

**C.E.D.R.**



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**XXV European Congress and Colloquium of Agricultural Law  
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**Commission II**

**National Report – Rapport national – Landesbericht  
United Kingdom**

**Legal forms for farm enterprises, taking into account traditional and industrial farming – Les formes légales de l'exploitation agricole, en tenant compte des entreprises traditionnelles et industrielles – Rechtsformen des landwirtschaftlichen Unternehmens, unter Berücksichtigung von traditionellen und industriellen Betrieben**

**Jonathan Thompson**  
Newcastle-upon-Tyne

**XXV European Congress and Colloquium of Agricultural Law  
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**Commission II**

**LEGAL FORMS FOR FARM ENTERPRISES, TAKING INTO  
ACCOUNT TRADITIONAL AND INDUSTRIAL FARMING**

**National report for the United Kingdom**

**Jonathan Thompson**  
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**1. Brief Summary of the existing forms of cultivation with legal reference**

<b>Form</b>	<b>Legal references</b>	<b>Social object</b>	<b>Mainly used for</b>	<b>Persons able to integrate structure</b>	<b>Principal characteristics with reference to cultivation capital</b>	<b>Main duties for the cultivators</b>
Sole trader	Common law	Standard business structure	Single person small business	Any person	Small business	Everything
Partnership	Partnership Act 1890 & common law	Standard business structure	Any size of business	Any persons	2-5 people normally (maximum 20); no separate legal persona	Everything
Tenant Farmer	Agricultural Holdings Act 1986 & Agricultural Tenancies Act 1995	Exploitation of land for mutual benefit by independent operators	Any size of business	Any person	Individual, one or all partners in a partnership, or company.	Everything
Private Company Limited by shares	Companies Act 2006	Standard business structure	Medium to large business; often fiscal reasons	Any persons	Medium to large farming business; limited liability; separate legal persona	Everything
Private Unlimited Company	Companies Act 2006	Standard business structure	Medium to large business;	Any persons	Medium to large farming business; separate legal	Everything

<b>Form</b>	<b>Legal references</b>	<b>Social object</b>	<b>Mainly used for</b>	<b>Persons able to integrate structure</b>	<b>Principal characteristics with reference to cultivation capital</b>	<b>Main duties for the cultivators</b>
			often fiscal reasons		persona	
Private Company Limited by guarantee	Companies Act 2006	Standard business structure	Medium to large business; often fiscal reasons	Any persons	Medium to large farming business; limited liability; separate legal persona	Everything
Public company	Companies Act 2006	Standard business structure	Large farming business	Any persons	Large farming business; limited liability; separate legal persona; shares offered to public	Everything
Community Interest Company	Companies Act 2006	Standard business structure with local community control	Small to medium sized business – alternative to co-operative?	Any persons	Small to medium sized business; separate legal persona	Everything
Limited Liability Partnership	Companies Act 2006	Standard business structure	Small to medium sized businesses	Any persons	Range of business size; limited liability; no separate legal persona. Fiscal benefits: taxed as a company, but flexible as partnership	Everything
Share Farming	Common Law	Exploitation of land for mutual benefit by independent operators	Single project	Any persons	Two or more independent parties operate by joint venture; structurally distinct from partnership, contract farming and tenancy	Allocated according to contractual stipulation
Contract farming	Common Law	Exploitation of land for mutual benefit by independent operators	Alternative to tenancy; fiscal advantage to landowner	Any persons	Contract for services: landowner hires contractor to conduct operations on his land. Flexible: can be used for single projects or whole farm services. Fiscal benefits: landowner retains farming status. Structurally distinct from partnership, contract farming and tenancy.	Allocated according to contractual stipulation

## **TRADITIONAL FARM PRODUCTS**

### **Cereals** (June 2008 – 3,274,000 hectares)

- Wheat
- Barley
- Oats
- Rye, mixed corn and triticale

### **Other Arable crops** (June 2008 – 1,152,000 hectares)

- Oilseed Rape
- Sugarbeet (not for stockfeed)
- Hops
- Peas and beans
- Linseed
- Other crops

### **Potatoes** (June 2008 - 144,000 hectares)

### **Horticulture** (June 2008 – 170,000 hectares)

- Vegetables grown in the open
- Soft fruit
- Plants and flowers
- Glasshouse crops

### **Livestock**

- Beef cows and Dairy cows (June 2008 – 10,107,000 head)
- Sheep and lambs (June 2008 - 33,131,000 head)
- Pigs (June 2008 - 4,714,000 head)
- Chickens
- Turkeys }
- Ducks } (June 2008 – 166,200,000 head)
- Geese }
- Other poultry (eg Guinea fowl) }

(Statistics source for the United Kingdom– Department for Environment Food and Rural Affairs: Agriculture in the UK 2008).

