

## **Julian Condliffe**

### **Solicitor**

### **518637**

**Closure Date: 17 January 2025**

### **Decision - Closure**

Outcome: Intervention

Outcome date: 17 January 2025

Published date: 17 January 2025

### **Firm details**

#### **Firm or organisation at date of publication and at time of matters giving rise to outcome**

Name: Creative Legal Solutions Solicitors Ltd Limited

Address(es): 63-66 Hatton Garden, London, EC1N 8LE

Firm ID: 665941

### **Outcome details**

This outcome was reached by SRA decision.

#### **Decision details**

To intervene into the practice of Julian Condliffe.

#### **Reasons/basis**

#### **Grounds of intervention into the practice of Julian Condliffe**

- There is reason to suspect dishonesty on the part of Ms Condliffe in connection with her practice as a solicitor – paragraph 1(1)(a)(i) Schedule 1 Solicitors Act 1974 (as amended).
- Ms Condliffe has failed to comply with rules – paragraph 1(1)(c) Schedule 1 Solicitors Act 1974.

#### **Intervening agents**

Richard Thorpe of Shakespeare Martineau LLP, SHMA SRA Interventions, PO Box 18228, Birmingham, B2 2HX has been appointed as the



intervening agent.

For enquiries please call 0300 247 2470 or email  
[interventions@shma.co.uk](mailto:interventions@shma.co.uk) [mailto:interventions@shma.co.uk]

**Prosecution Date: 29 May 2024**

## **Decision - Prosecution**

Outcome: Referral to Solicitors Disciplinary Tribunal

Outcome date: 29 May 2024

Published date: 13 December 2024

## **Firm details**

### **Firm or organisation at time of matters giving rise to outcome**

Name: Property Pro World Limited – Non regulated Private Limited  
Property Investment Company

Address(es):

Firm ID:

### **Firm or organisation at date of publication**

Name: Creative Legal Solutions Solicitors Limited

Address(es): Seventh Floor, 63-66 Hatton Garden, London EC1N 8LE

Firm ID: 665941

## **Outcome details**

This outcome was reached by SRA decision.

### **Reasons/basis**

This notification relates to a Decision to prosecute before the Solicitors Disciplinary Tribunal. This is an independent Tribunal which will reach its own decision after considering all the evidence, including any evidence put forward by the Solicitor. The Tribunal has certified that there is a case to answer in respect of allegations which are or include that, whilst admitted to the roll of solicitors, Miss Condliffe:-

1. Between 22 October 2018 and September 2019, misled investors into believing that following receipt of the completed transfer form,



completion monies and sourcing fee, she would complete the transfer of a property but failed to do so.

2. Misled the SRA on 14 February 2022, by stating that the investors entered into a standard common-law management tenancy with an option to purchase when this was not true; and
3. Misled the Court on 16 January 2023 by stating in her Defence and Counterclaim that the investors wanted a residential purchase lease option until they were ready to finalise the registration process when this was untrue.

The allegations are subject to a Hearing before the Solicitors Disciplinary Tribunal and are as yet unproven.

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