

AGRICULTURAL LAW & RURAL BUSINESS ADVICE



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Agricultural law is an ever-changing landscape that has unique needs and demands. It requires hands-on, pragmatic, and commercially-focused advice to ensure your needs are met every step of the way.

Rural businesses have a variety of legal requirements. Not only will you need support with commercial transactions and disputes, but there are also wealth management and family matters to consider. It's therefore essential to obtain guidance from specialist agricultural law solicitors.

Thursfields' team of agricultural law solicitors offer legal advice designed to cover everything that's important to rural business owners and their families.



Our range of services include:

LAND & PROPERTY

Our agricultural lawyers advise on all types of agreements:

- Buying and Selling Land including Strategic Development Land
- Buying and Selling Farms (trading businesses or family homes)
- Land Management and Agricultural Occupation Advice (Farm Business Tenancies, occupation under the Agricultural Holdings Act 1986 and share farming agreements)

The process of buying and selling rural property often comes with additional matters that need to be taken into consideration, such as rights of way and easements, tenancies, livestock, plant and machinery, shooting/sporting rights. We cover every step of the rural conveyancing process, from advising on points to raise when conducting negotiations, to the drawing up of queries and completing the transaction.

Our residential property experts advise on buying and selling country homes, plus site set up and sale or purchase of development land. We work closely with agricultural land agents and accountants to ensure that we understand the specific issues that affect and influence the agricultural sector. This ensures we give you advice tailored to your specific needs.

KEY CONTACTS



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Director

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AGRICULTURAL DISPUTES

A disagreement can arise for any number of reasons. When it comes to farming businesses and agricultural property, this can include:

- The state of machinery or equipment
- Landlord and tenant issues
- Boundaries and other neighbour disputes
- Covenants, easements and rights of way
- Breach of contract
- Professional negligence claims
- Contentious probate

With so many variables, it's important to seek legal advice that is not only focused on achieving your objectives, but also has a keen understanding of the intricacies of your industry.

Our dispute resolution team can handle most type of case, from commercial contracts and transactions to civil matters like trespass or property disputes. The team also benefits from in-depth knowledge of the agricultural sector and will work alongside you to deliver your desired results.

KEY CONTACT



Jon Clifford
Director
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SUCCESSION, TAX PLANNING & ESTATE ADMINISTRATION

For many families, farming is considered a way of life rather than just a career. Rural businesses are usually passed down through generations, making succession planning incredibly important. It's essential to have robust procedures in place so that a successor can step in whenever needed, while also reducing tax liabilities — something that could save your business a lot of money. It is sensible to have a trusted advisor involved from an early stage.

Whatever your succession planning goals may be, the Thursfields team is perfectly placed to assist. We help with everything from the creation of wills, powers of attorney, and trusts, to tenancy/property arrangements, partnership agreements, and preparing for inheritance and capital gains tax.

We also specialise in post death estate administration, including complex claims for agricultural and business property relief, as well as resolving disputes relating to how an estate has been distributed after death. Securing the future of your business is extremely important to us, which is why we will do everything we can to keep you protected.

KEY CONTACTS



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FAMILY

Rural land and property are not just used for business purposes. They are family homes as much as they are commercial premises.

Agricultural estates will have unique circumstances to consider, including the fact that ownership is usually complex, and that farms will most likely be an on-going family concern requiring careful management and succession planning.

Whether you are planning to marry or are contemplating to divorce, would like to set up a succession plan for your business, or ensure that future generations are taken care of, our agricultural specialists are here to help.

We will address all aspects of family law and private client matters which require careful consideration — such as prenuptial arrangements, cohabitation agreements, divorce, and division of assets upon any separation or divorce.

KEY CONTACTS



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RURAL BUSINESS SUPPORT

Agricultural businesses are often the lifeblood of rural communities, so it's essential they receive the highest quality legal advice. As well as the standard employment matters such as human resource management, farming partnerships, company formation and structure, there are also a host of additional issues unique to the sector. Standard corporate and commercial advice is not sufficient, so your matters will need to be handled by a team who understands your industry.

Our commercial team can help you navigate the supply agreements for your produce as well as the other commercial relationship documents you enter into as a business. Selling your business or expanding it through acquisition can involve significant legal obligations and information analysis which our specialist corporate team can guide you through.

No matter the advice your business needs, our agricultural solicitors are here to help. We have handled all manner of matters, such as diversification projects (including holiday lets and retail premises), and renewable energy schemes. This is backed by our employment team, with experience of regular issues that arise from running a rural business.

KEY CONTACTS



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Director

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Whatever you're looking to achieve, our agricultural lawyers are proficient in rural affairs.

Based in the West Midlands but supporting rural businesses nationwide, the team takes care of everything from trusts and estate planning, to commercial property and dispute resolution. Committed to providing the very best legal advice — we pride ourselves on our in-depth knowledge of both the industry, and how we satisfy the needs of our clients.



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