## **DIVERSIFICATION PRODUCTS**

This cannot be an exhaustive list but includes:

### **Crops/Land**

- Vineyards
- Pick your own fruit
- Turf for sports pitches

### **Farm buildings**

- Farm shops
- Barn conversions into residential accommodation for sale, residential let or holiday lets
- Letting of cottages for holidays
- Barn conversions for business offices and shops
- Barns for weddings, conference and banqueting events
- Producers' own secondary businesses eg vintners

### **Land, Woodlands & Forestry**

- Gameshooting
- Adventure Playgrounds (eg "Go Ape" – highwire adventure, quadbiking, teambuilding events)
- Paintballing
- Clay pigeon shooting

### **Statistics 2007/08**

- 51% farms had diversified activity in 2007/08
- 28% have non-building based diversification
- Total income £400 million
- 22% of diversified farms' income from diversification, exceeds their income from other farming income streams
- 10% farms started diversifying for the first time
- 38 % of diversified activities is letting out farm buildings – the dominant Diversification activity

(Source: DEFRA – Farm Diversification in England: Results from the Farm Business Survey 2008/08).

It does not seem possible to associate different types of agriculture with common types of farming. All the business models are used for the types of traditional and diversified farming.

However, most tenant farmers are either sole traders or in partnership. Some will be in contract and share farming schemes.

## **2. Trends and numbers: Statistics for the domain of agricultural companies and groups.**

It is impossible to state exactly how many farming sole traders and partnerships there are in England and Wales.

There is no legal requirement to register a sole trader business or partnership business with the Government, other than for the purposes of tax. Accordingly, we cannot state how many such businesses exist.

However, there are a set number of claimants for Single Farm Payment under the CAP scheme.

The Annual DEFRA Farm Business Survey does produce statistics of the number of registered farming companies, but that is only from a survey of 1,800 farm businesses. The 2007/08 statistics showed there to be 1,177 farming companies out of 1,800 businesses sampled. However, DEFRA themselves state that is not really representative and is not borne out by professional experience either.

## **3. Structure and activity or project or enterprise: is there a common business legal type which certain types of agriculture use?**

In essence, there is not.

Farmers use the whole variety of legal business types, no matter what they produce. The age and structure of the business often dictates the business type used.

Farms and farm businesses are often owned by 1 or 2 family members and so those are often partnerships.

The business itself and the land which it uses can often be owned by different family members, which can lead to problems, if there is disagreement over future plans for the business.

Given that the majority of farms are owned by a farmer and 1 or 2 more family members, the family business partnership is the most common form of farming business structure. Family matters and emotions can have a great impact on the running of the business.

However, some farmers own more than one farm, known as an Estate. The business and tax affairs of such people are more complicated and so they may be more likely to use the other business structures.

Some farms and Estates are owned by family trusts. Two or more trustees own the freehold of the farms on behalf of the family, for tax planning, management reasons and sometimes family reasons.

Where the farmer holds the farm under a tenancy, the business will often be a sole trader or partnership. Some tenant farmers form an incorporated company. (If a company is the tenant under an Agricultural Holdings Act 1986, the company becomes the tenant and since it will never die, there is in practice an indefinite term. In some cases, that may motivate the decision regarding the business structure.)

#### **4. Structure and financing of the agricultural cultivation**

##### Social Capital

I interpret this term as alluding to Government based schemes that support the farmer.

The major one is the Single Farm Payment scheme, payable to all farmers who applied for the scheme in 2005. That is not the subject of this paper and the scheme is well known.

The English model was in part based on a farmer's historical claims under the IACS scheme. So, an individual's use of land had an impact on the value of the entitlements allocated to the claimant. For example, a dairy farmer and an arable farmer with the same amount of land, would have different values of entitlements because of their different farming activity.

