

Rebecca Noble

Senior Associate

Leeds

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About Rebecca

Rebecca Noble is a senior associate in our Real Estate Litigation team based in Leeds.

Rebecca specialises in property-related disputes, including those concerning the Landlord and Tenant Act 1954, breaches of covenant, forfeiture, judicial review and break options, and has considerable experience both of court proceedings and settling matters successfully by negotiation and in mediation. She regularly acts for a wide range of clients, including developers, retailers, distribution network operators, property investment companies and landlords, tenants and freeholders.

Rebecca regularly advises on complex development issues and provides strategic advice on matters including overage, breaches of contract, dilapidations and obtaining vacant possession from multiple occupiers on large sites.

Rebecca also has considerable experience acting for distribution network operators, advising on rights pursuant to wayleaves and easements, the parameters of the New Roads and Street Works Act 1991 and obtaining entry to land pursuant to the Electricity Act 1989 when required. Rebecca also advises on land compensation claims arising out of the compulsory acquisition of land, including in relation to large compulsory purchase schemes, such as High Speed 2.

Rebecca is experienced in preparing and bringing injunctive proceedings against protesters and trespassers on large sites, often in circumstances where there are considerable risks to health and safety.

Rebecca has previously been described in *Legal 500* as "Rebecca Noble deals with tough property law problems, she is tenacious in finding the best solutions for her clients", and most recently as having "an exceptional practice, and can unravel the knottiest problems".

Rebecca is a member of the Property Litigation Association and has recently been recognised on the 2025 Pro Bono Recognition List of England & Wales for providing more than 25 hours of *pro bono* legal assistance over the last year.

Experience

- Successfully defending Doncaster Sheffield Airport Limited, the owner of Doncaster Sheffield Airport, in an application for judicial review brought by Doncaster Council [2022 EWHC 3060 (Admin)].
- Preparing, on a regular basis, several access notices for distribution network operators, Northern Powergrid and National Grid Electricity Distribution, and with ancillary advice around injunctions.
- Advising a large developer client as to complex overage provisions, which will impact future development.
- Providing urgent advice to a developer client, concerning a tenant in breach of lease provisions, and how to obtain possession promptly.
- Defending, as part of a large team, complex proceedings against a developer client, involving arguments of breach of covenant and derogation from grant.

Credentials

Education

- College of Law LPC, 2010
- University of Birmingham LLB, 2009

Admissions

- England and Wales, 2013

Recognitions

- "Rebecca Noble deals with tough property law problems, she is tenacious in finding the best solutions for her clients." *Legal 500* 2024

Expertise

Services

- Litigation
- Real Estate

About our firm

One of the world's strongest integrated law firms, providing insight at the point where law, business and government meet. We deliver commercially focused business solutions by combining our legal, lobbying and political capabilities and invaluable connections on the ground to a diverse mix of clients, from long-established leading corporations to emerging businesses, startup visionaries and sovereign nations. More than 1,500 lawyers in over 40 offices across four continents provide unrivaled access to expertise.