



Rowena Meager

Real Estate

Year of Call: 2007

Email Clerks: bp@no5.com



Rowena has a busy court / tribunal practice appearing regularly in the High Court and County Court in procedural hearings (CCMC's, PTR's, etc) as well as contested applications and multi-track trials. In addition, she regularly appears in the First Tier Tribunal, Property Chamber. Rowena also has a busy paper practice undertaking advisory work and drafting statements of case and other court / tribunal documents.

Rowena's real property experience is broad and has a significant focus on boundary disputes, adverse possession, rights of way (public and private) and restrictive covenants. She does, however, regularly advise and represent clients in disputes concerning trusts of property (including TOLATA claims), *Pallant v Morgan* equities, proprietary estoppel, residential and commercial leases, service charges, forfeiture, dilapidations, nuisance, trespass, possession, contracts for the sale of land, procuring transfers by undue influence, rectification and other property related disputes.

Rowena also has a particular specialism in non-domestic rating liability and regularly advises and represents both ratepayers and rating authorities in the Magistrates' Court and on appeal to the High Court by way of case stated / Judicial Review. Notable cases include:

Queen Street Properties Ltd v Cardiff City and County Council [2022] EWHC 39 (Admin)

K Pub Trading Ltd v Cardiff City and County Council [2021] EWHC 3011 (Admin)

Preservation and Promotion of the Arts v Birmingham City Council [2020] EWHC 2435 (Admin)

Memberships

- Lincoln's Inn (Lord Denning, Hardwicke and Shelford Scholar and Buchanan Prize Winner)
- Denning Society (society of scholars of Lincoln's Inn)
- Property Bar Association
- Society of Legal Scholars
- Planning and Environment Bar Association

Qualifications

- LLB (Hons) (First Class)
- BCL (Oxon)
- BVC (graded 'Outstanding')
- Licensed for direct access
- Awarded a 'Lord Denning Scholarship', a 'Hardwicke Scholarship' and a 'Shelford Scholarship' by Lincoln's Inn
- Awarded a 'Buchanan Prize' by Lincoln's Inn for 'outstanding' BVC performance
- Awarded the 'Clifford Chance Prize' for best performance in Civil Procedure in the 2003 BCL examinations
- Awarded the 'Barnett Bequest' by Merton College, Oxford, to study for the BCL
- Awarded 'Linnels Prize' for best graduating undergraduate law student in her year