Zachary Bredemear

Back

Year of Call: 1996
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PRACTICE AREAS

Property
Insolvency & Restructuring
Commercial
Professional Negligence and Disciplinary
Banking and Finance

PROFILE

Zachary has a busy chancery commercial practice, which includes a broad range of chambers core areas namely insolvency, property to include easements, restrictive covenants, land registration issues, professional negligence in property related matters, contract, shareholder & partnership disputes and litigation in other jurisdictions concerning property in the United Kingdom.

He is ranked in the legal directories “Very experienced in all aspects of property litigation with an expansive knowledge of case law in this area” (Legal 500) & “He represents excellent value for clients, is very commercial and very good at cutting through to the heart of the issue. He makes you feel that you are his most important client” (Chambers & Partners.)

Commended by clients as “ a very down to earth easy to work with, property practitioner” “His calm, considered approach you are guaranteed to get a view that is measured well thought out which clients

understand”.

PRACTICE AREAS

Property

Zachary’s real property work includes issues relating to land registration, conveyancing, options and rights of pre-emption, easements, restrictive covenants and adverse possession.

Zachary regularly acts in cases relating to express and implied trusts of land, proprietary estoppel and equitable accounting.

A lot of his works is connected with security over land be it by way of a mortgage, equitable charge, lien or charging orders.

Zachary is known for his expertise and experience in the fields of commercial landlord and tenant law and has considerable experience of claims relating to the forfeiture of business premises, the renewal of business tenancies under the Landlord and Tenant Act 1954 and dilapidations. His residential landlord and tenant work includes claims relating to enfranchisement, breaches of covenant

His property work includes issues arising out of insolvency such as disclaimer, the appointment of receivers or administrators or the effect of an IVA or CVA on a landlord.

He regularly advises or acts for developers in relation the terms on which they have acquired land (such as overage disputes) or rights they require to complete their development.

He regularly advises local authorities on a variety of property related issues including those relating to the disposal of land or the management of gypsy and traveller sites.

Insolvency & Restructuring

In addition to his experience dealing with insolvency issues in a property context Zachary also has experience dealing with clawback claims including transactions at an undervalue, preferences, transactions defrauding creditors and void dispositions under s.127/284 IA 1986, misfeasance proceedings and breach of director’s duties, and personal and proprietary remedies against directors and third parties.

Commercial

Much of Zachary’s work involves the construction and application of contracts. He regularly advises and acts in commercial disputes of all kinds including those concerning business sale agreements, joint venture agreements, agency, supply agreements, insurance, choice of law and jurisdictional issues, and banking facilities.

He also advises and acts in shareholder and partnership disputes and freezing injunctions.

Professional Negligence and Disciplinary

Zachary has an extensive professional negligence practice, mostly dealing with claims against surveyors (valuation, surveying and management), architects (design and contract supervision), solicitors (conveyancing and litigation) and financial services providers.

His professional negligence work often includes allegations of fraud, breach of fiduciary duty and breach of warranty of authority and issues relating to subrogation.

Banking and Finance

Zachary has experience of the following aspect of banking and finance work: mortgages, charges and debentures, subrogation, receivership and administration, guarantees and indemnities, hire-purchase agreements, banking services, Consumer Credit Act regulation and allegation s of unfair relationships, breaches of financial regulations and product mis-selling.

SIGNIFICANT CASES

McHale v Dunlop [2024]
EWHC 1174 (KB); [2024] P.N.L.R. 26;

Whether an “introducer” owed a duty of care to act as a financial adviser to a client who was investing his pension in a German investment scheme. Whether the “introducer” owed a fiduciary duty and was liable to account for the commissions he received.

Doshi v Patel [2022]
EWHC 1352 (QB)

Appellant ordered to provide security for costs of appeal having transferred sole share in company and proceeds of COVID-19 self-employment support grant to third parties

Annetts v Adeleye [2018]
EWCA Civ 555, [2018] 1 WLR 4539

Whether a right of way had been abandoned by the grant of a fencing covenant to a third party

Mavris v Xylia [2017]
EWHC 2949 (Ch)

Appeal based on fraud at first instance trial in County Court

Groveholt Ltd v Hughes [2012]
EWHC 3351 (Ch); [2013] 1 P. & C.R. 20; [2013] 1 E.G.L.R. 15; [2013] 8 E.G. 108

Whether a constructive trust or proprietary estoppel arose where claimant acquired land with actual knowledge of unregistered obligation to transfer it at a future date

Hall v Harris [2012]
EWCA Civ 671

Extent of ancillary rights of party having grazing rights over common land

Groveholt Ltd v Hughes [2012]
EWHC 686 (Ch)

Whether overage due after deducting infrastructure costs required to develop land

Bashir v Ali [2011]
EWCA Civ 707; [2011] 2 P. & C.R. 12

Interpretation of auction contract

Groveholt Ltd v Hughes [2010]
EWCA Civ 538

Whether permission for proposed amendments should be granted

TRM Copy Centres (UK) Ltd v Lanwall Services Ltd [2007]
EWHC 1738 (QB)

Whether agreements to provide photocopiers to retailers were “regulated hire agreements” for the purposes of the Consumer Credit Act 1974

Jones v St Pauls International Insurance Co Ltd [2004]
EWHC 2209 (Ch)

Whether member of LLP was personally liable to pay premium for run-off insurance cover

R v Kensington & Chelsea Royal LBC, Ex Parte Molinaro (2002)
LGR 336

Whether tenant could challenge landlord’s refusal to relax onerous user covenant

CAREER AND ASSOCIATIONS

Member of the Chancery Bar Association

Member of the Professional Negligence Bar Association

Member of the Property Bar Association

Member of the Commercial Bar Association

Advocacy trainer for Inner Temple and Governing Bencher

PUBLICATIONS

Forged Documents in the DIFC Courts: Lessons for Lenders and Lawyers

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