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Tenants under a farm business tenancy have no long-term security of tenure, but the Agricultural Tenancies Act 1995 affords a degree of statutory protection to tenants whose tenancy, when granted, was an annual periodic tenancy or was for a term of more than two years.

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The predecessor to the Farm Business Tenancy (FBT), the Agricultural Holdings Act 1986 tenancy, was not particularly favourable to a landowner when it came to Inheritance Tax (IHT).

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Farm Business Tenancies - tenant farmers argue for longer tenancies. With the average Farm Business Tenancy (FTB) now trending at below 4 years, farm tenants say they can't plan and invest for the future. Research shows that 90 percent of all new FBTs have been let for 5 years or less, which means tenants must think twice before investing in new projects.

Farm Business Tenancies & Agricultural Tenancies Lawyers, Yorkshire If you or your business rent agricultural property or land, you will likely be subject to an agricultural tenancy. The farming and agriculture solicitors at Ware & Kay have wide-ranging and extensive experience in dealing with both residential and commercial leases of this kind.

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NANCY Under the Agricultural Tenancies Act 1995 For an initial fixed term of more than two years 1 CAAV Model FBT v.6A March 2017 AGREEMENT FOR A FARM BUSINESS TENANCY Under the Agricultural Tenancies Act 1995 For an initial fixed term of more than two years

Here the Agricultural Tenancies Act 1995 restricts what the parties can do. Any break must be triggered on giving at least 12 months' notice in writing. It isn't possible for parties to an FBT to contract out of this length of notice (always assuming a term of more than two years).

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Ms Foot said that the situation was complex, but providing the occupant was the holder of a Farm Business Tenancy or Agricultural Holdings Act tenancy, the property did not come under MEES.

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Agricultural tenancies are an important class of property occupation. There are two main types of agricultural tenancies: Full agricultural tenancies, which are subject to the Agricultural Holdings Act 1986. Farm business tenancies, which are subject to the Agricultural Tenancies Act 1995.

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From September 1995 onwards, however, the Agricultural Tenancies Act (ATA 1995) has meant that all new agricultural tenancies are Farm Business Tenancies (FBTs). These tenancies are far less restrictive on the landowner, and give a degree of flexibility which means the tenant no longer has the extensive

security of tenure he had under the 1986 legislation and rents are no longer controlled at uneconomic levels.

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To confuse us all, when an agricultural letting qualifies under the Agricultural Tenancies Act 1995 (ATA 1995), the lease is referred to as a "farm business tenancy" (sometimes shortened to "farm tenancy" or "FBT"). It is nonetheless a type of business lease. Other relevant law includes the Agricultural Tenancies Order 2006. Qualifying conditions

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Farm business tenancies. Farm business tenancies were introduced on 1 September 1995. No new AHA 1986 tenancies can be created after that date, however a number of AHA 1986 tenancies are still in existence and it is still possible to apply to the agricultural lands tribunal for a direction to succeed to an existing AHA 1986 tenancy.

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