



HÄGEN WOLF
PROPERTY LITIGATION SPECIALISTS



“

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

Chambers & Partners 2021

Chambers
AND PARTNERS

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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.

In the last 12 months alone, we have been recommended by 211 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

- Rail and bus operators
- Property investors
- Landowners
- Developers
- Retailers
- Charities
- Offshore trusts
- Serviced office providers
- Leisure operators
- Schools
- Farmers
- Religious institutions

“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



google review
rating



71yrs

experience
in property law



120hrs

of training each
year for every
lawyer



211

companies have
recommended us
to their clients

8

specialist
lawyers



94%

of our clients
come to us on
recommendation





Finalist

***Niche law firm of
the year 2022***

(Yorkshire Legal Awards)



Residential landlord & tenant

- Possession claims
- Debt recovery
- Service charge disputes
- Tenant deposits
- Housing disrepair
- Nuisance
- HMO breaches
- Rent repayment orders



Commercial landlord & tenant

- Forfeiture
- Relief from forfeiture
- Enforcement of lease covenants
- Break notices
- Tenant insolvency
- Lease renewals
- Dilapidations
- Rent recovery



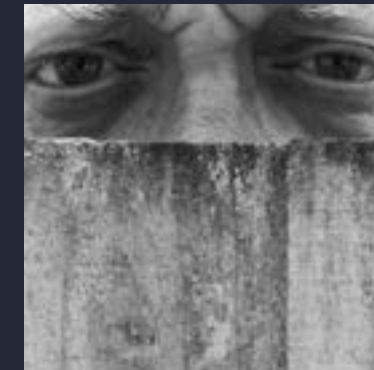
Property development

- Restrictive covenants
- Ransom strips
- Right to light
- Village greens
- Site clearance
- Conditional sale and overage
- Joint ventures
- Defective works
- Contaminated land



Land & estates

- Trespassers
- Rights of way
- Forestry
- Agricultural tenancies and holdings
- Shooting and fishing rights
- CPO Compensation
- Telecommunications
- Land contamination



Neighbourly matters

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



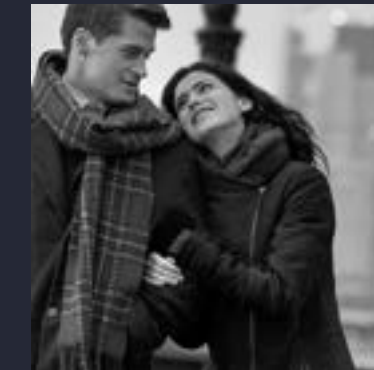
Security over land

- 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



10 reasons why you should work with us



Trusted



Expert



Safe Hands



Approachable



Exceptional
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 will focus exclusively on property litigation
- If we can't help, we will put you in touch with someone who can
- We will call you back the same day
- We will undertake work on a fixed fee basis wherever possible
- You will feel cared for and in safe hands
- 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



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.

OUR CLIENTS

MARSH & PARSONS

VUE

DAKS

Stagecoach

abellio

Mexborough Estates

Severfield

LNER
LONDON NORTH EASTERN RAILWAY

HAREWOOD

NORTHERN

Award winning Law firm

- Hägen Wolf wins “Best Property Litigation Firm – UK” for the second year running



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



- Hägen Wolf has been awarded the coveted title of “Law Firm of the Year” at the Yorkshire Legal Awards 2021 in the small firm category.

We were also awarded the “Best Property Litigation Firm 2021’ at the SME News Legal Awards 2021.

We have also been shortlisted for YLA Niche Law Firm of the Year 2022

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

Key attributes:

**Experienced
Strategic
Commercial**

Contact Matt:



Matt is the firm's founder and managing partner.

Matt has over 20 years' experience as a specialist property litigator and is ranked in the Chambers & Partners guide as a leading individual in the field. His clients range from owner managed businesses and individuals to international corporations, such as Del Monte, Stagecoach and ALS Global. His reported cases include *Red and White Services Ltd v Phil Anslow Ltd & Anor* [2018] EWHC 1699 (Ch) and *Hurley v The Darjan Estate Company Plc* [2012] EWHC 189.

