

# Emma Williams

Call: 2012

"Emma is very technically astute and has a superb client manner. She is able to communicate her point well and obtain information that is required. Emma is able to steer courts through her skill as an advocate."

Legal 500 2025



Emma Williams is one of the leading professionals in Chancery, Probate, Property and Construction work. Emma is ranked as a Tier 1 Junior in Chancery, Tax and Probate by Legal 500.

Emma represents clients in contentious and non-contentious probate matters and matters relating to trusts. She is regularly instructed in matters pertaining to:

- The Inheritance (Provision for Family and Dependants) Act 1975
- Wills and their validity
- Testamentary capacity
- Undue influence
- Trusts of Land and Appointment of Trustees Act 1996
- Appointment and removal of executors and trustees
- Trusts Administration
- Trusts of land and estoppel

Emma is cognisant of the effect litigation has upon clients in these sensitive matters. However, at all times, she offers pragmatic and commercially sound advice to secure the best outcome for her clients. Emma has substantial advocacy experience including multi-day high value trials. She is a robust and tenacious advocate who will forcefully argue her client's case. Emma is thoroughly experienced in injunctive relief as well as interlocutory matters.

Additionally, Emma has a broad paper practice, regularly advising clients upon a range of matters relating to estate and trusts and settling pleadings and applications.

Emma represents clients at mediation.

Emma's real estate experience means that she is well placed to advise on matters incorporating areas of probate and property – including matters involving agricultural property and partnership law.

## Birmingham

103 Colmore Row  
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B3 3AG

DX: 16075 Fountain Court Birmingham  
Telephone: +44 (0) 121 606 0500

## London

Fifth Floor  
7 Savoy Court  
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DX: 449 London Chancery Lane  
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## Bristol

30 Queen Square  
Bristol  
BS1 4ND

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Tel: +44 (0) 117 917 8501

## Expertise

### Business & Property

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Emma is recognised as one of the leading professionals in Chancery, Probate, Property and Construction in the Midlands. Amongst her specialisms, Emma has a broad chancery practice and has been recognised as a Tier 1 Junior in Chancery, Tax and Probate by the Legal 500.

Emma is especially experienced in contentious and non-contentious probate; and trusts.

**She is regularly instructed in matters pertaining to:**

- The Inheritance (Provision for Family and Dependants) Act 1975
- Wills and their validity
- Testamentary capacity
- Trusts of Land and Appointment of Trustees Act 1996
- Appointment and removal of executors and trustees
- Trusts Administration
- Trusts of land and estoppel

As well as an expert in her field, Emma understands the personal, and emotional, complications experienced by clients in these often sensitive matters. That said, she offers pragmatic and commercially sound advice to secure the best outcome for her clients.

As well appearing in Court, Emma has a broad paper practice, regularly advising clients upon a range of matters relating to estate and trusts and settling pleadings and applications.

Emma represents clients at mediations.

Emma's other primary area of practice, namely property, means that she is very often best placed to advise on matters incorporating areas of probate and property – including matters involving agricultural property.

Prior to being called to the Bar, Emma graduated with a First Class degree in English Literature from the University of Bristol. She graduated with the best First Class degree in her year and won, amongst other awards, the Savage Prize for best overall performance.

Emma was also awarded scholarships from the Inner Temple and won awards during her legal study; most recently, Emma has been nominated for Junior Professional of the Year.

### Agriculture & Rural Affairs

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Emma is recognised as one of the leading professionals in Chancery, Probate, Property and Construction in the Midlands. Amongst her specialisms, Emma practises in Agricultural Law and is familiar with many issues arising from the Agricultural Holdings Act 1986, the Agricultural Tenancies Act 1995 and the recent changes to the legislation. Her expertise in property law (commercial and residential), and probate, means that she is often well placed to provide comprehensive advice upon agricultural matters.

She is recognised by Legal 500 as a Tier 1 Junior in Chancery, Probate and Tax and a Tier 2 Junior in Property and Construction.

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**Emma's experience includes:**

- Agricultural Holdings Act 1986 • Agricultural Tenancies Act 1995 • Boundary disputes
- Adverse possession
- Breach of covenant
- Injunctive relief
- Trusts of land and estoppel
- Riparian rights

Emma is keenly aware of the commercial considerations underpinning litigation. She is equally aware of the personal impact upon lay clients embroiled in legal disputes.

From her significant experience, Emma has gleaned a sound knowledge of the cases likely to succeed at trial or before a tribunal. Therefore, she is well placed to advise upon prospects and recommends seeking her advice early in matters – ideally, pre-issue.

