

Rural Tenancy Services
practical property professionals for
landowners and tenants

PROPERTY

Landlord & Tenant

Our Rural Landlord & Tenant team provide specialist advice on agricultural, rural business and residential tenancies as well as new lettings.

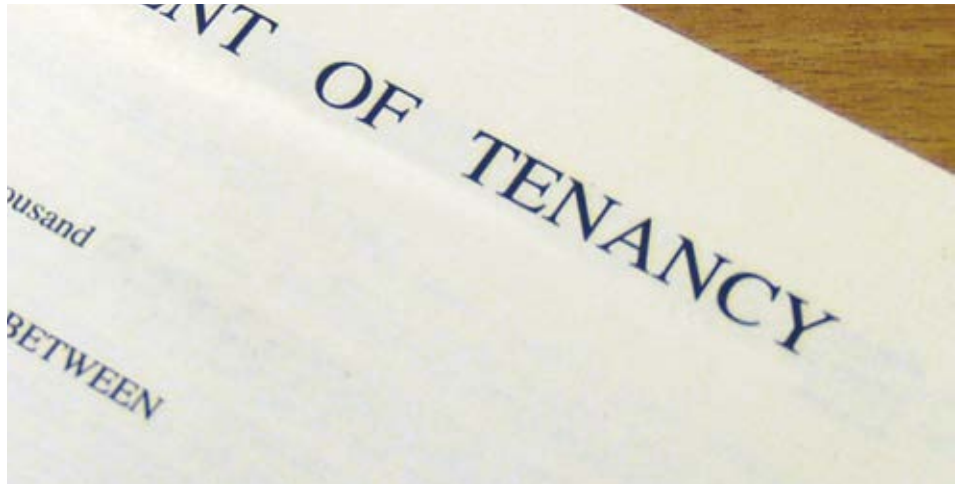
When we can help?

We provide specialist tenancy advice to landlords and tenants and arrange new lettings of properties including:

- Agricultural - houses, farms, farmland
- Rural business - industry, equestrian
- Residential properties
- Rural Commercial Units

Our areas of expertise include:

- Open market lettings by private treaty or tender
- Tenancy and lease preparation
- Lease expiry, renewal and restructuring
- Rent review
- Agricultural Holdings Act tenancy succession
- Surrender
- Tenancy disputes
- Arbitration and tribunals
- End of tenancy compensation, tenant dilapidations and tenant right
- Rental valuation
- Dispute resolution including Royal Institution of Chartered Surveyors' appointed Arbitrator



Why use JHWalter Rural Tenancy Services?

- An incisive approach to landlord and tenant issues based on expert knowledge of the legislation
- Active across East Midlands for agricultural holdings including arable and livestock/dairy
- Real market experience to support negotiations
- Specialists in tenancy negotiations for both parties
- Always act to protect and promote client's best interest
- Specialists in seeking out alternative solutions to a problem and hidden opportunities

- Advisers to other professionals in industry
- Experts in the Agricultural Holdings Act 1986 - Life time tenancy
- Experts in Agricultural Tenancies Act 1995 - Farm Business Tenancy
- Specialists in AHA 1986 succession planning
- Experienced RICS qualified Chartered Surveyors
- Experienced qualified members of the Central Association of Agricultural Valuers (CAAV)
- Members of the Agricultural Law Association



*"Thank you for your help and advice over the rent review.
Without your experience we would have been stuck up a creek!"*

- Scott Tunnard

Arbitration/Dispute Resolution

- We use our well established market knowledge and professional approach to seek a cost effective settlement of dispute
- We work with other professionals to give practical advice and opinion
- We actively seek to settle disputes without immediate recourse to the courts

Ellen Allwood is appointed by the President of RICS as a Rural Arbitrator; dealing with arbitration by appointment through RICS Dispute Resolution Service or by private appointment.

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What do we offer?

Tenancy advice

Analysis of the tenancy, legislation and implications, including rights, liabilities and opportunities for Landlords and Tenants.

Rent Reviews

Ensuring the reviewed rent is the rent properly payable, correctly reflecting the terms of the tenancy, comparable evidence, farm productivity and the current market.

Succession

Developing short and long term strategies to protect and improve the applicant's ability to satisfy the succession rules.

Surrender

Assessing the value of the tenancy and potential of assets to negotiate advantageous terms for Landlords and Tenants.

Tenancy tenders

Advising on the rent to bid and the tenancy terms and 'adding value' to the tender to beat the competition.

Letting of land

Advice to Landowners and Tenants on all forms of tenancy and occupational arrangements on all types of land and farms including other options such as contract farming.

Who do we work with?

- Agricultural Holdings Act and FBT Tenants on all types of holdings facing rent reviews, tenancy negotiations and disputes.
- Landowners, whether traditional Landlords with private estates or institutional owners, charities and family estates as well as new investors in land.
- Landlords and Tenants looking to negotiate tenancy surrenders to gain vacant possession, realise the value of the tenancy or simply draw up a new agreement.
- Potential successors needing to develop a strategy to succeed to a tenancy.
- Other professional advisors looking to enhance their own service to their clients with specialist and practical 'hands on' advice.
- Banks and other financial advisors dealing with farming businesses, who need specific advice on the tenancy issues and opportunities.

Where do we work?

Landlord and Tenant advice travels well!

We work across Lincolnshire, Nottinghamshire, Leicestershire, Warwickshire, Derbyshire, Yorkshire and further afield.



Meet the JHWalter Rural Agency 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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