, and the Lawyer International Legal 100.

Our knowledge, expertise and credibility are why some of the UK's largest professional firms trust us with their client's property litigation work

Chambers UK (Chambers & Partners)

Recommended for real estate litigation
Recognised practitioners: Matt Pugh, Philip Copley

"Chambers and Partners is the leading independent professional legal research company operating across 200 jurisdictions. We deliver detailed rankings and insight into the world's leading lawyers and law firms. Since our founding in 1990 we have dedicated ourselves to delivering detailed rankings and insights into the world's top lawyers, legal departments and law firms. Present and relied on in over 70 countries and 200 jurisdictions, our independent research led approach is recognised as the ranking that matters.

During this time we have remained focussed on maintaining the highest standards possible. With an in-depth research methodology involving detailed interviews and analysis of capabilities, achievement and sector presence. All at the service of defining a ranking that remains as relevant and influential as when first released over 30 years ago."



Legal 500

Recommended for property litigation
Recognised practitioners: Matt Pugh, Philip Copley

"For 33 years, The Legal 500 has been analysing the capabilities of law firms across the world, with a comprehensive research programme revised and updated every year to bring the most up-to-date vision of the global legal market.

The rankings are based on a series of criteria, but simply put, we highlight the practice area teams who are providing the most cutting edge and innovative advice to corporate counsel. Our research is based on feedback from 300,000 clients worldwide, submissions from law firms and interviews with leading private practice lawyers, and a team of researchers who have unrivalled experience in the legal market."



Lawyer International - Legal 100

Best Property Litigation Firm - UK 2021-2024

“The Legal 100 Awards (issued annually by Lawyer International) exist to showcase those firms and individuals that continually provide the client with demonstrating an incredibly high degree of dexterity, whilst delivering the outstanding results that are synonymous with firms and individuals of this calibre.”



Yorkshire Legal Awards

Matt Pugh, Managing Partner of the Year 2023
Philip Copley, Rising Star of the Year 2023

“The Yorkshire Legal Awards brings together the region’s legal community to recognise and celebrate its many achievements.”



Real estate litigation is Hägen Wolf’s bread and butter.

Chambers & Partners

Our awards...



Case study

Transactional issues / misrepresentation

How Hägen Wolf helped a buy-to-let investor to return a mis-sold holiday flat and to recover damages.

Issue:

Our client had purchased a holiday flat in Whitby as a buy-to-let investment. The flat shared a building with a live music venue. The seller lied in pre-contract enquiries about noise nuisance complaints. Our client only discovered the problem when holiday-makers started complaining about noise and vibration waking them up at night. He later discovered that noise abatement notices had been served prior to him purchasing the flat and that there was no sound-proofing in the building. Having discovered the truth, the flat was unsellable and unlettable and, in real terms, worthless. The seller (who also managed the building) washed his hands of this, moved to the far east and the client's previous solicitors were getting nowhere.

Approach:

We assembled compelling evidence, issued court proceedings and were able to negotiate a settlement.

Result:

The seller bought the flat back off our client for the original purchase price, paid substantial damages and legal costs.



Meet
the
team



MATT PUGH

Founder & Managing Partner

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in Get in touch

Matt's practice encompasses all aspects of commercial, residential and agricultural property disputes, including disputes concerning landlord and tenant relationships, boundaries, adverse possession, easements, ransom strips, trespassers, development contracts, restrictive covenants, nuisance, village green registrations and property-based professional negligence.

Matt has particular experience advising transport operators in the rail and bus sectors and has acted for most of the major players. He also regularly acts for high-net-worth property investors and landlords based both in the UK and around the world.

Matt has been ranked as leading individual in the field of property litigation in both Chambers & Partners and Legal 500 for several years. He was recently elected as the Property Litigation Association's Regional Chair for the North of England.



RICHARD ROBINSON

Partner

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in Get in touch

Richard is a partner and has focussed exclusively on property litigation throughout his career.

Before joining Hägen Wolf in 2022, Richard was a partner at Knights and Shulmans. Richard's clients include REITs, funds, family offices, business park owners, developers and corporate occupiers. He has particular expertise in litigating complex dilapidations claims, telecoms and advising on the impact of disrepair on forfeiture, service charge disputes and contested lease renewals.

He also assists BTR, hotel and office developers realise development value by clearing sites of tenants or resolving other property matters which may otherwise stymie redevelopment.

Richard is on the Property Litigation Consultation Board for PLC, a leading legal resource used by more than 140,000 lawyers worldwide.