Her busy court practice consists of trials, interlocutory hearings and disposal hearings and she has a flourishing paper practice in opinions and settling pleadings and applications. As well as the courts, Emma represents clients in tribunals.

## Real Estate

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Emma is recognised as one of the leading professionals in Chancery, Probate, Property and Construction in the Midlands. Emma is recognised by Legal 500 as a Tier 2 Junior in Property and Construction.

**Emma's experience includes:**

- Residential and commercial landlord and tenant matters, including matters arising under the Landlord and Tenant Act 195
- Boundary disputes
- Adverse possession
- Breach of covenant
- Agricultural matters
- Injunctive relief
- Trusts of land and estoppel
- Riparian rights

Emma is keenly aware of the commercial considerations underpinning litigation. She is equally aware of the personal impact upon lay clients embroiled in legal disputes.

From her significant experience, Emma understands which cases are likely to succeed if they proceed before the court or the tribunal. Therefore, she is especially well placed to advise upon prospects.

Her busy court practice consists of trials, interlocutory hearings and disposal hearings and she has a significant paper practice in opinions and settling pleadings and applications.

Emma regularly accepts instructions pre-litigation and exhorts the benefits of engaging counsel to consider merits at an early stage.

Before being called to the Bar, Emma read English Literature at the University of Bristol where she graduated with First Class honours and was ranked first in her year. She was awarded scholarships to complete her legal studies, awards during her studies, and, most recently, has been nominated for Junior Professional of the Year twice.

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**Recent work includes:**

- Successfully representing a tenant pursuant to the Agricultural Holdings Act 1986
- Representing a claimant beneficiary under a trust to obtain an order for sale – Advising on technical estoppel arguments
- Advising a prospective claimant in relation to a claim for trespass, nuisance and injunctive relief
- Advising a prospective claimant in relation to a claim to title by adverse possession
- Advising a utility provider as to the operation and effect of the Agricultural Holdings Act 1986 and the Agricultural Tenancies Act 1995
- Representing a claimant in a multi-day multi-track trial claiming an interest in property under a constructive trust
- Representing a landlord in a claim for possession where an anti-social behaviour injunction was merited given the challenging behaviour of the tenants
- Representing a claimant in relation to a debt claim arising from a construction dispute
- Obtaining emergency injunctive relief where a respondent has threatened to dispose of a property subject to a dispute

## Inheritance Act Disputes

Emma is recognised as one of the leading professionals in Chancery, Probate, Property and Construction in the Midlands. Amongst her specialisms, Emma has a broad chancery practice and has been recognised as a Tier 1 Junior in Chancery, Tax and Probate by the Legal 500.

Emma is especially experienced in matters arising from the Inheritance (Provision for Family and Dependents) Act 1975.

Whilst an expert in her field, Emma understands the personal, and emotional, complications experienced by clients in these often sensitive matters. That said, she offers pragmatic and commercially sound advice to secure the best outcome for her clients.

As well appearing in Court, Emma has a broad paper practice, regularly advising clients upon a range of matters relating to estate and trusts and settling pleadings and applications.

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Emma's other primary area of practice, namely property, means that she is very often best placed to advise on matters incorporating areas of probate and property – including matters involving agricultural property.

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Emma was also awarded scholarships from the Inner Temple and won awards during her legal study; most recently, Emma has been nominated for Junior Professional of the Year.

**Recent court cases:**

- Representing an adult child applicant in a 1975 Act claim

**Recent advisory work and drafting includes:**

- Advising upon the prospects of a claim under the 1975 Act

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## Awards



## Accreditations

### From Inner Temple:

- Frank and Burris Gahan Scholar Exhibition Award
- Duke of Edinburgh Award

### From the Bar Council:

- Bar Council Law Reform Essay Competition, Second Prize

### From the College of Law:

- No5 Plea in Mitigation Competition
- Negotiation Competition

### From the University of Bristol:

- The Savage Prize, for best overall performance
- Dean's List
- Ross Turnbull Prize

### From the University of Oxford

- Oxford University Access Essay Competition, Second Prize

### From Wolverhampton Law Society:

- Highly Commended Finalist Junior Professional of the Year 2016
- Finalist Junior Professional of the Year 2017

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## Qualifications

- First Class Honours, English Literature University of Bristol (BA Hons)
- Upper Second, Law, University of Law (LLB)
- Very Competent – Bar Professional Training Course, University of Law
- Commendation – Graduate Diploma in Law, University of Law

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