There are other schemes which farmers and landowners can access:

[Access to Nature](#) – To encourage people from all backgrounds to understand, access and enjoy our natural environment.

[Aggregates Levy Sustainability Fund](#) – To reduce the effects of aggregate (i.e. minerals) extraction on local communities and the natural environment.

[Countdown 2010 Biodiversity Action Fund](#) – A scheme designed to halt biodiversity loss by 2010.

[Energy Crops Scheme](#) – Provides grants to land managers to plant Miscanthus (Elephant Grass) and Short Rotation Coppice crops to produce biomass energy. Energy crops are used as a substitute for fossil fuels and can help mitigate climate change.

[England Catchment Sensitive Farming Delivery Initiative](#) – Encourages best practices for tackling diffuse water pollution from agriculture. Delivered in partnership with Defra and the Environment Agency.

[Environmental Stewardship](#) – An agri-environment scheme which has three elements: **Entry Level Stewardship (ELS)**, **Organic Entry Level Stewardship (OELS)**, **Higher Level Stewardship (HLS)**. ELS is a point-based scheme that gives farmers a number of options for managing their land in an environmentally-sensitive way. OELS is similar but is geared to organic farming systems. HLS builds on ELS and OELS but concentrates on individually tailored agreements that deal with more complex types of land management.

[Heritage Management Plan grants](#) – An incentive for landowners to prepare Heritage Management Plans (HMPs) that deliver integrated sustainable management of outstanding land designated or in process of designation as conditionally exempt from inheritance tax.

[Wetland Vision](#) – Creating a major wetland on a landscape scale.

(Source: Natural England website).

[English Woodland Grant Scheme](#) – the aim is to help create and maintain woodlands for public benefit.

The Environmental Stewardship and English Woodland Grant Schemes referred to above are delivered under the Rural Development Regulation (Council Regulation 1698/2005). They operate along with other schemes under the Rural Development Programme for England (RDPE) during the current perspective until 2013. These funds are allocated to England from the European Agricultural Fund for Rural Development (EAFRD).

These schemes influence a farmer's approach to cultivation on his land and also what he cultivates because of requirements to observing cross-compliance and other scheme conditions.

### Investments

There are no particular rules in investing in agriculture. Agriculture is regarded simply as another form of business. However, it is worth noting that for many, especially older farmers, the management of the farm and the way of life are as important as making money. The younger generation of farmers are often more commercially minded.

The public does not generally invest in agriculture. However, some wealthy individuals do purchase agricultural land because of the fiscal benefits attached. See commentary in question 7.

Use of those fiscal benefits by so-called “lifestyle farmers” – those who buy farms for the lifestyle they provide and do no physical farming themselves – causes tension between HM Customs and Excise and that class of persons. A series of cases recently on certain elements of fiscal reliefs has caused their effect to be diluted and more personal farming activity is required than hitherto in order to take advantage of those reliefs.

### Special rules of financing and guarantee

Banks do not have specific financial arrangements for farmers. The latter are treated by banks in the same fashion as any other business customer.

However, the banks are aware of – and generally sympathetic to – the more seasonal demands of a farmer's business. Whilst a bank may look at the finances of other types of business on a monthly basis, it will look at a farmer's business on a longer timescale. That means that there is generally a little more flexibility given to the farmer in terms of overdrafts and other forms of borrowing.

As mentioned earlier, farm businesses are more often sole traders or partnerships, but can be companies. If a farming company is taking out an unsecured loan, the bank will ask one of the directors to guarantee the loan. Similarly, a partner may be asked to do the same in relation to a loan to farming partnership.

In the past, a relatively informal mortgage would be taken by a bank by the deposit of title deeds by the land owner. However, with the spread of land registration at the Land Registry, that is no longer an effective form of security and a formal mortgage, registered against the title to the property, is increasingly common. If title to a farm is still unregistered, the former informal method is still sometimes used.

Banks appear to view farmers as good customers. Given the emotional investment into a farm, farmers are far less likely to default on loans and particularly secured loans, as then they lose the family home as well in many cases.

If a tenant farmer wishes to take out a secured loan, he cannot use the land as security. In those cases, banks will enter into an agricultural charge under the Agricultural Credits Act 1928 with a tenant farmer. In essence, it is a floating charge or debenture in structure. It is taken against the floating agricultural assets of the farmer, often being livestock or crops.

