FARRER & Co

2022

Country House Services at Farrer & Co

Contents

About us

Farrer & Co is synonymous with the highest quality legal advice and service.

We advise individuals, families, businesses, financial services, educational and not-for-profit organisations on every aspect of the law, wherever the need arises. From our offices in London we work with trusted professionals around the world to deliver a seamless international service.

Our clients present us with complex and varied challenges. Whether that's a complicated family trust issue, a multinational corporate transaction, or an emerging threat to their reputation, they need clear thinkers who can advise on the best solutions, fast thinkers when speed is of the essence and agile thinkers who can produce a fresh approach to get the job done.

That's why they choose us.

Anne-Marie Piper
Senior Partner

"

Superb client service sits at the heart of everything the firm does. Modern lawyers with timeless values.

- Legal 500 2020

Country house services at Farrer & Co

The issues involved in buying and selling country houses are varied and can be complicated, but buyers and sellers of country houses need to move quickly and with confidence.

We have one of the largest teams of dedicated private property lawyers in the sector. We are recognised as leaders in both residential property matters and agricultural & rural affairs. This means we are uniquely placed to offer the depth and range of expertise and resources to progress your transaction swiftly and provide you with the specialist advice you need.

We advise clients from all over the world: individuals and families, developers and private banks across every aspect of buying, financing, managing and selling country houses.

With a successful track record acting for exacting clients with the highest standards, we understand the value of responsiveness and good communication in every transaction. We work to your schedule and match our service to your needs.

Operating at the heart of the country house and estates sector for decades means we have built an extensive network of professional contacts. Clients often call on our connections with buying agents, mortgage brokers and banks, or our knowledge of the best heritage consultants, land agents, structural engineers, landscapers and interior designers.

Confidence in expertise

Buying and selling country houses requires in depth understanding of a wide range of specialist subjects. A selection of these are set out below.

We have experts in all of the legal issues which may arise in the course of the sale or purchase of a country house. This means we can solve any problems which arise both as quickly and as commercially as possible, driving the transaction towards exchange and completion with the minimum of fuss.

Listed buildings

Multi-jurisdictional tax issues

Rights of way

Employment and staff

Environmental issues

Recent transactions

The last twelve months has been a busy period for our country house team, and we are delighted to have been involved in many fast-paced, complicated and high-profile transactions. A selection of some of our recent experience is set out below.

- Acquisition of £120m country house and modest estate with listed building issues and collateral warranties for extensive construction works.
- Purchase and subsequent sale of a rural estate in Yorkshire with residential, agricultural and sporting tenancies and the imposition of overage on potential development sites.
- Sale of £25m estate and village in Suffolk with employment and security of tenure issues for employees in the village.
- Sale of £6m country house in Norfolk with difficulties obtaining vacant possession of the house from family members and a major sale of historic chattels.
- Purchase of £22m estate (including a farming business) and simultaneous sale of half of the estate.
- Acquisition of a £3.65m country house with exchange of contracts achieved within 72 hours of receiving the draft contract and supporting papers.
- Acquisition of a country house with 15 acres of land with advice provided to the client on the potential SDLT reliefs available and the applicability of commercial property rates.
- Refinance for a private bank of a listed country house with potential breaches of listed building consent.

In a challenging market, exacerbated by a complicated economic climate, our clients continue to appreciate our excellent service and collaborative approach to buying, selling and managing country houses.

We pride ourselves on delivering a first-class service, and through our strength and depth of expertise, we believe we are well placed to address any issue that may arise in your country house deal.

Meet the team

Laura Conduit, Partner
+44 (0)20 3375 7161
laura.conduit@farrer.co.uk

Laura deals with sale, purchase and mortgage transactions for all types of residential property. She has a great deal of experience in the common issues arising on country house transactions, particularly SDLT advice. She enjoys a fast-paced deal and has an excellent track record for delivering quality advice.

Annabel Dean, Partner
+44 (0)20 3375 7206
annabel.dean@farrer.co.uk

Annabel advises on all aspects of the acquisition and management of real estate, particularly residential property. Her clients include individuals, trustees and landed estates. Annabel also has a great deal of experience acting for lenders taking security over property.

Edmund Fetherston-Dilke, Partner
+44 (0)20 3375 7280
edmund.fetherston-dilke@farrer.co.uk

Edmund's practice has grown over many years to include agricultural estates work, residential and commercial property. This breadth of experience benefits clients, many of whom have a wide variety of property interests. His clients vary from institutional land owners, charities, and property companies to individuals and farmers.

