



Agriculture & Rural Services

Specialist legal advice for the rural sector

Generations of land owning clients have trusted Coodes with their legal work, and the firm has taken great pride in watching those rural businesses develop, diversify and succeed. There are challenges which are unique to the industry which is why it is crucial that we do not just offer specialist legal advice, but also that our understand the challenges of the sector and are able to provide business advice and friendly support, throughout good times, and also in difficult times.

We have developed strong relationships with local suppliers, and professionals, and have an exceptional local knowledge of families and their land. We have seven offices throughout Cornwall and Devon, all ideally placed and conveniently located in town centres and all easily accessible to clients.

At Coodes we have brought together a range of skills to provide technical expertise and access to knowledge to members of the farming business community, in an environment where the care of our clients is always a priority. We offer a diverse range of legal solutions for your business or for you personally. Our team are specialists who recognise and understand your concerns and the issues you face. Our advice covers a broad range of agricultural law and other legal issues affecting farmers, their families and employees, landowners and rural businesses.

“Kate Theophilus acted for my family on the sale of a farm that we owned. Kate has been giving me general property advice but it has centred around the disposal and acquisition of farm land. Kate and her team are responsive and thorough. I would and have referred Coodes to others and I will use them again.”

Our range of services include:

Property

- Sale and purchase of farms and businesses
- Sale and purchase of land and entitlements
- Planning and development, agricultural occupancy restructure
- Farm business tenancies
- Wind and solar farms and other renewables

Employment

- Employment law issues affecting the sector such as seasonal workers
- Agricultural wages
- Farm workers’ dwellings

Business

- Business structures – company law
- Partnership formation, dissolution & disputes
- Business succession, tax and estate planning

Family & Relationships

- How might relationship breakdown affect the farm?
- Wills, tax & estate planning
- Family Trusts



The Team



Pam Johns

pam.johns@coodes.co.uk
Holsworthy - 01409 253425



Kate Theophilus

kate.theophilus@coodes.co.uk
St. Austell - 01726 874700



Kevin George

kevin.george@coodes.co.uk
Liskeard - 01579 347600



Andrew Marshall

andrew.marshall@coodes.co.uk
Launceston - 01566 770000



Elise Alma

elise.alma@coodes.co.uk
St. Austell - 01726 874700



Gemma Sampson

gemma.sampson@coodes.co.uk
Launceston - 01566 770000

Private Client

- Wills, powers of attorney and trusts
- Succession and tax planning

We advise individual farmers and agricultural businesses on the most efficient tax structures in managing their estates. We have particular expertise in agricultural and business property reliefs in order to minimise tax for the next generation.

We believe that understanding your business is essential to ensure effective succession and to safeguard the farm for the next generation.

We can offer you guidance on:

- retaining control of the family business;
- safeguarding and transferring assets;
- minimising tax liabilities on the death of a spouse; and
- planning schemes to enhance savings.

Disputes

- Property disputes – boundary, rights of way, tenancy issues
- Pollution, health and safety prosecutions
- Contractual disputes
- Partnership disputes
- Agricultural tenancy succession

Landed Estates

With our heritage stretching back over 260 years we are trusted advisers who have been looking after family and trustee owned estates across generations, advising on both their strategic and day to day management as well as the personal circumstances of those who own them.



We can advise on matters including:

- Estate management
- Property issues including the use of redundant buildings
- Heritage issues such as listed building consent
- Landlord and tenant issues including leases and tenancy agreements and farm business tenancies
- Diversification of income streams
- Employment matters
- Charitable status
- Succession planning
- Dispute handling
- Wealth and estate management
- Asset protection

Specialist services - Land Registry

First Registration Applications

Advantages of Registration - It is the intention of Land Registry to ensure that all land becomes registered.

Coodes First Registration Service from £250* If you would like to discuss the registration of your land, the process and the benefits, **we offer a FREE 30 minute consultation.**

*This does not include vat, the land registry fee or official search fees



Coodes - supporting farmers

Coodes continue to support two farming help charities:

The Royal Agricultural Benevolent Institution and the ARC Addington Fund.



What's next?

Contact our Rural Services Legal Helpline on **01409 253425** for a **FREE 30 minute telephone call** for advice on all farming, estate and rural business related issues, or email rural@coodes.co.uk

For a more detailed look at any matter and so that we can provide you with the information you need to decide on any action you want to take and the cost options you can meet with a member of the Agriculture and Rural Services team for a **Fixed price one hour interview at £125 + vat.**



We provide an efficient and value for money service. We are able to offer home visits and attend meetings at your convenience. You can contact us at any time to arrange an appointment, and we will always try to see you as soon as possible.

See our website for more information coodes.co.uk

You can visit any of our offices: **St. Austell, Truro, Newquay, Liskeard, Launceston, Penzance and Holsworthy**