



Patrick Murphy

Senior Associate

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Patrick is an experienced Senior Associate in our highly regarded dispute resolution team, specialising in contested Wills and estates, commercial litigation and professional negligence, whilst also advising property owners, developers and agents on a range of property issues.

He has a wealth of experience bringing High Court claims on behalf of beneficiaries and executors in disputes over wills, trusts and estates including claims for reasonable financial provision, applications to remove executors, and will validity claims dealing in particular with the issues of lack of mental capacity and coercion.

His commercial litigation and professional negligence work encompasses high-value and complex legal and contractual issues, in which he advises individuals and businesses on effective litigation strategies, conducts advocacy in the County Court, and draws on his impressive skills of negotiation to achieve positive outcomes for his clients.

Patrick advises some of the largest property developers and agents in Wales on issues ranging from service charge disputes and breaches of leasehold covenants, to boundary and right-of-way disputes, to land development issues caused by developers, utility providers and neighbouring land owners. He also has vast experience advising on Airbnb disputes, an area of law which is fast-developing as the popularity of short-term letting grows.

Recent work

- Representing a group of leaseholders in a multi-million-pound claim against a leading provider of new-build warranties for its refusal to carry out repair extensive work after the properties were found to be suffering substantial structural and cosmetic defects.
- Acting for the professional executor of a high-value estate which had previously been the subject of years of litigation, successfully arguing that estate property which was subject to a life-interest trust needed to be sold to settle tax liabilities.
- Bringing various claims – including a claim for reasonable financial provision and a claim for the removal of the professional executor – on behalf of the children of a testator who failed to properly provide for them in his Will and who appointed executors and trustees who ended up acting in their own interests and not the interests of the estate.
- Acting for a beneficiary in a dispute against the executors of their parents' estates, who had attempted to defraud creditors and conceal assets, ultimately settling on extremely favourable terms which ensured all estate assets were declared, all creditors and beneficiaries were paid in full, and which required the executors to pay almost all of the client's costs.
- Representing the liquidators of a large care home provider in successful settlement discussions arising out of the buyer's incorrect interpretation of a £250,000 retention clause.
- Acting for a commercial landlord against a former tenant – a restaurant chain – in a complex breach of lease and dilapidations dispute, settling on the morning of the trial by way of a substantial contribution made by the tenant towards our client's loss.
- Advising a property owner in a professional negligence claim against a firm of architects which had failed to obtain adequate planning permission for the scheme designed.

Expertise

- Challenge the Validity of Wills
- Claims under the Inheritance (Provision for Family and Dependents) Act 1975
- Commercial Dispute Resolution
- Construction Disputes
- Debt Recovery
- Land, Boundary and Property Disputes
- Leasehold Disputes

- New Build Disputes
- Probate Disputes
- Professional Negligence Claims against Lawyers, Architects and Surveyors
- Removal of Executors

Career

Experience

- Senior Associate, Darwin Gray – 2022 – present
- Associate, Darwin Gray – 2019 – 2022
- Solicitor, Darwin Gray – 2016 – 2019
- Trainee Solicitor, Griffiths Ings Property Lawyers -2014 -2016

Education

- Sexey's School, Bruton
- Swansea University
- Cardiff University

Membership

- Non-Executive Director – Swim Wales