

Iain Davis

Partner

"For land development promotion agreements, Iain Davis is excellent. He is well experienced and has very good knowledge, acting in a professional capacity."

(The Legal 500, 2024)



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Iain specialises in agricultural and rural work, acting for farmers, landowners and landed estates.

He is the head of the Real Estate department in Oxford as well as heading up the Agricultural team generally. The agricultural property team has 4 partners and 7 other specialist lawyers. The team is ranked in the top tier of both the Legal 500 and Chambers & Partners directories.

Iain's work ranges from the acquisition, development and disposal of landed estates, farms and bare agricultural land, to advice on Agricultural Holdings Act tenancies and farm business tenancies. He specialises in the drafting and negotiation of strategic land option and promotion agreements, as well as collaboration agreements between landowners.

Iain qualified in 1997 and was made a partner in 2001. He is a member of the Agricultural Law Association and Country Landowners Association.

Iain is ranked as a leading individual in Chambers & Partners (2024 edition). He is recognised as a Recommended Lawyer and Leading Individual in The Legal 500 (2024 edition) for Agriculture and Estates.

Legal Services

Real Estate

Iain acts for landowners and landed estates on development agreements such as Promotion Agreements,

Option Agreements, Hybrid Agreements, as well as Collaboration and Consortium Agreements. He is regularly invited to give lectures and seminars on the topic (to the RICS amongst others).

Selected Cases

- Promotion Agreement covering over 450 acres, together with a complex Collaboration Agreement between neighbouring landowners.
- Promotion Agreement covering 160 acres in Oxfordshire for a farmer client, involving difficult title and tenancy issues.
- Promotion Agreement over 313 acres of farm land in Sussex.
- A hybrid Option/Promotion Agreement over 45 acres for an Oxford College incorporating provisions allowing part of the site to be sold on the open market and part to be acquired by the developer.

Sectors

Farms & Estates

Iain is a leading agricultural property practitioner, acting for some of the largest landed estates in the area. His work covers the acquisition and disposal of farms and landed estates as well as Agricultural Holdings Act and farm business tenancy advice. His team covers the whole gamut of property advice for the agricultural sector.

Selected Cases

- Acquisition of a complex and diverse 480 acre unregistered landed estate in Wales with 10.5 miles of fishing, 5 properties and over 3,200 acres of sporting rights. This was acquired for £4.9 million, with complex tenancy, vat and employment elements. Contracts were exchanged within one month of instructions being received.
- Sale of land in Pembrokeshire Coast National Park for development of a Centre Parcs style holiday village.
- The acquisition of the Kiddington Estate for a sum in excess of £23 million. Including 1,500 acres of agricultural land, some 35 estate houses and cottages (including the majority of the village of Kiddington), commercial business premises totalling over 6,000 square feet, as well as an in hand farming enterprise, tenanted farm and woodland.
- Option Agreement for over 195 acres of farmland to a national house builder, including the usual minimum price, planning obligations, equalisation provisions and strong participation provisions for the landowner.