Olivia Phillips

Solicitor

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Olivia Phillips qualified as a Solicitor in January 2023 and is part of the Commercial Property / Agricultural and Rural Land team.

Olivia joined Gepp Solicitors as a Paralegal in the Commercial team in February 2021 and went on to complete her training contract with the firm. Prior to joining Gepps, Olivia worked in private practice and in-house in London.

Olivia completed her Law Degree at the University of Kent in 2017, with an Upper Second Class Honours and completed her LPC and Master's Degree at the University of Law in 2019 with a distinction.

Olivia is friendly and approachable and always seeks to deliver a high-quality service to clients. She is forward-thinking and maintains a positive outlook to her work.

Expertise

Commercial property

Olivia specialises in a range of commercial property transactions including:

- Sale and purchase of commercial property
- Gift of commercial property
- Commercial leases
- Lease assignment
- Land registration

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Agriculture and rural services

Olivia specialises in advising rural land owners in the following areas:

- Sale and purchase of agricultural property
- Sale and purchase of land with development potential (overage agreements)
- Gift of land
- Agricultural tenancies
- Land registration
- Refinancing
- Adverse possession claims
- Granting easements and leases to utility companies

Memberships

- Member of the Country Land and Business Association (CLA)

Case studies

- Represented the sellers in a successful sale of a large, unregistered estate in Essex, comprising agricultural land, woodland and tenanted properties
- Advised a landowner on the diversification of rural land, involving securing long-term commercial leases with existing and new tenants
- Acted for a commercial landlord in negotiating the grant of multiple leases for several retail units

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