



# Agricultural Tenancies Act 1995

## CHAPTER 8

### AGRICULTURAL TENANCIES ACT 1995

#### PART I

#### GENERAL PROVISIONS

##### *Farm business tenancies*

- 1 Meaning of “farm business tenancy”.
- 2 Tenancies which cannot be farm business tenancies.
- 3 Compliance with notice conditions in cases of surrender and re-grant.

##### *Exclusion of Agricultural Holdings Act 1986*

- 4 Agricultural Holdings Act 1986 not to apply in relation to new tenancies except in special cases.

##### *Termination of the tenancy*

- 5 Tenancies for more than two years to continue from year to year unless terminated by notice.
- 6 Length of notice to quit.
- 7 Notice required for exercise of option to terminate tenancy or resume possession of part.

##### *Tenant’s right to remove fixtures and buildings*

- 8 Tenant’s right to remove fixtures and buildings.

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## PART II

### RENT REVIEW UNDER FARM BUSINESS TENANCY

- 9 Application of Part II.
- 10 Notice requiring statutory rent review.
- 11 Review date where new tenancy of severed part of reversion.
- 12 Appointment of arbitrator.
- 13 Amount of rent.
- 14 Interpretation of Part II.

## PART III

### COMPENSATION ON TERMINATION OF FARM BUSINESS TENANCY

#### *Tenant's entitlement to compensation*

- 15 Meaning of "tenant's improvement".
- 16 Tenant's right to compensation for tenant's improvement.

#### *Conditions of eligibility*

- 17 Consent of landlord as condition of compensation for tenant's improvement.
- 18 Conditions in relation to compensation for planning permission.
- 19 Reference to arbitration of refusal or failure to give consent or of condition attached to consent.

#### *Amount of compensation*

- 20 Amount of compensation for tenant's improvement not consisting of planning permission.
- 21 Amount of compensation for planning permission.
- 22 Settlement of claims for compensation.

#### *Supplementary provisions with respect to compensation*

- 23 Successive tenancies.
- 24 Resumption of possession of part of holding.
- 25 Compensation where reversionary estate in holding is severed.
- 26 Extent to which compensation recoverable under agreements.
- 27 Interpretation of Part III.

## PART IV

### MISCELLANEOUS AND SUPPLEMENTAL

#### *Resolution of disputes*

- 28 Resolution of disputes.
- 29 Cases where right to refer claim to arbitration under section 28 does not apply.
- 30 General provisions applying to arbitrations under Act.

#### *Miscellaneous*

- 31 Mortgages of agricultural land.
- 32 Power of limited owners to give consents etc.

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- 33 Power to apply and raise capital money.
- 34 Estimation of best rent for purposes of Acts and other instruments.
- 35 Preparation of documents etc. by valuers and surveyors.

*Supplemental*

- 36 Service of notices.
- 37 Crown land.
- 38 Interpretation.
- 39 Index of defined expressions.
- 40 Consequential amendments.
- 41 Short title, commencement and extent.

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Schedule — CONSEQUENTIAL AMENDMENTS

*The Small Holdings and Allotments Act 1908 (c. 36)*

- 1 (1) Section 47 of the Small Holdings and Allotments Act...

*The Law of Distress Amendment Act 1908 (c. 53)*

- 2 In section 4(1) of the Law of Distress Amendment Act...

*The Allotments Act 1922 (c. 51)*

- 3 In section 3(7) of the Allotments Act 1922 (provision as...
- 4 In section 6(1) of that Act (assessment and recovery of...

*The Landlord and Tenant Act 1927 (c. 36)*

- 5 In section 17(1) of the Landlord and Tenant Act 1927...
- 6 In section 19(4) of that Act (provisions as to covenants...

*The Agricultural Credits Act 1928 (c. 43)*

- 7 In section 5(7) of the Agricultural Credits Act 1928 (agricultural...

*The Leasehold Property (Repairs) Act 1938 (c. 34)*

- 8 In section 7(1) of the Leasehold Property (Repairs) Act 1938...

*The Reserve and Auxiliary Forces (Protection of Civil Interests) Act 1951 (c. 65)*

- 9 (1) Section 27 of the Reserve and Auxiliary Forces (Protection...

*The Landlord and Tenant Act 1954 (c. 56)*

- 10 In section 43(1) of the Landlord and Tenant Act 1954...
- 11 In section 51(1) of that Act (extension of Leasehold Property...
- 12 In section 69(1) of that Act (interpretation), after the definition...

*The Opencast Coal Act 1958 (c. 69)*

- 13 (1) Section 14 of the Opencast Coal Act 1958 (provisions...
- 14 After section 14A of that Act, there shall be inserted—...
- 15 (1) Section 24 of that Act (tenant's right to compensation...

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- 16 After section 25 of that Act, there shall be inserted—...  
 17 (1) Section 26 of that Act (compensation for short-term improvements...  
 18 (1) Section 28 of that Act (special provision as to...  
 19 In section 51 of that Act (interpretation) in subsection (1)—...  
 20 (1) Schedule 7 to that Act (adjustments between landlords and...

*The Agriculture (Miscellaneous Provisions) Act 1963 (c. 11)*

- 21 (1) Section 22 of the Agriculture (Miscellaneous Provisions) Act 1963...

*The Leasehold Reform Act 1967 (c. 88)*

- 22 In section 1(3) of the Leasehold Reform Act 1967 (tenants...

*The Agriculture (Miscellaneous Provisions) Act 1968 (c. 34)*

- 23 In section 12 of the Agriculture (Miscellaneous Provisions) Act 1968...

*The Land Compensation Act 1973 (c. 26)*

- 24 In section 48 of the Land Compensation Act 1973 (compensation...

*The Rent (Agriculture) Act 1976 (c. 80)*

- 25 (1) Section 9 of the Rent (Agriculture) Act 1976 (effect...  
 26 In Schedule 2 to that Act (meaning of “relevant licence”...

*The Rent Act 1977 (c. 42)*

- 27 For section 10 of the Rent Act 1977 there shall...  
 28 (1) Section 137 of that Act (effect on sub-tenancy of...

*The Protection from Eviction Act 1977 (c. 43)*

- 29 In section 8(1) of the Protection from Eviction Act 1977...

*The Housing Act 1985 (c. 68)*

- 30 In Schedule 1 to the Housing Act 1985 (tenancies which...

*The Landlord and Tenant Act 1985 (c. 70)*

- 31 In section 14(3) of the Landlord and Tenant Act 1985...

*The Agricultural Holdings Act 1986 (c. 5)*

- 32 In Schedule 6 to the Agricultural Holdings Act 1986 (eligibility...

*The Housing Act 1988 (c. 50)*

- 33 .....  
 34 In Schedule 1 to that Act (tenancies which cannot be...

*The Town and Country Planning Act 1990 (c. 8)*

- 35 (1) Section 65 of the Town and Country Planning Act...

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*The Coal Mining Subsidence Act 1991 (c. 45)*

- 36 In section 21 of the Coal Mining Subsidence Act 1991...
- 37 In Schedule 3 to that Act (property belonging to protected...

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**Changes and effects yet to be applied to :**

- s. 33(1) words omitted by [2022 c. 6 Sch. 1 para. 19](#)

**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 8A inserted by [2023 asc 4 s. 24\(4\)](#)
- s. 28(5)(za) inserted by [2023 asc 4 s. 24\(5\)](#)
- s. 36A inserted by [2023 asc 4 s. 24\(6\)](#)