An agricultural charge, being a floating charge, fluctuates in value. Single Payment Scheme entitlements are therefore also used as an asset against which a charge is taken. The bank will insist that the yearly payment from the Rural Payments Agency is paid into a specific bank account.

Banks will look more closely at a tenant farmer's cashflow facilities and rent, because of the relative absence of capital security.

Generally, banks will try to examine whether the farmer (whether landowner or tenant) can afford the base rate of the loan not only today, in these times of a low base rate, but in 10-20 years time, when the base rate will probably be higher. Loans to farmers are usually taken for a long term than comparable loans to other businesses.

All the central lending banks operate specialist agriculture units. There also exists the Agricultural Mortgage Corporation, which exists to make finances more readily available for farmers. It was founded nearly 80 years ago, but is now owned by Lloyds TSB Bank plc.

Do particular forms of cultivation exist that favour speculative investment in agriculture?

Given the risks of agriculture, both arable and livestock, it is not an area for the speculative investor.

The land itself, on the other hand, is often the focus of investment for such an investor. There are income streams to be had from certain novel land uses, such as telecommunications masts and renewable energy.

For example, wind farms are presently viewed as potentially excellent sources of income to landowners. Grants are presently available to wind farm companies to construct wind farms and parties can buy land with a view to the later creation of a wind farm. The rapidly shifting politics of the renewable energy debate make this a highly speculative form of investment.

### **5. Structure and management of the enterprise.**

The traditional form of cultivation will be owned and run by either a sole trader or a partnership.

If a farmer diversifies, he may change the structure of all or part of the business. The diversified business may be run as a separate entity, with its own structure and own year end accounts and tax registrations.

Alternatively, it may be subsumed into the administration and accounts of the original business.

This becomes very important for some tenant farmers. The law permits farmers with tenancies under the Agricultural Holdings Act 1986 to be succeeded to the tenancy on up to two occasions by a relative subject to conditions regarding their financial dependency on the farm unit.

If a applicant successor tenant wants to be granted the tenancy, he needs to show that for 5 of the 7 years prior to the death or retirement of the tenant, his principal source of livelihood was derived from the farm, and that he is not otherwise occupying a commercial unit of agricultural land. Reform of tenancy law permits diversification in this context, but the landlord's permission must be gained prior to the diversification being commenced.

For a relative to take over a 1986 tenancy, there should be a careful and long planning by the family as to how that is to happen. This will include business planning and structure.

## 6. Form & Responsibility

How does the form of cultivation have influence on the responsibility of the finance management of the cultivators (limits, contractual debts or not)?

Agricultural cultivation does not have a specific impact on the finance management of the farmers, other than usual economics and market forces, which impact on any business, farming or not.

However, in partnerships all partners have a duty to consider the financial performance of the business. In a farming company, it is more common for one director to have a specific finance role.

Receipt of Single Payment Scheme Entitlements and other subsidies, does make a farmer's bank account and cashflow forecast different from other businesses.

More of an impact is felt from family dynamics within a family partnership. For example, a farming partnership may contain a father, mother and 2 sons. It is not uncommon for the parents to alter the structure of the business so as to protect it when the children marry, against the possibility that their interest in the business might be attacked later on the occasion of divorce or death of the married son.

Is the common practice of the banks (personal security or family risk) able to remove these limits of responsibility by offering the creditor a larger guarantee?

If the business is run by a company or a partnership, banks will ask the directors (i.e. one of the farmers) to guarantee an unsecured loan to that company or partnership.

Sometimes the guarantee may in fact be further secured by legal charge (mortgage) over the land, especially if the borrowing is large.

The banks will not give any specific regard to an individual farmer's type of farming in their dealings with him.

In what way can the form of cultivation have influence on the criminal responsibility of the cultivators?

Farmers are liable under the cross-compliance regulations under the Single Payment Scheme. This incorporates a wide variety of potential liabilities, some of which are criminal.

Livestock farmers are potentially responsible under criminal and certainly civil laws for the actions of their livestock. Livestock farmers are liable for the actions of their animals under the Animals Act 1971.

Partners normally have joint and several liability under the Partnership Act 1890, for a partnership liability, be it a debt of other sort of liability. The Companies Act 2006 deals with a company director's liability to the company and to breaches of statute, whether criminal or civil. A company director can be disqualified from holding a directorship in any company, as well as suffering financial penalty.

