

BARLOW  
ROBBINS  
SOLICITORS

DYNAMIC LEGAL SUPPORT FOR THE OWNERS OF  
COUNTRY HOUSES AND RURAL PROPERTY



**Barlow Robbins** Country

[www.barlowrobbins.com](http://www.barlowrobbins.com)



“ We find them very efficient and they always keep us updated on the progress of transactions.

Barlow Robbins LLP *'is excellent in all respects'*.

– LEGAL, 500

## CONTENTS

ABOUT US	4
OUR APPROACH	7
OUR SERVICES	8
OVERLAPPING BUSINESS AND PERSONAL AFFAIRS	15
KEY PEOPLE	16

## ABOUT US

**B**arlow Robbins is dedicated to providing all of its clients with a first class service. We understand that each client and their properties are unique and we will adapt our services to fulfil their individual requirements.

We are proud to offer a broad range of rural property services to our clients with country houses, farms and landed estates. Barlow Robbins' dedicated rural property lawyer, Charlotte Brackley, has spent in excess of 15 years working for top-ranked London firms Forsters LLP and Withers LLP in their landed estates teams and has brought to Barlow Robbins a wealth of expertise and experience, as well as her local knowledge.

### Our Service Promise

We provide a bespoke, specialist professional service and aim to exceed expectations by going the extra mile for our clients.



**CHARLOTTE BRACKLEY**

Rural Property

T: +44 (0)1483 464254

E: [charlottebrackley@barlowrobbins.com](mailto:charlottebrackley@barlowrobbins.com)





## OUR APPROACH

### Straightforward and friendly

Our clients choose to work with us because we are professional and straightforward to deal with. We are friendly, responsive and always ready to work collaboratively as part of our client's wider professional team.

We make it our business to get to know a broad range of like-minded professionals including accountants, IFAs, rural land agents, selling and buying agents, planners, architects, insurance brokers, lenders and mortgage brokers amongst others on whose experience we can draw when needed.

### Long-standing relationships

We work hard to develop long term relationships with our clients. We take the time to get to know our clients and their properties, as well as their plans to manage and develop their land assets for future generations.

### Getting to know the property

We like to walk the boundary with our clients and their agent to gain an understanding of matters on the ground. This helps speed up transactions as we can get straight to the heart of any issues, offer informed advice and a more tailored service to our clients.

### Responsive

We can work to very tight deadlines and deal with complex matters that often arise in relation to country houses and rural property.

We are creative and not afraid to think outside of the box and deliver practical solutions.

“ The team has excellent response times and shows dedication to the task at hand.

– LEGAL 500

## OUR SERVICES

### Country Houses

Whether our client is escaping the rat race or acquiring a weekend bolt hole, we can offer the following services to help make the experience of purchasing their country home as calm as possible and maintain that throughout their ownership:

- Sales and purchases of country houses (often to very tight time frames);
- Financing and refinancing of the country house;
- Access, boundary and land registration issues (including adverse possession and rights of way);
- Boundary disputes with neighbouring owners;
- Residential tenancy issues (including putting in place an Assured Shorthold Tenancy or regaining possession of a property);

- Implementing, modifying and enforcing restrictive covenants;
- Planning, listed building and building regulations matters;
- Construction law matters (including advising on the appointment of main and sub-contractors under JCT and the appointment of architects and other professionals).

“ I have been meaning to write to thank you for all your help and patience during the sale. It takes all the stress away having somebody so reliable and helpful on our side! I think I have run out of properties to sell for the moment but will certainly come back to you should the need arise.

– MRS. J. ADAMS, PEASLAKE



## OUR SERVICES

Barlow Robbins has supported the Surrey Agricultural Society through sponsorship of its annual show since 2007.

### Farms

In addition to those services more closely associated with country houses, we can offer our farming clients assistance with:

- Sales and purchases of farmland (often to very tight time frames);
- Financing and refinancing of farmland and farming businesses;
- Transfers of part and complex land transactions;
- Overage;
- Easements and wayleaves;
- Farm Business Tenancies and non-contentious Agricultural Holdings Act tenancies;
- Licences and grazing agreements;
- Basic Payment Scheme and environmental stewardship schemes;
- Reversionary AHA leases.

## OUR SERVICES

“ My family have dealt with Barlow Robbins for three generations. We have always found the staff very approachable, professional, efficient and understanding.

– MRS. LOTT

Barlow Robbins are proud sponsors of the Surrey Branch of the Country Land and Business Owners Association.

### Landed Estates

For our clients who are the custodians of landed estates that have been in the family for generations, as well as those who are beginning the journey of owning a landed estate, we can offer the following services:

- Sale and purchase of landed estates (often to very tight time frames);
- Financing and refinancing of landed estates for part or parts of them;
- Succession and reorganisation of ownership structures;
- Advising trustees
- First registration and dealing with unregistered land;
- Settled Land;
- Minerals and mineral rights;
- Sporting Rights and Fishing Rights;
- Private water supplies and private drainage supplies and easements.



## OVERLAPPING BUSINESS AND PERSONAL AFFAIRS

Our clients' property and personal affairs are often inextricably linked. Taking the time to get to know our clients means that we are able to supplement our rural

property services with a wide range of services from across Barlow Robbins' teams of specialists.

