

SERVICES

We offer professional services and advice on a wide range of rural practice issues including the following:

Farm & Rural Estate Management

Overseeing the day-to-day management of farms and estates; preparation and administration of Farm Business Tenancies; negotiation and supervision of share farming and contract farming agreements; preparation of whole farm management plans; farm appraisals; business planning; cash flows and preparation of quarterly VAT accounts and returns.

Woodland Consultancy

Advice on the establishment and management of farm, amenity and commercial woodlands; preparation of Woodland Grant applications under Countryside Stewardship Scheme; advice on sporting potential, timber sales, coppicing, special woodland projects and the restoration of neglected woodlands.

Conservation

Advice on farm conservation and environmental management; statutory designations; SSSI management; water meadow restoration plans; management of Environmental Stewardship schemes (Entry Level and Higher Level Schemes); applying for grant assistance under the Countryside Stewardship Scheme. Penny holds a BASIS Certificate in Conservation Management and is also a Chartered Environmentalist.

Property Sales & Purchases

The purchase and sale of freehold and investment property through the open market or privately.

Grants & Subsidies

Completion of annual Basic Payment Scheme subsidy returns including Entitlement transfers and advice on Cross Compliance adherence; Rural Land Register mapping changes; applications for project funding under the Rural Development Programme for England (RDPE) including Countryside Productivity Scheme, Growth Plans, Local Enterprise Partnership funding (LEPs) and LEADER funding.

Valuations

The preparation of all types of rural property valuations including those for sale, family transfer purposes, Capital Gains Tax and Inheritance Tax computations, probate, secured lending and annual farm stocktaking purposes. Giles, Penny, Paul and Dominic are all regulated members under the RICS Registered Valuer Scheme.

Planning & Development

Advice on the submission of planning applications for agricultural, residential and commercial purposes including preparation of planning appraisals and design and access statements and the handling of planning appeals.

SERVICES (continued)

Equestrian

Advice on land management and planning issues relating to equestrian use and the preparation of grazing licences and business tenancies. Advice on the provision of equine facilities including stable yards (all disciplines), arenas and gallops.

Agricultural Law

Assistance with agricultural legislation involving either the Landlord or the Tenant and including matters such as the preparation of all types of tenancy agreements, rent reviews, tenancy disputes, surrender and succession. Giles Wheeler-Bennett is a recommended professional of the Tenant Farmers' Association.

Water Storage & Irrigation

Advice on the construction of ponds, lakes and reservoirs for amenity, recreational or commercial purposes or for water storage for irrigation as required by the agriculture, horticulture and leisure industries. Advice on applications for new abstraction licences or variations to existing licences including sale or purchase of licences and applications for land drainage consent. Advice on planning and grant availability for reservoirs.

Diversification

Advice on diversification and alternative uses of agricultural land and buildings including leisure, sporting and minerals; preparing and submitting appropriate change of use planning applications.

Property Management & Letting

We provide a comprehensive letting service for residential and commercial property including marketing (with access to the major web portals), interviewing prospective tenants, preparation of tenancy agreements, schedules of condition and inventories, rent reviews and on-going management of let property including collection of rent.

Compulsory Purchase & Compensation

Advice and negotiation of claims for compensation pertaining to roads, pipelines, electricity apparatus, mobile phone installations and other schemes including associated wayleaves and easements.

Landlord & Tenant

Advice on agricultural, residential and commercial tenancies including security of tenure, rent reviews & notices.

Renewable Energy

Feasibility studies into renewable energy projects including wind, solar and bio-mass; negotiation of option and lease agreements; grant availability.