

BERRYS

PROPERTY | BUSINESS | PLANNING



PAUL PRIDMORE

BSc FRICS

Chartered Surveyor

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PROFILE

Paul comes from an old Rutland farming family and joined Berrys in 1971. Although in his early days with the firm he set up the farm management and consultancy department his career has developed into other areas, notably dispute resolution. His first experience acting as an expert witness was in rent reviews held under the Agricultural Holdings Act. Since then he progressed to acting on behalf of parties in disputes and was first appointed to the Lord Chancellor's panel of agricultural arbitrators in 1994. He has acted regularly since then as both an arbitrator and more recently an independent expert and has been an accredited mediator since 2012.

EXPERTISE

Arbitrator

Since he first joined what was then the Lord Chancellor's panel of rural arbitrators Paul has undertaken many appointments through RICS, other appointing bodies and privately under the agricultural holdings and tenancies legislation, as well as in contractual disputes.

Expert Determination

Paul was in the first group of independent experts in the rural sector accredited by RICS in 2017 although he had accepted a number of such appointments in previous years

Mediation

Paul is one of a small number of RICS accredited mediators with rural expertise.

Expert Witness and Single Joint Expert

Regularly appointed to act either on behalf of parties or by the court to carry out valuations of rural and residential properties in disputes. He is a registered member of the RICS valuation panel.

QUALIFICATIONS, TRAINING & PROFESSIONAL ASSOCIATIONS

BSc in rural estate management from the University of Reading.

Postgraduate diploma in farm business administration from Wye College, University of London

Fellow of the Royal Institution of Chartered Surveyors since 1986 and a past President of the Rural Practice Division of RICS

Member of the Lord Chancellor's, subsequently the President's, panel of arbitrators since

RICS registered valuer

SAMPLE CASES

Arbitrator

- A high profile case regarding a notice to quit land in Bedfordshire for gravel extraction held under an agreement which was asserted to be a company tenancy
- S12 rent case regarding a very large car boot sale operation on a tenanted holding close to London. The landlord had accepted rent on the presumption that he was aware of the user
- Presently instructed on a wide range of statutory and contractual disputes

Independent Expert

- Determination of the value of a clawback provision for a major residential development scheme in Leicestershire. This is one of several such cases undertaken by Paul in which the contract stipulates that a dispute be resolved by an independent expert rather than an arbitrator
- Resolving one of the first disputes in England as to the value of the overage on a solar farm in Wiltshire. The original contract predated the move towards greener energy and presumed that any future development triggering the overage would be residential

Mediator

- Successfully guiding the parties in a family farming dispute over the division of assets in Yorkshire following lengthy but unsuccessful litigation

Single Joint Expert

- Determining the value of matrimonial assets, in a case involving a farm in Northamptonshire. One of many other such similar appointments
- Being appointed by RICS to establish the value of property in Warwickshire under a pre-emption agreement.