**THESE SERVICES INCLUDE:**

### PRIVATE WEALTH & TAX

- Tax planning, succession planning, wills, probate, powers of attorney and trusts
- Tax and estate planning and planning using trusts, companies or partnerships
- Advising trustees
- Reorganisation of ownership (trusts and corporate)

### DISPUTE RESOLUTION

- Land occupation and ownership disputes
- Notices to quit and other tenancy issues
- Partnership disputes
- Trust and estate disputes
- Commercial contract

### FAMILY LAW

- Divorce and relationship breakdown
- Co-habitation and pre-nuptial agreements
- Issues relating to children
- Advice as part of wealth planning and structuring

### CORPORATE & EMPLOYMENT

- Advising on employment contracts, service occupancies and associated issues
- TUPE, redundancy and reorganisation
- Immigration

### COMMERCIAL PROPERTY

- Development and overage
- Option Agreements
- Commercial lettings

**“**Excellent' their solicitors continue to build a strong property practice and advises on investment transactions and secured lending work, among other matters. They are also experienced in development matters.

– CHAMBERS 2017

## KEY PEOPLE



### CLARE ANDREWS

Partner & Head of Residential Property

T: +44 (0)1483 748638

E: clareandrews@barlowrobbins.com

I act for a variety of clients but have particular expertise in dealing with high value properties in both the Surrey and London markets and have acted on the sale and purchase of a number of country homes in the local area. In addition to sales and purchases I also assist clients with refinancing, transfers of part, transfers of equity, declarations of trust and legal charges.

I like to think that I make the moving process a little less stressful for my clients by offering a personal service trying to pre-empt their needs not only during the transaction but also for the future. I have good links and work well with estate agents which is critical especially when trying to keep a chain together.



### CHARLOTTE BRACKLEY

Senior Associate – Rural Property

T: +44 (0)1483 464254

E: charlottebrackley@barlowrobbins.com

I specialise in rural property matters including buying and selling farms, agricultural land and country houses as well as farming tenancies, sporting leases and minerals agreements. I also act for banks in connection with lending to estates, high value rural and residential purchases and strategic refinancing.

I offer clients straightforward advice to assist them in protecting and promoting their land assets, as well as advising on the more quirky questions that arise on rural estates.

I am a member of Agricultural Law Association and the CLA.

“ ‘Exceptionally brilliant’ senior associate Charlotte Brackley is ‘particularly good at dealing with all agricultural and rural conveyancing issues’

**Legal 500, 2018**



### DAISY WALDREN

Partner – Commercial Property

T: +44 (0)1483 464208

E: daisywaldren@barlowrobbins.com

I advise private individuals, owner manager businesses and SMEs on all aspects of commercial property work, including landlord and tenant related matters, development work, property finance and securities work, freehold and leasehold sales and acquisitions and portfolio management.

I pride myself on offering prompt, pragmatic, cost effective legal advice and am proactive in assisting clients with achieving their aims.

Chambers leading individual 2019

“ ‘She is extremely helpful, has a clear understanding of the law and is prompt, effective and professional.’

**Chamber UK, 2019**



### SCOTT TAYLOR

Partner – Dispute Resolution

T: +44 (0)1483 4642274

E: scotttaylor@barlowrobbins.com

I act for individual beneficiaries, executors, trustees and charities in connection with disputes arising under the contested Estate of a deceased – often including a country house or rural property amongst its assets. I work closely with clients to resolve complex disputes in a cost effective and efficient manner.

I have particular expertise in cases involving allegations of lack of testamentary capacity, undue influence, want of knowledge and approval, and claims under the Inheritance (Provision for Family and Dependents) Act 1975. I am recognised as a Leading Individual for this work in Legal 500 and in Chambers High Net Worth. I am experienced in dealing with cases in both the High Court and Court of Protection.

“ ‘Practice head Scott Taylor ‘cares passionately about his clients and their cases, and provides a stellar service’

**Legal 500, 2018**

## KEY PEOPLE



### DAN MILANO

Senior Associate – Private Wealth & Tax

T: +44 (0)1483 464244

E: [danielmilano@barlowrobbins.com](mailto:danielmilano@barlowrobbins.com)

I advise clients on a wide variety of their personal matters including: administration of estates (particularly those with an international element), succession and inheritance tax planning, advising trustees and beneficiaries regarding trusts, powers of attorney, and more broadly providing general tax advice.

My aim is to ensure that complex legal issues are explained in a clear and comprehensive manner, always with a view to establishing a lasting relationship. I always seek to provide advice and assistance in an approachable manner.

I am an Affiliate Member of the Society of Trust & Estate Practitioners (STEP) in England & Wales.



### GRAHAM JEWELL

Associate – Corporate & Commercial

T: +44 (0)1483 464295

E: [grahamjewell@barlowrobbins.com](mailto:grahamjewell@barlowrobbins.com)

I am an associate in the firm's corporate and commercial team, specialising in corporate matters. I joined Barlow Robbins in 2016 having trained and qualified at leading international City law firm, Ashurst LLP, followed by three years at Stevens and Bolton in Guildford. I joined Barlow Robbins in 2016 having gained extensive company and commercial expertise and I now advise SMEs and provide guidance to owner-managed businesses.

I have strong family farming connections and understand the business pressures that farmers and estate owners face. I can provide business-related legal assistance on a variety of matters from commercial agreements through to business and company sales and general company advisory work, always with a sensitivity to the unique and wide-ranging challenges which are presented to the owners of rural property.



**BARLOW  
ROBBINS**  
SOLICITORS

GUILDFORD  
The Oriel  
Sydenham Road  
Guildford, Surrey GU1 3SR

**T: +44 (0)1483 543210**  
**E: info@barlowrobbins.com**

WOKING  
Concord House  
165 Church Street East  
Woking, Surrey GU21 6HJ

**T: +44 (0)1483 748500**  
**E: woking@barlowrobbins.com**

LONDON  
5<sup>th</sup> Floor  
20 North Audley Street  
London, W1K 6WE

**T: +44 (0)207 0780810**  
**E: london@barlowrobbins.com**

