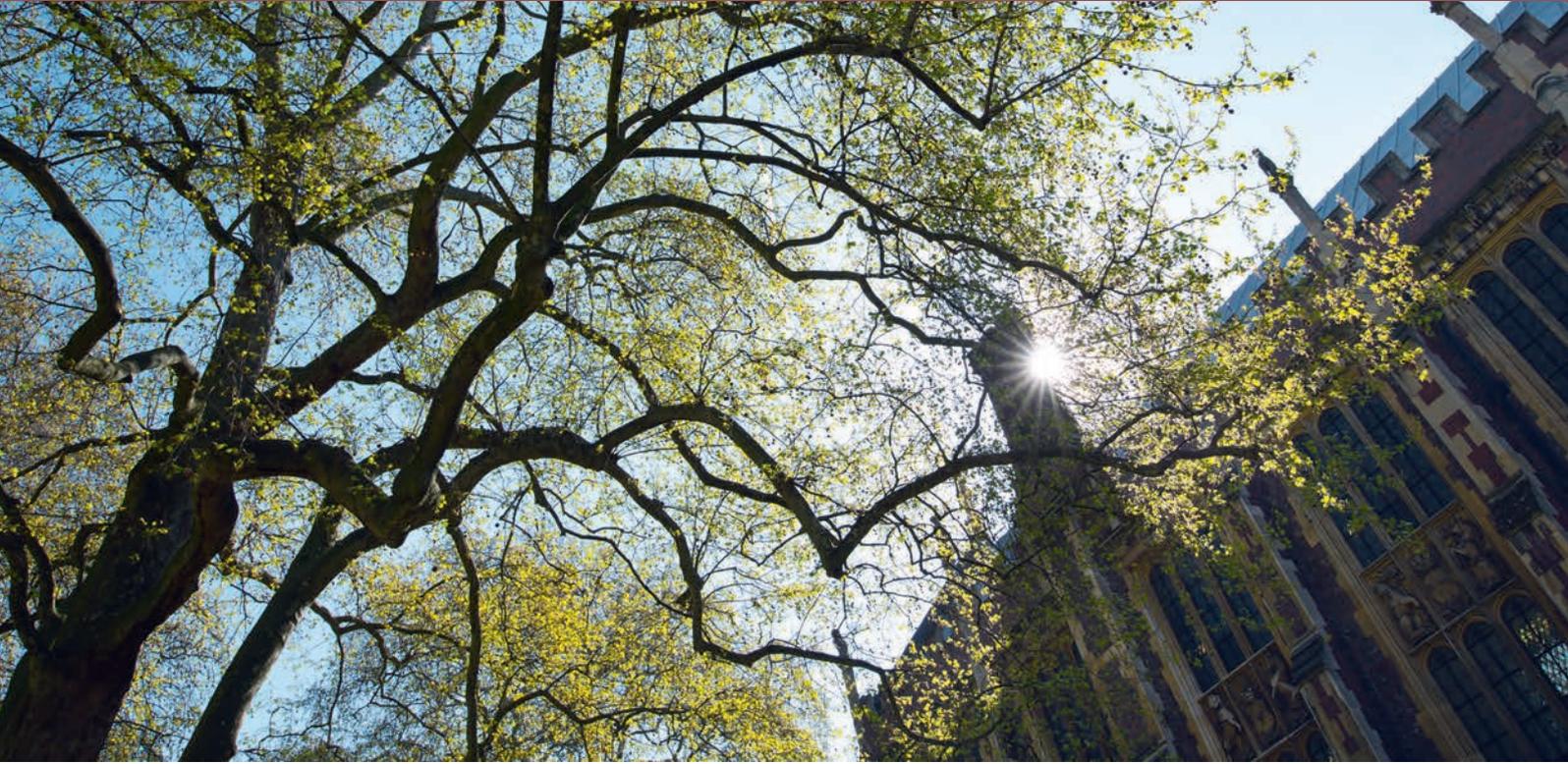


# HUNTERS

INCORPORATING  
MAY, MAY & MERRIMANS



## Landed Estates

We are a leading legal adviser in this sector, ranking second in the Legal 500 and recommended in Chambers.

Our fee-earners advise on the affairs of landed estate clients and their diversification: we act for the owners of over 65 significant Landed Estates, including a mixture of tenanted and in hand land.

The team is highlighted in Chambers 2016 as “a tremendous and detailed knowledge of estates.”

Clients praise their “sound, professional advice.”  
Legal 500

### Sales and Purchases

Sales of small parts of landed estates must ensure that the change of ownership has no adverse impact. Negotiation of restrictive covenants, retention of development value, and reservations of rights are issues we handle regularly.

We have worked on ‘estate standards’ applied successfully to protect adjoining parts of the estate and preserve the character of the area. These restrictive covenants can allow the estate to participate in future development value.

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## Landlord and Tenant

Landed Estates often include tenanted farms, let cottages, commercial units and farming businesses.

We have considerable experience in advising when new arrangements are established or relationships turn sour.

Working closely with the Estates' Land Agents, we can help on the legalities and the negotiation of solutions to problems.

## Diversification

Yields from conventionally farmed agricultural land remain low: insufficient to cover costs and build up capital sums for an Estate. Diversification to provide non-agricultural sources of income has been extremely successful in providing the cash needed. We have considerable experience in diverse schemes.

## First Registration

Compulsory first registration applies to all transactions involving unregistered land. Pre-empting a compulsory registration by applying in advance voluntarily can be beneficial, since there are no time constraints. A more measured approach, particularly to large blocks of land, can achieve better results.

There are other good reasons to voluntarily register land, notably that any attempt to register squatters' rights will be formally notified to the estate owner by the Land Registry, allowing an objection to be lodged.

We have substantial experience of registering the full range of land holdings.

## Tax Planning

The preservation of landed estates for future generations is constantly evolving.

Our experts advise clients on how best to organise their affairs to allow each generation to enjoy the amenities of the estate, and for them to be preserved for the next generation.

To achieve this, the capital value must be preserved - a point we can address. Preservation involves thorough knowledge of the tax system relating to income and capital yields, and on gifts.

We frequently work together as a team with accountants, land agents and clients.

## Development Land

The increase in value of land with development potential can save an estate.

It is therefore vital to ensure that the maximum portion of that increase is preserved for the benefit of the estate.

We have experience in working with Surveyors and Agents to ensure that this is achieved, and that the tax implications are minimised.

## Renewable Energy

The Government is obliged to ensure that renewable energy production increases every year. This is mostly produced in the countryside. Balancing the benefit of such schemes with the preservation of the amenity and beauty of the estate is difficult. We have experience in the impact on inheritance tax reliefs.

When entering such a scheme, it is important that the documentation clearly reflects the agreement reached, and ensures that benefits flow to the estate. We can help, and ensure that the impact on the estate is minimised, and the land restored when the scheme ends.