All landowners have a duty of care to visitors on their land under the Occupier's Liability Act 1957 and the Occupier's Liability Act 1984.

Farmers can have criminal responsibility for breaches of the Environmental Protection Act 1990 and other environmentally focused legislation.

The nature of the farming business and the type of cultivations are at the core of all such liabilities.

## **7. Form and taxation**

### Income Tax

Income tax is levied on natural persons at different rates according to the level of annual income and in different ways according to whether an individual is employed or self-employed.

### Corporation Tax

This tax is a tax on profits of companies and other legal persons, and operates similarly to income tax in relation to natural persons.

### Inheritance Tax

The Government taxes estates on death and also lifetime gifts fewer than 7 years before the death. There are reliefs available for agricultural and business property.

Recent case law dictates that to benefit from agricultural property relief, the claimant must be seen to be or have been a farmer and living in a farmhouse, which is clearly the base of a farming operation.

### Capital Gains Tax

The Government taxes gains arising on the disposal of assets (by way of sale or gift). There are exemptions (e.g. for main residences), also reliefs applying to certain assets according to their status (e.g. formerly taper relief and lately entrepreneurs' relief applying to business assets) and reliefs that defer the tax on gifts (holdover relief) or where proceeds are reinvested (rollover relief).

### Value Added Tax

The Government imposes this tax on the transactions that farmers make in their everyday business, in the same way as it does to any business.

However, VAT may also be applicable to sales of land and Single Payment Scheme entitlements.

### Stamp Duty Land Tax

SDLT may be payable on:

- the purchase of land,
- the taking of a tenancy of land,
- a surrender of land held on a tenancy or
- the transfer of land in and out of a partnership.

It is a tax on a transaction. There are different levels of tax and exemptions according to the nature of the transaction concerned.

### Fuel tax

Diesel fuel for agricultural purposes attracts a lower rate of duty than other fuels. It is known as 'red diesel' because of the dye added to it to distinguish it from other diesel, and the uses for which it is authorised are strictly limited to off-road agricultural purposes. The penalties for using red diesel for unauthorised purposes are severe.

## **8. Form and Social Protection**

### In what way can the form of cultivation have influence on the social protection of the cultivators?

First, like every other British citizen, there is a level of state protection. This includes payments of monies when an individual is on a low income or unemployed, free access to healthcare under the National Health Service and a state pension. However, this is all paid for by taxes and an individual must contribute towards his or her state pension, by payment of National Insurance ("NI") contributions each month.

A farmer is often self-employed but must make specific payments for NI. An employed person has NI contributions deducted from his salary each month.

Second, the farmer is also protected by the payment of Single Payment Scheme entitlements and other agricultural and environmental subsidies. It is estimated that SPS monies turn loss into profit for around 70% of UK farmers.

Otherwise, there is no state protection for farmers. Rather, there is intense criticism from certain sources – often politically motivated and often based on ignorance – that “wealthy farmers” receive too much from the public purse.

Tenant farmers under the Agricultural Holdings Act 1986 have security of tenure. Landlords may recover possession of the holding only on very limited grounds, normally involving some fault on the part of the tenant, or, for example, his death or insolvency. Older tenancies (dating from before 1984) also have the right for a suitable qualified relative to succeed on up to two occasions on death or retirement. There are also statutory default provisions regarding repair and maintenance of property within the tenancy and other rights granted to the tenant regarding the farming of the land.

More modern tenancies, under the Agricultural Tenancies Act 1995, are based on freedom of contract and have no such security or statutory provisions.

Certain farmworkers provided with accommodation by their employer have similar long term security of tenure. The position of those who have been in occupation since before January 1989 is the strongest, since they may remain in effect for life, subject to limit rights in favour of the property owner, and their widow/widower or, if none, certain members of the family may also have the right to succeed to the occupation.

Similar but less extensive rights exist for those whose occupation began after January 1989 and who have an “assured agricultural occupancy”. However, the same law which brought about that change – Housing Act 1989 – introduced the “assured shorthold tenancy” which permits landlords to recover possession merely by serving notice. It has therefore become standard practice to house agricultural workers on such shorthold tenancies to avoid the security of tenure arising.

