



Joanna Gardner

BSc (Hons) MRICS FAAV
Chartered Surveyor

T: 01327 356140
E: joanna.gardner@berrys.uk.com

Bio

Joanna now specialises in strategic planning and development having initially undertaken a broad range of work including estate management, planning, rural property agency and professional work.

Qualifications, Training & Professional Associations

Having graduated from The Royal Agricultural College, Cirencester with BSc (Hons) in Rural Land Management Joanna joined Berrys in 2008. Qualifying as a Member of the Royal Institution of Chartered Surveyors (RICS) and Fellow of the Central Association of Agricultural Valuers (CAAV).

Expertise

- **Planning and Development**
Experience in acting principally for private clients in either identifying development opportunities, promoting the same, or reacting to approaches from third parties in achieving planning consent for a variety of uses from large urban extensions, single plots or the conversion of buildings, or other forms of farm diversification. The work often involves taking tax advice, close liaison with other professional advisers and putting in place whatever documents are necessary.
- **Planning**
Formulation and submission of a range of planning applications for a variety of clients including change of use, agricultural buildings and development with listed building consent.

- **Property Agency**
Experience in the disposal of both freehold and leasehold land and property for clients, both corporate and private. environmentalists, civil engineers and archaeologists.
- **Landlord and Tenant**
Advice on creation of Farm Business Tenancies, rent reviews and termination. Rent reviews and service of notices for Agricultural Holdings Act tenancies. Creating Assured Shorthold tenancies for both the ordinary public and agricultural workers, rent reviews, advice on obtaining vacant possession. New tenancies and rent reviews for commercial buildings. Creation and completion of commercial licences, agricultural cropping licences and contract farming agreements, grazing licences, common law tenancies for equestrian purposes.

Recent Cases

Planning and Development

- Negotiation of a promotion agreement, landowners' collaboration agreement and pooling trust for a 500 unit scheme in Bedfordshire.
- Negotiation of an option agreement, including landowners' equalization provisions, for strategic land within Charnwood District.

- Involvement in the Price negotiations following the grant of planning consent under the terms of an Option Agreement for a 700 unit scheme in Northamptonshire.

Landlord and Tenant

- Application for succession to an Agricultural Holdings Act tenancy agreement. The case was complicated by discrepancies in occupation status and a positive result was negotiated for the continuing tenant.
- Letting of land in Northamptonshire under the terms of a Farm Business Tenancy following an advertising, interview and selection process of the potential occupiers.

Property Agency

- Sale of a 20 unit residential development site in Leicestershire.
- Sale of a 12 unit residential development site in Leicestershire where the vendor wished to retain a property from the scheme with additional overage provisions.
- Involvement in the sale of a 62 unit residential development site in Northamptonshire where the consent obtained included a large number of residential gardens with multiple landowner involvement.