Meet the team



ESTELLA PRINCE

Legal Director

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in Get in touch

Estella is a legal director and an experienced property litigation solicitor. Before joining Hägen Wolf in 2023, Estella was a Director at Scotts Wright and has previously worked for well respected, regional Yorkshire firms.

Estella is able to advise on a wide range of issues, where there may be disputes involving property, in either a business or a personal context. Her clients include national companies, partnerships, small business, estates, commercial and residential landlords, and individuals.

Estella has expertise in possession and trust work and is known for advising in complex, disputed matters that have become deadlocked.

Estella has extensive mediation experience and has been highly recommended for her pragmatic and forward-looking approach to solving her client's problems.



PHILIP COPLEY

Senior Associate

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in Get in touch

Philip is a Senior Associate and has been with the firm since we opened our doors in January 2020.

He has a broad practice but has particular experience in landlord and tenant cases (including cladding) and assists both property owners and developers with boundary issues, rights of way, restrictive covenants and rights to light.

He acted for the successful Respondent in the reported case of Calverley Village Day Nursery Ltd v Lynch [2022] EWHC 1855 (Ch).

Philip is recommended in the Legal 500 directory, won the 'Rising Star' Award in this year's Yorkshire Legal Awards, and is an 'Associate to Watch' in Chambers & Partners.



AMY LIGHT

Associate

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in Get in touch

Amy is an associate at Hägen Wolf, having joined from Knights Plc in January 2021. Amy is a graduate of Durham University and gained a distinction in her post-graduate studies.

Amy has extensive specialist experience working for social housing providers and local authorities, regularly undertaking court advocacy. This experience led to Amy being appointed a Solicitor Advocate with higher rights of audience entitling her to undertake advocacy in the Court of Appeal and Supreme Court.

Amy has a wide range of experience in both residential and commercial property litigation and regularly advises both landlords and tenants on lease renewals, break notices, forfeiture, arrears recovery and specialist telecommunications matters, including the complex rules applying to the imposition and removal of telecommunications apparatus from land. Amy also advises landowners on issues arising from access and developments and arising out of transactions.



AYESHA SHEIKH

Associate

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in Get in touch

Ayesha is an associate at Hägen Wolf having joined in September 2023.

Ayesha has a wide range of experience in commercial property litigation including, unopposed and opposed lease renewals, interim and terminal dilapidations, break notices and other property notices, rent arrears claims, lease disputes and all matters relating to telecommunications sites.



DOMINIC TITHERINGTON

Associate

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Dominic is an associate solicitor, and advises clients on a wide range of property disputes, including those involving covenants, leases, boundaries, rights to light and nuisance. He works with both individuals and business clients and has extensive trial and mediation experience.

Dom joined the firm in November 2023 having previously worked and trained at national firm, Lyons Davidson.



REBECCA PARKER

Solicitor

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[in](#) Get in touch

Rebecca is a qualified solicitor and undertakes a wide range of work for the firm's clients including commercial dilapidations, business lease renewals and terminations, residential lettings, co-ownership disputes and disputes about commercial lease arrangements.

Rebecca trained with Hägen Wolf and has been with us since we opened our doors January 2020.



OLIVIA HUDSON

Trainee Solicitor

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in Get in touch

Olivia is a trainee solicitor and undertakes a wide range of work for the firm's clients, including commercial dilapidations, business lease renewals and terminations, residential lettings, co-ownership disputes and disputes about commercial lease arrangements.

Olivia joined the firm in March 2022 having previously worked as a paralegal at Plexus Law.



HANNAH THEWLIS-HARDY

Paralegal

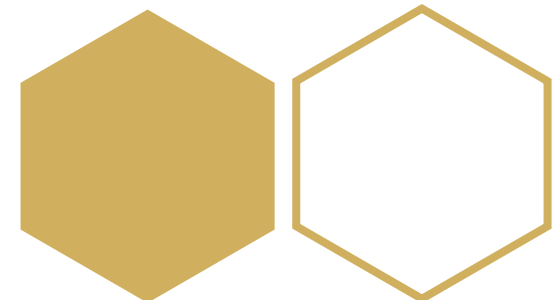
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in Get in touch

Hannah is a paralegal and undertakes a wide range of work for the firm's clients, including residential lettings, business lease renewals and terminations and forfeiture.

Hannah joined the firm in April 2023 having previously worked as a litigation paralegal at Tyr Law.





Contact us



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