Laurie Horwood, Partner
+44 (0)20 3375 7193
laurie.horwood@farrer.co.uk

Laurie acts for individuals, institutions, private banks and others on property transactions with a particular focus on high-value residential properties. He has acted for many of his clients for many years as their property interests have become more valuable and complex.

Paul Krafft, Partner
+44 (0)20 3375 7442
paul.krafft@farrer.co.uk

Paul Krafft is a specialist property lawyer with a client base spanning a range of individuals and families, large land-owning institutions and charities ranging from schools and universities to religious orders.

James Maxwell, Partner
+44 (0)20 3375 7363
james.maxwell@farrer.co.uk

James is a partner in the firm's Rural Property team. Much of his practice involves the sale and purchase of large estates, farms and country houses. James is praised by his clients for his responsiveness, his mix of legal ability and commercial pragmatism and his willingness to give definitive advice.

Lindsay Cunningham, Senior Associate
+44 (0)20 3375 7451
lindsay.cunningham@farrer.co.uk

Lindsay provides practical advice on a wide range of residential property matters, in particular the sale and acquisition of high-value freehold and leasehold property. She has a varied practice which includes dealing with new build acquisitions, property-related probate matters and providing property finance advice.

Adam Fletcher, Associate
+44 (0)20 3375 7814
adam.fletcher@farrer.co.uk

Adam assists on a range of transactions with a residential property focus, including purchases, sales and leases. He also has experience in secured lending work, both mortgages and remortgages.

Rose Gurney, Associate
+44 (0)20 3375 7257
rose.gurney@farrer.co.uk

Rose acts for a range of clients from religious, educational and other charitable institutions to business and private landowners. Her secondment experience at the firm facilitates a well-rounded approach to advice, suited to the needs of the mixed estate.

Patrick Hammond, Partner
+44 (0)20 3375 7125
patrick.hammond@farrer.co.uk

Patrick provides practical and commercially focussed advice to a range of private and institutional landowners on matters relating to the management of their rural property holdings. His practice includes dealing with sales and acquisitions, secured lending and landlord and tenant matters.

Piers King, Associate
+44 (0)20 3375 7032
piers.king@farrer.co.uk

Piers advises on the sale and acquisition of high value residential property, particularly in prime central London. His clients include individuals, trusts, investment companies, and lenders taking security over property.

Thomas Kirkman, Partner
+44 (0)20 3375 7116
thomas.kirkman@farrer.co.uk

Tom provides pragmatic and commercially rooted advice to both private and institutional landowners on day to day management issues and one off transactional matters affecting their properties.

Sam Shorrocks, Associate
+44 (0)20 3375 7010
sam.shorrocks@farrer.co.uk

Sam assists his clients with residential property matters including sales and purchases of freehold and leasehold land, transfers of equity and remortgages. His energetic approach enables him to deliver results in tight timeframes and achieve his clients' objectives as efficiently as possible.

Francesca Steel, Associate
+44 (0)20 3375 7273
francesca.steel@farrer.co.uk

Francesca is experienced in working on highvalue residential transactions including freehold and leasehold sales and purchases as well as acting for a number of private banks on secured lending transactions. In addition, Francesca also deals with transfers of equity and property management.

Jenna Whistler, Associate
+44 (0)20 3375 7470
jenna.whistler@farrer.co.uk

Jenna focuses on acting for both purchasers and sellers of high-value residential property. She also acts for lenders in relation to the financing of residential property.

Hugh Wigzell, Senior Associate
+44 (0)20 3375 7618
hugh.wigzell@farrer.co.uk

Hugh is a residential property specialist experienced in high-value conveyancing and acting for both banks and borrowers in secured lending transactions. In particular, Hugh has extensive experience in acting on new-build acquisitions and sales, and frequently represents purchasers based outside of the UK.

Complementary services

Private Client

At Farrer & Co we pride ourselves on our ability to bring our collective experience – experience which has been earned through working with families over many generations while looking after their national and international assets – to create strategic and practical solutions to the issues which clients face. This may relate to whether it is in relation to:

- Succession planning
- Will preparation
- Probate and the administration of estates
- Tax, tax risk and tax planning
- Immigration
- Dealing with mental incapacity/capacity-related issues
- Contentious family or probate disputes
- The structuring of art, heritage, cultural or other unique assets
- Wealth preservation more generally

Whatever your background you can be assured that our talented lawyers have both in-depth sector knowledge and experience of the issues which clients face daily and have the skills and understanding which enables them to provide pragmatic and strategic advice to help you address any or all of these concerns.

