



**rollits**

...more than a law firm

**Agriculture and  
Horticulture**

## Sector specialism

# Agriculture and Horticulture

## Sector overview

The agriculture sector is of major importance to the UK's economy. Agricultural production continues to increase, as does the economic contribution of farming. However, rising input costs – Defra figures highlight the rising costs for feed, fuel and fertiliser – have reduced Total Income From Farming (TIFF) in real terms. Commodity prices look set to continue to head in an upwards direction and China's demand for animal feed is leading to a rise in grain prices worldwide.

Whilst there is an inevitable air of caution amongst farmers and landowners, the sector has been relatively buoyant throughout the recession. Land prices are holding up and businesses that are making money, are able to invest. Banks, reluctant to entertain many other sectors, are able to lend confidently to farms and landowners while there is also a trend for refinancing. This, coupled with renewable energy project windfalls, is resulting in high levels of activity.

It is clear to us that those in the sector are exploring diversification options and these are not solely limited to renewables and land flooding schemes. Some businesses have abandoned farming completely as they see the opportunities to make more money by developing leisure and tourism attractions. Hence the rise of working farms, ice cream parlours, farm shops and shooting and fishing facilities.

As farmers let or sell their former farm buildings for industrial or other purposes, multi-million pound deals involving many thousand acres of land are being struck.

## Our sector experience

Rollits agricultural sector experience dates back to the firm's formation in 1841. Our historical connection to Hull led to us working with agricultural companies in the city as wealth poured in to farms from trawler-owner families.

Rollits acts for many farmers and land owners and fully understands the sector's key issues. We now work with farmers and landowners across Yorkshire, Cumbria, Nottinghamshire, Lincolnshire and throughout the country. We are recognised by Chambers and Legal 500 as one of Yorkshire's biggest agriculture firms, rating extremely highly in the last five years.

Our agricultural clients are extremely varied, from 100-acre tenant farmers to large corporate farming freeholders with upwards of 1,000 acres, and from significant pig farms to horticultural growers. We are also trusted to act on behalf of the interests of banks.

Work in the sector specifically relates to land and farm sales, purchases, tenancies and land transfers, freehold and leasehold property transactions, inheritance and other planning, succession issues, mergers and other commercial deals, public right-of-way issues, the sale of entitlements and, due to increasing diversification, sporting rights and mineral rights. The same laws that apply to agriculture also apply to horticulture.

Farmers are business people and therefore turn to us for guidance on commercial agreements and corporate and partnership agreements, as well as matters relating to tax and liability claims. Our work in this sector is growing both from our existing client base and from recommendations.



## Why use Rollits?

In addition to our long sector-specific history and fine pedigree, Rollits' quality lawyers have a demonstrable dedication to the job, vast experience and sound local and regional knowledge.

As a multi-disciplinary law firm we are also able to offer comprehensive help and advice in all legal areas.

Whilst our role can enable farmers to face challenges and opportunities head-on, deal with the need to become more efficient and reduce the workforce, we can also help land owners diversify. To that end we can offer planning advice, play our part in negotiating options and lease agreements for renewables projects, for instance, and our commercial property department can provide assistance in the business purchase of buildings with development potential.

We genuinely believe that our expertise in agriculture is unique in the region.

## Our services

Rollits helps clients with a broad range of issues relating to agricultural law, including:

**Single Payment Scheme**

**Stewardship Schemes**

**Tenancies and issues relating to the relationship between landlord and tenant**

**Land Acquisitions and Disposals**

**Contracting Arrangements**

**Company and Partnership Formation**

**Pipelines etc.**

**Wind turbines and other renewables**

**Sporting Rights**

**Rights of way issues**

We can also help farmers and landowners with a wider spectrum of issues that typically affect them operating in the agricultural, landowning and commercial environment including:

**Debt Collection**

**Dispute Resolution**

**Banking and Finance**

**Employment**

**Trusts**

**Estate and Succession Planning**

**Wills and Probate**

**Asset Protection**

**Family and Matrimonial**

**Health and Safety**

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A list of members' names is available for inspection at our registered office. We use the term 'partner' to denote members of Rollits LLP.

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