Matt has particular expertise advising transport operators and buy-to-let property investors in the prime and ultra-prime residential market. His broader practice encompasses commercial, residential and agricultural landlord and tenant disputes, right to light, nuisance, property-based professional negligence, restrictive covenants and trespass.

Meet the team

RICHARD ROBINSON

Key attributes:

Driven
Collaborative
Dependable

Contact Richard:



Richard has over 14 years' experience as a specialist property litigator and has been a partner at both a leading regional and top 50 law firm. Richard works for clients with property interests, assisting them in assessing and mitigating the risks associated with property ownership or occupation including advice on such issues as; forfeiture, opposed lease renewals, possession claims, trespass, nuisance claims, boundary disputes, easement disputes and restrictive covenants.

Richard has particular expertise in litigating significant interim and terminal dilapidations claims for which he has been recognised in the Legal 500. He has acted for funds, REITS, business park owners and corporate occupiers in relation to substantial assets which are the subject of such claims. Richard also has over ten years' specialist experience of assisting Site Providers with their telecommunication mast issues under the Old and New Electronic Communications Code.



AMY LIGHT

Key attributes:

Friendly
Diligent
Reliable

Contact Amy:



Amy joined the firm from Knights in January 2021. Amy has extensive 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. She also advises landowners on issues arising from access and developments and arising out of transactions.



PHILIP COPLEY

Key attributes:

Approachable
Pragmatic
Straight-talking

Contact Philip:



Philip is an associate and has been with the firm since its launch in January 2020. After graduating with a Masters degree in English Literature, Philip spent over 4 years working in-house for a financial services company, specialising in arrears management, shortfall recovery and professional negligence. He trained with Matt at another boutique firm, before joining Hägen Wolf in January 2020.

Philip has a broad practice, but has particular experience in residential and commercial landlord and tenant cases and regularly advises on cladding issues. Clients describe him as *"outstanding... left no stone unturned"*, *"always on hand"* and *"accurate, timely and thorough"*



MICHELLE EYRE

Key attributes:

Affable
Supportive
Team player

Contact Michelle:



Michelle is an Associate who joined the firm in August 2022 after 17 years at DLA Piper. She has vast experience in advising financial institutions, retailers, corporate occupiers and those in the hospitality and leisure sector. Michelle's experience with clients managing large portfolios of property assets means that she has dealt with and been involved in a diverse and broad range of commercial property disputes.

Michelle has experience in lease disputes including forfeiture advice and proceedings, the termination of leases, arrears recovery, statutory demands, tenants' rights of first refusal and the service of and disputes relating to break options. Michelle acts for both landlord and tenant in such disputes including advising in opposed and non-opposed lease renewal actions. Michelle also has experience in dealing with the termination of residential tenancies.



OLIVIA HUDSON

Key attributes:

Patient
Determined
Personable

Contact Olivia:



Olivia is a paralegal and joined Hägen Wolf in March 2022 having spent over 12 months as a Legal Assistant at a national law firm managing at substantial caseload of property damage cases for insurance clients. Olivia graduated from Leeds Beckett University in 2019 and completed her LPC at BPP Law School in 2020.

Olivia works closely with the firm's letting agent referrers and private landlords to provide on demand support. She also assists other Hägen Wolf lawyers with disclosure, legal research and trial preparation on larger cases.

Outside of work, Olivia loves to spend time in the great outdoors, going for long walks with her parent's dog Peggy. She also has a pet tortoise called Rocky.



REBECCA PARKER

Key attributes:

Helpful
Well organised
Realistic

Contact Rebecca:



Rebecca is a trainee solicitor. Prior to starting her training contract, she worked with the firm as a paralegal. She has extensive experience dealing with residential landlord and tenant cases and prior to joining Hägen Wolf worked for the highly regarded Leeds letting agent, Morgans. Perhaps because of this, she is passionate about delivering great client service.

Rebecca works closely with the firm's letting agent referrers and private landlords to provide on demand support. She also assists other Hägen Wolf lawyers with disclosure, legal research and trial preparation on larger cases.





To find out more about how we can help you protect your property rights and assets, contact our team below



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