## **9. Forms and structures**

Which are the main legal structures that combine several legal forms of enterprises that seem to you the most interesting, considering:

-the transmission of agricultural cultivations;

-the development of activities in agricultural production; and

-the development of agricultural activities combined with non-agricultural activities linked to rural tourism and restoration of rural examples?

Can these structures be combined with indirect cultivation (lease, occupancy agreement)?

Which of these issues are of advantage?

The present writer’s experience is mainly drawn from acting for landowners and farmers in the North East of England.

Some farmers simply deal with agricultural cultivation and the business structure is that of a sole trader or farming partnership.

The present writer knows of an Estate which is a mix of farming and diversified activities, with one owner of the land, but a family farming partnership in relation to the farming activities. The sole owner of the land operated other activities to his nominal profit only.

Another example is of an Estate which is split in 2 ownerships. One half is owned and run by a charitable trust and the other by a trust to benefit certain beneficiaries of the settler (a discretionary trust). This estate has a number of tenanted farms, some commercial property and a bottled spring water business.

A further example is of a very large estate, covering thousands of hectares of agricultural land, grouse moors, woodlands, residential and commercial property and other diversified activities. The overall Estate is owned by a multitude of trusts, due to the complexities of tax and family issues.

Where a landowner lets commercial property, the tenancy is regulated not by any agricultural tenancy law but by the Landlord and Tenant Act 1954. The tenant has good security of tenure under this Act, unless both parties agree that such rights are not to attach to the tenancy, in which case they may disapply those provisions by contract.

Residential properties are regulated by a number of statutes. However, the most common one is the Assured Shorthold Tenancy which normally permits a landlord to regain possession of the property by serving notice at any time after 6 months from the start of the tenancy. See above comments regarding agricultural workers and security of tenure.

Despite the size of the sometimes huge landed estates that exist, ownership of them is normally by a trust, a partnership or an individual.

In terms of tenanted farms, they will usually be run by the tenants in the form of a partnership or as sole trader. This is particularly so in case of tenancies under the Agricultural Holdings Act 1986 (AHA 1986), where a landlord will normally seek to prevent a tenant forming a farming company, because of the company's separate legal persona and its perpetual life, which would effectively render the tenancy infinite. The landlord can prevent such an action by the tenant, either by a specific provision of the agreement or by the service of a notice on the tenant, which prevents the assignment of a tenancy by the tenant to any natural or legal person.

A tenant under the Agricultural Tenancies Act 1995 (ATA 1995) does not have any form of security of tenure. In those circumstances a landlord may be less inclined to prevent a tenant forming a farming company.

However, if the use of the land becomes non-agricultural it may adversely affect the landlord's own tax-planning, particularly in relation to agricultural property relief under Inheritance Tax.

There are 2 conditions required for an ATA 1995 tenancy (known as a 'farm business tenancy'). The first is that the tenant will farm the land in the course of a business. The second is that the character of the tenancy will be wholly or primarily agricultural throughout the period of the tenancy. The second condition can be circumvented if the parties serve notice on each other before the tenancy begins stating that the tenancy is to be a farm business tenancy and is to remain so, even if the character of the land use changes.

If the notices are not exchanged as described, and the tenant's activities diversify so that the land use is no longer wholly or primarily agricultural, there is a danger that the tenancy may cease to be a farm business tenancy and become a business tenancy governed by the Landlord and Tenant Act 1954. That would bring security of tenure for the tenant and consequent problems for the landlord.

There is caselaw (*Short v Greeves* [1988] 1 EGLR 1, CA) to the effect that if a tenant under the AHA 1986 abandons agricultural use, even with the landlord's consent, then the status of the tenancy is lost. However, there will need to be 60% minimum non-agricultural turnover.

In summary, farmers in England and Wales do not create the sometimes large and complicated business structures that other businesses do. However, the tax and trust affairs of large estates and high net worth individuals can be as complicated and challenging as any other business structure.

## **10. Other questions**

Does the development of agriculture require particular legal forms for the agricultural cultivation?

Yes. The development of contract farming, share farming and limited liability partnerships are all indicative of professional advisors and Government manipulating the law and business structures, for the benefit of farmers.

As time goes on, no doubt this flexibility will be required further.

## **11. Summary**

To summarise, there are many legal forms of business structure available to farmers and landowners.

However, the partnership remains the firm favourite amongst farmers to satisfy the financial and personal dynamics of the common farming business structure.

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