Nick Dunnell, Partner
+44 (0)20 3375 7573
nick.dunnell@farrer.co.uk

Employment

We act for both employers and individuals, which allows us to advise you with a broader perspective. Our understanding of employers' businesses, culture, people and needs allows us to act as extensions of their own HR and senior management teams. Our work for employer clients includes

- Drafting of contracts and policies
- Advice on recruitment
- Day-to-day advice on employee relations issues, including disciplinaries, dismissals, grievances and whistleblowing
- Large-scale employee investigations
- Small, medium and large scale redundancies
- TUPE transfers and restructures
- Employment Tribunal and High Court claims for unfair dismissal, discrimination, whistleblowing and other employment disputes, and
- Restrictive covenant/team move related claims.

In addition to providing a quality, practical legal service, we also add value through regular bulletins, training updates and fully interactive seminars. Our weekly WorklLife blog aims to update, inform and generate discussion, and reflects team members' individual thoughts and comments on topical legal and HR issues.

David Hunt, Partner
+44 (0)20 3375 7214
david.hunt@farrer.co.uk

Reputation Management

In today's digital society, where the scrutiny of businesses, institutions and individuals is truly global, reputation matters more than ever. Reputation risk is no longer defined by coverage in the mainstream print and broadcast media. The expansion of online news outlets, internet forums and social media has meant that the number of potential threat actors has expanded exponentially. So too the digital storing of sensitive private or confidential information, and the risk of this information being compromised, can have severe reputational consequences for organisations and individuals alike.

We advise a very broad spectrum of clients on issues affecting their reputation. Clients range from individuals and families, to corporates and financial services firms, to educational, not-for-profit and sports organisations. We are also in the unique position of having previously spent a number of years advising a mainstream media organisation and retain a small selection of publisher clients. As a result, we understand the media, making us especially well placed to assist our clients where the threat to their reputation is from news or media outlets.

Our clients appreciate our ability to acclimatise quickly to any reputational crisis or threat and to develop a detailed understanding of their needs and interests.

Julian Pike, Partner
+44 (0)20 3375 7217
julian.pike@farrer.co.uk

Corporate

Farrer & Co's Corporate team has market-leading expertise in complex, high-value transactional and advisory work. We are recognised as being pre-eminent in the private capital sector. Our clients include global high net worth individuals and their businesses, investors, established entrepreneurs, international family offices and trust companies as well as management teams and individual executives.

We have particular focus on the private wealth and financial services sectors as well as publishing, education, media and professional practices. With strong links to the global wealth management community, a significant volume of our corporate work includes an offshore element and we deal regularly with assets in the Middle East and the US as well as the major offshore jurisdictions, such as the British Virgin Islands, Cayman Islands, Jersey and Guernsey. A range of our work is listed below.

- Mergers and acquisitions
- FCA and PRA regulated transactions
- Fundraising and investment
- Reorganisation and restructuring
- Joint ventures
- Private equity
- Offshore SPV transactions
- Alternative exits and succession planning
- Corporate governance

