

Professional biography

Mark Sanders

MA (Cantab.) MRICS FCI Arb



Contact details

Acorn Rural Property Consultants
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Year of birth

1964

Professional expertise

- Expert witness & litigation support, arbitration and Lands Tribunal referrals
- Dispute resolution including arbitration and mediation
- Partnerships and other business structures
- Banking and other business and property disputes
- Agricultural insolvency and financial restructuring
- Law of Property Act and Court appointed receivership and asset realisation
- Planning and development
- Agricultural tenancies including end of tenancy compensation
- Valuation

Expert witness experience

Numerous expert witness instructions including County Court and High Court cases, Public Inquiries, Lands Tribunal, Higher Tier Tribunal, Valuation Tribunal and Arbitration Hearings.

Expert Witness instructions accepted on behalf of both claimant and defendant and as a single joint expert. Cases include issues relating to banking matters and loan security; agricultural insolvency; farm partnerships; agricultural tenancies; boundaries; professional and medical negligence damages claims; valuation issues; common grazing rights, agricultural tenancy disputes. Acted for Messrs Wakley in their dispute with the Crown Estate - *The Crown Estate Commissioners v Wakley [2016] EWHC 3610 (CH)*

Most cases settled by negotiation, but evidence given in the Agricultural Lands Tribunal (Wales) Phillips v Davies (December 2006 – application for a certificate of bad husbandry – instructed by Burges

Salmon); High Court *McDonagh v Bank of Scotland & Others* [2018] EWHC 3262 (Ch) (duties of Law of Property Act Receivers – instructed by Lexlaw and Blackstone Solicitors) *Owen v Blathwayt & Others* (October 2002 – quantification of unregistered grazing rights on a private common - instructed by Clarke Willmott) *Denton v Denton* (October 2002 – valuation for divorce purposes - instructed by Burges Salmon) *National Westminster Bank plc v Jones* (May 2000 – valuation of agricultural tenancies for banking and insolvency purposes - instructed by Burges Salmon); Public Inquiry (June 1998 – grazing capacity of an SSSI - instructed by Clarke Willmott).

Registered with UK Register of [Expert Witnesses](#)

Career details

From November 2010

Managing partner Acorn Rural Property Consultants, a successor business to Carver Knowles <https://acornrpc.co.uk/>

1997 to 2010

A founding partner of Carver Knowles, a multidisciplinary firm of Chartered Surveyors with three offices: Taunton, Somerset; Cheltenham, Gloucestershire; Strensham, Worcestershire. Six partners/directors and twenty staff. Was based in the Taunton office and operated nationally.

1991 to 1997

Bruton Knowles, Cirencester (1991 to 1993) & Taunton (1993 to 1997)

1988 to 1991

Bidwells, Cambridge

Qualifications and memberships

Fellow of the Chartered Institute of Arbitrators (2020)

Associate of the Chartered Institute of Arbitrators (1994)

Member of the Royal Institution of Chartered Surveyors (1990)

MA (Cantab.) Land Economy (1988)

MA (Cantab.) English Literature (1986)

RICS Registered Valuer

Chairman of the RICS Agricultural Tenancies Monitoring Group

RICS representative on the Defra Farm Tenancy Forum (FTF)

RICS representative on the Welsh Government Sustainable Farming Scheme Tenancy Working Group

Member and former committee member of the Agricultural Law Association

Member of the Farmers' Club

Member of the National Farmers Union

Publications

Regular author of and contributor to technical papers and publications, including the RICS suite of standard tenancy and licence agreements for agricultural holdings and land and accompanying guidance notes and information papers; TRIG recommendations for agricultural tenancy reform; RICS guidance note Rural arbitration; briefing notes and information papers.

Other interests

Director of several financial services companies in the agricultural and rural business sector. Founder member of a local business group.

Personal

Married with four children. Lives and farms in Somerset.