



Valuation & Expert Services

practical property professionals



PROPERTY



Property Professionalism

Regulated by the RICS, the JHWalter team of Registered Valuers are proud of a professional approach to appraisal and valuation.

Our valuers gather technical information about the property/asset, data about its environment and market knowledge relating to similar transactions. With this accumulated information, calculations of value are supported by sound judgement reflecting market attitudes towards

the asset. With a good track record, JHWalter is supported by substantial professional indemnity insurance giving a further foundation of reassurance that our valuations are dependable.

A valuation from JHWalter will aim to provide all the necessary advice for the client. In most cases, clients need more advice than just the “end figure”. Our reports are designed to give a clear indication of our recommendations in respect of the purpose for which the valuation is commissioned.

Types of Valuation

- Secured Lending/Mortgage
- Acquisition or Disposal
- Probate/Inheritance Tax
- Tax Planning
- Accounting
- Litigation
- Dilapidations/Section 18 Valuations
- Vacant Possession
- Investment
- Development Appraisal

Property Types

- Farms and Estates
- Agricultural Land
- Equestrian Business Property
- Horticultural Property
- Small Holdings
- Forestry
- Houses, Bungalows and Flats
- Homes with Equestrian Facilities
- Residential Blocks of Flats
- Student Accommodation
- Residential Investment Portfolios
- Industrial Factories and Warehouses
- Leisure Property including Public Houses, Caravan Parks & Visitor Attractions
- Offices, Retail and Shops

Expert Advice for Litigation

An Expert Witness should be just that - an experienced, knowledgeable person able to give independent opinion on property matters at the request of the client for the benefit of the Court, Tribunal or Arbitrator.

At JHWalter, we have a team of Chartered Surveyors offering independent advice as Expert Witnesses in commercial, residential and agricultural property. Our surveyors advise on retrospective valuations, matrimonial cases, the suitability of valuation methods, standards of conduct in sales, letting and surveys as well as the

position of boundaries and rights of way. We have surveyors acting as Expert Witnesses in arbitration and court submissions for rent review and lease renewal. We can support our opinions through robust methodology and practical experience. Each Expert Witness is proficient in taking instructions, interpreting the evidence and preparing opinion on behalf of claimants and defendants as well as acting as Single Joint Expert. At all times, our experts are mindful of their duty to the Court where they may be cross examined on their views.

Initial Expert Witness reports are prepared to be unbiased and to help the parties reach a just and equitable settlement without the additional costs of court, tribunal or arbitration. Our reports are clear decisive and produced in a timely fashion.

Civil Procedure Rules (CPR) have developed Court proceedings it is the role of the Expert to narrow the issues, ensure professional opinion is robustly held and keep litigation proportionate. We work with instructing solicitors to consider all possible issues and advise on the likely outcome of the client's case.



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Commercial Valuation

Commercial property is a wide discipline within which valuers will advise on shops and retail property, industrial factories and warehouses, office and leisure property including public houses.

We have expertise in offering opinions on value for occupiers, tenants and owners of freehold or leasehold property. Our team has experience of all types of commercial and residential building land and are familiar with development appraisal techniques.

Geographical Coverage

Our geographical coverage for commercial property valuations is Lincolnshire, Nottinghamshire, North Lincolnshire, North East Lincolnshire, Leicestershire, Rutland and Northern Cambridgeshire.



Agricultural Valuation

Agricultural and rural property valuations not only include farm valuations, small holdings and fields but also major landed estates, diversification projects, horticultural property, glasshouses, equestrian business property and rural homes.



Stocktaking

Specialist advice and preparation of Annual Stocktaking Valuations for all types of farming systems (including arable and all livestock systems, market gardens and contract farmed land) we advise all sizes of agricultural businesses with valuations from £5,000 to £1 million and more.



Geographical Coverage

Our service extends to valuation of agricultural property over a wide geographical area in Lincolnshire, Nottinghamshire, South and East Yorkshire, Derbyshire, Leicestershire, Rutland, Cambridgeshire, Northamptonshire and Warwickshire.

Residential Valuation

Our valuers apply the same rigorous standards to residential property from small terraced houses requiring renovation through family homes to manor houses and homes with equestrian facilities. Recent valuations have included residential investments, student housing, portfolios and residential development opportunities.

Geographical Coverage

Our geographical coverage for commercial property valuations is Lincolnshire, Nottinghamshire, North Lincolnshire, North East Lincolnshire, Leicestershire, Rutland and Northern Cambridgeshire.



Meet the JHWalter Valuation Team...



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PROPERTY

Agency
Residential Property
Commercial Property
Farms & Farmland
The County Property Auction

Valuation
RICS Home Survey
Compulsory Purchase
Compensation
Expert Witness

Landlord & Tenant
Rent Review & Lease Renewal

BUSINESS

Rural Landlord and Tenant
Tenancy Succession
Surrender & Purchase
Dispute Resolution

Contract Farm Management
Budgeting & Forecasting
Feasibility Study
Grant Funding
CAP & Environmental Policy
Business Succession Planning
Farm Stock Valuation

Machinery Valuation & Auction

PLANNING

Residential / Rural / Commercial
Pre-Planning Advice
Planning Application
Section 106/278 Negotiation
Appeal / Public Inquiry
Enforcement Action
Lawful Development Certificate
Strategic Master Planning
Development Appraisal
Environmental Impact Assessment
Flood Risk & Drainage
Archaeology / Heritage Service
Architectural Design Service
Low Carbon Building

ENERGY

Wind Generation
Anaerobic Digestion
Biomass
Ground & Air Source
Heat Pump
Solar Energy from PV
Solar Thermal
Hydro Electric
Renewable Heat Incentive
Energy Saving

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