
CHARTERED SURVEYORS · LAND & ESTATE AGENTS · RURAL PROPERTY & BUSINESS CONSULTANTS



 **POWELLS**
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www.powellsrural.co.uk





RURAL AGENCY

Powells specialise in the sale and acquisition of all types of rural property and land including agricultural, residential, equestrian, commercial and development properties:

- **Estates & Rural Property Portfolios**
- **Agricultural & Equestrian Property**
- **Agricultural, Amenity, Paddocks and Development Land**
- **Forestry & Woodland**
- **Development Property including Building Plots to Large Scale Schemes**
- **Rural Commercial / Leisure / Sporting Properties**

We offer a professional agency service with detailed advice for maximising any sale or disposal, a clear marketing strategy and high quality marketing material.

We pride ourselves on providing a professional agency service with a personal approach to achieve the best value for our clients.

ESTATE & RURAL ASSET MANAGEMENT

Powells can provide a first class property management or consultancy package for the management of rural estates:

- **Estate Management Services for Landowning Clients or Rural Property Managers**
- **Flexible Services from Strategic Property Advice to providing Professional Support for Resident Agents**
- **Agricultural, Residential & Commercial Lettings**
- **Rent Reviews**
- **Diversification Advice & Project Management**

We recognise that no two clients or estates are the same, therefore we offer a tailored and flexible management service based on each client's individual objectives.

PROFESSIONAL SERVICES

We offer a comprehensive range of professional services for rural property and business clients which includes:

- **Valuations - RICS Registered Valuer**
 - Inheritance Tax & Capital Taxation Planning
 - Pension Transfers
 - Probate & Market Appraisals
- **Landlord & Tenant Advice for Agricultural, Residential & Commercial Agreements**
- **Farm Business Tenancy Matters**
- **Telecommunications**
- **Easements & Wayleaves**
- **Single Payment Scheme / Rural Development Schemes**
- **Grass / Crop Sales**
- **Digital Mapping for Land Registry or Single Payment Scheme Purposes using latest Ordnance Survey Data**



PLANNING & DEVELOPMENT SERVICES

Specialist Rural Planning & Development Consultants.
We are able to advise on and undertake the following:

- **Planning Applications for all Rural Residential, Agricultural, Equestrian, Business and Leisure Projects**
- **Planning Appeals**
- **Development Appraisals**
- **Land Promotion & Local Development Plan Representations**
- **Negotiation of Promotional & Option Agreements on behalf of Landowners**
- **Certificates of Lawful Existing Use / Development**
- **New Agricultural or Rural Enterprise Dwelling Applications**
- **Agricultural Occupancy Conditions**

UTILITY SCHEMES & COMPULSORY PURCHASE COMPENSATION

Powells can advise and assist landowners and tenants on all Utility Works and CPO Compensation Matters. We are experienced in negotiating accommodation works and compensation claims for;

- **Water, Gas or Oil Pipeline Schemes**
- **Electricity Wayleave / Disturbance Claims**
- **BT Fibre Optic Cables**
- **CPO schemes such as Development, Highway and Flood Alleviation**

We can advise on notices, timescales and valuation implications and negotiate accommodation and reinstatement works.

We also negotiate and settle final claims and storage compound licences. Our professional fees are also usually payable by the subject authority for acting on your behalf.

RURAL BUSINESS

We offer detailed advice and professional support to a range of Rural Businesses from landed estates to agricultural & equestrian businesses. Matters we regularly advise on include;

- **Single Payment Scheme & CAP Reform**
- **Rural Development Scheme advice such as Glastir, Environmental Stewardship and Woodland Grant Schemes**
- **Diversification Enterprises**
- **Renewable Energy Projects including Wind, Solar & Biomass**
- **Business Management Services**

For a no obligation and confidential discussion regarding any rural property or business matter please contact David Powell on tel: 01600 714140 or email: david.powell@powellsrural.co.uk



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CHARTERED SURVEYORS · LAND & ESTATE AGENTS

- Estate, Farm, Land & Rural Property Sales • Estate & Rural Asset Management •
- Valuations • Planning & Development Services • Professional Services •
- Utility Schemes & Compulsory Purchase Compensation • Rural Business •

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