

Simon Sinnatt

Call: 1993 ; Head of
Annex



Simon Sinnatt is the current Head of One Crown Office Row's Brighton Annex. Simon is a property law specialist, practising primarily in Sussex, London and the South Coast, acting for developers, local government and private clients.

He gives talks each year to both Local Government and solicitors in The South East. He is noted for taking an innovative practical approach to clients' problems.

Simon is recommended by Chambers & Partners and Legal 500.

"Simon is charming with clients and thorough with his legal knowledge. He is an excellent communicator and always advises with a commercial mindset."

Chambers & Partners 2024

'Simon has first-rate client care skills and is highly approachable for instructing solicitors. He is particularly strong in boundary disputes.'

Legal 500 2024

"He is a robust advocate providing practical solutions to clients."

Chambers & Partners 2024

Property, Landlord & Tenant

Simon is a Property law specialist practising primarily in Sussex, London and the South Coast, acting for developers, local government and private clients. He is a member of the Property Bar Association and has

been involved in a number of notable cases.

Selected Cases

- **Golding v Martin (2019) EWCA Civ 446** – Second appeal concerning the meaning of success in a forfeiture set aside case.
- **Sinclair Gardens (Kensington) Investments Ltd v 2 Medina Villas [2012] PLSCS 132**: Collective enfranchisement case concerning the valuation of car parking spaces and what amounts to a substantive interference of a right of way.
- **Henley v Bloom [2010] EWCA Civ 202; [2010] 1 W.L.R. 1770; [2010] H.L.R. 29; [2010] N.P.C. 29; [2010] 2 P. & C.R. DG13**: Case concerning whether a dilapidations claim should be struck out for abuse of process.
- **Bluestorm v Portvale Holdings [2004] 22 E.G. 142**: Case casting doubt on Yorkbrook.
- **Brighton & Hove City Council v Collinson [2004] 28 E.G. 178**: Security of tenure under the '54 Act.

Probate & Trusts

Simon regularly undertakes contentious probate and trusts of land disputes, advising and representing clients needs at all levels of Court. Simon has particular expertise in relation to proprietary estoppel having appeared in one of the leading cases on the subject.

Selected Cases

- **Clarke v Meadus [2010] EWHC 3117** – A proprietary estoppel case concerning the alleged promise of a mother to child to leave her interest in a family property to her and whether the half already transferred satisfied the minimum equity.

Commercial

Selected Cases

- **Bonhmas 1793 v Lawson & Ors**: A multi handed High Court case about the ownership of a rare Ferrari that settled on the first day of a three week hearing.

Local Government & Public Law

Simon represents various local authorities combining his property expertise with the particular needs of local government.

Selected Cases

- **L. M. Associates Limited v Gibbeson [2020] EWCA Civ 1460**: successful in the Court of Appeal on “an issue of jurisdiction on which there is no prior authority”.
- **Sussex Community NHS Foundation Trust v Price (2016)**: Represented the NHS Foundation Trust in unusual bed blocking case of a possession order of a hospital bed.
- **R (Boyejo, Towler, Rush, Sanders & Kemp) v Barnet London Borough Council & R (Ronald Smith) v Portsmouth City Council [2009] EWHC 3261 (Admin)**: Case dealing with the level of consultation and involvement of Disabled people and compliance with Section 49A(1) of the DDA.

Professional Negligence

Simon acts for developers and private clients in cases involving professional negligence in his specialist area of property law.

Direct Access

Simon accepts work from lay clients via [Direct Access](#). You can view his profile [here](#).

Education

- University of York, BA (Hons)

Memberships

- PBA