Jonathan Haley, Partner
+44 (0)20 3375 7552
jonathan.haley@farrer.co.uk

Property Litigation

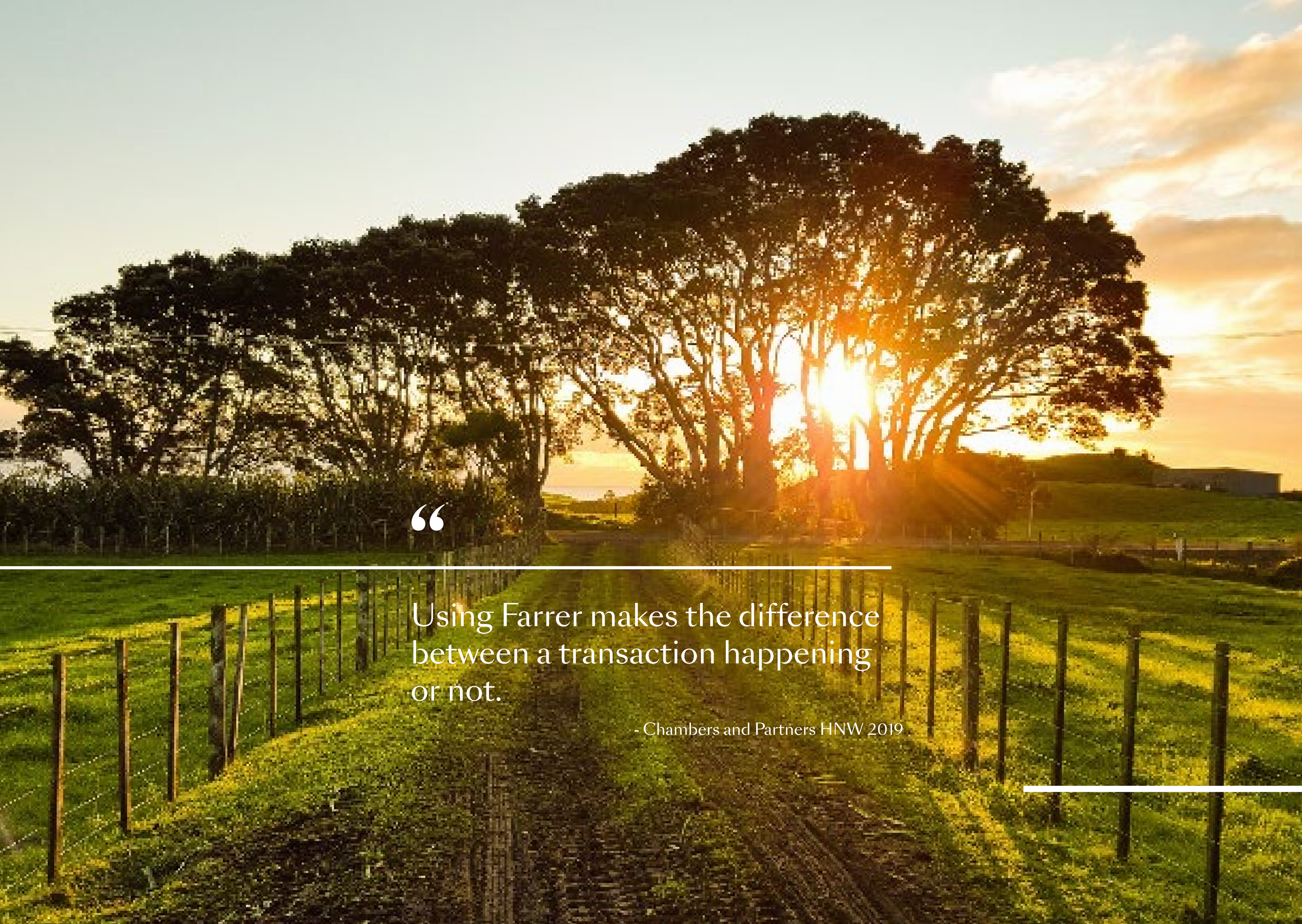
Property disputes cannot always be avoided and are sometimes necessary. We approach disputes proactively and strategically with the intention of resolving them quickly and pragmatically. Sometimes this is possible through negotiation and mediation but if necessary we deploy our extensive court and tribunal experience in order to protect our clients' interests.

The team regularly handles complex, valuable and high-profile disputes including:

- Contractual interpretation, including development agreements and agreements for sale and purchase
- Enforcement, removal or modification of restrictive covenants
- Adverse possession and trespass
- Rights of way, boundary disputes, rights to light and party walls
- Determining beneficial interests in property
- Collective enfranchisement, lease extensions and tenants'
- right of first refusal
- Professional negligence

We help our clients to navigate disputes when they arise, providing high-quality bespoke advice. We can also share with our clients the benefit of our long-established links with other property professionals such as specialist surveyors and valuers to act as experts and advisers when needed. Our approach helps us to deliver tailored solutions to our clients' issues and disputes when they arise.

Siobhan Jones, Partner
+44 (0)20 3375 7365
siobhan.jones@farrer.co.uk



“

Using Farrer makes the difference between a transaction happening or not.

- Chambers and Partners HNW 2019

Farrer & Co LLP
66 Lincoln's Inn Fields
London WC2A 3LH

+44 (0)20 3375 7000
enquiries@farrer.co.uk
www.farrer.co.uk

F&
Co