



# RURAL PROFESSIONALS

We have been actively involved with the agricultural community in Kent and Sussex for over 100 years, advising farming and rural business clients on a wide range of issues.

Our rural professional services range from daily management to periodic consultancy, with many of our clients having been with Lambert & Foster for several generations. As RICS Registered Valuers and members of the Central Association of Agricultural Valuers, we ensure the highest standards in quality of advice.

## WHY LAMBERT & FOSTER?

We have a vast and in-depth knowledge of all rural services and we use this information to the greatest benefit for your business. Our geographical coverage across the county ensures a comprehensive assessment, providing you with true and accurate advice.

- » Qualified valuers ensuring the highest standards in quality of advice
- » A full understanding of all rural related issues
- » Knowledge transfer between our offices and staff
- » Readily available information for both small and large farms



## ▪ **PROPERTY AND ESTATE MANAGEMENT**

Lambert & Foster specialise in the management of rural or agricultural estates which includes the management of residential, agricultural and commercial property. This can include providing strategic estate planning or carrying out rent collection and book keeping for landlords. We can also assist with providing information on rural or agricultural property and estate management issues. This can include advice on property inheritance issues, diversification opportunities for estates and the current codes of practice and legislation for property and estate management.

## ▪ **LANDLORD AND TENANT**

Lambert & Foster can assist farmers or agricultural professionals with Farm Business Tenancies, Agricultural Holdings Act Tenancies, contract farming agreements and share farming agreements. We can also produce landlord licences, tenancies at will or other rental agreements for farmers and advise on rent reviews. Should any disputes arise during a tenancy, we will also work with the landlord and tenant to resolve these.

## ▪ **COMPULSORY PURCHASE AND COMPENSATION**

Lambert & Foster can assist with the compulsory purchase of land for the building utilities which include water and oil pipelines, gas mains and electricity lines. We can also advise on the compulsory purchase and compensation of farms, homes and business for infrastructure investment or highway and transport improvement.

## ▪ **TELECOMMUNICATIONS AND RENEWABLES**

In the field of telecommunications and renewables, Lambert & Foster can assist with the purchase, lease renewals, upgrades, network consolidation or development and relocation of telecommunications and renewable sites. We can also assist with rent reviews for telecommunications and renewables sites which are at arbitration.

## ▪ **VALUATIONS**

Lambert & Foster are experienced RICS Registered Valuers and can offer valuation advice to both private clients and commercial businesses for a wide range of purposes. This includes valuations for loan security, taxation, charities

act, rent reviews and tax planning and annual stocktaking valuations. We are often called upon to provide valuations for legal matters such as general litigation, family and matrimonial disputes, expert witness reports and landlord and tenant issues.

## ▪ **GRANTS AND SUBSIDIES**

Lambert & Foster have significant experience in advising rural or agricultural businesses on the grants and subsidies which may be available to them. This includes applying and obtaining grants and subsidies for:

- » The Basic Payment Scheme
- » The Common Agricultural Policy
- » Environmental Stewardship
- » Forestry Commission Schemes
- » Rural Development Programmes
- » Rural Diversification

## ▪ **RURAL PLANNING AND DEVELOPMENT**

Lambert & Foster's in depth knowledge on rural matters compliments their ability to offer planning and development services for your rural business. For more information please refer to our Planning Development team.

## **RURAL PROFESSIONAL CONTACTS**

### **PADDOCK WOOD OFFICE 01892 832 325**

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# RICS REGISTERED VALUERS



Valuations underpin nearly all financial decisions from home mortgages to major investment and corporate finance transactions.

## WHY USE AN RICS REGISTERED VALUER?

Robust practice standards form the basis of high quality valuations. The RICS is the world's leading qualification for valuation professionals and is well respected by employers and clients the world over.

In instructing an RICS Registered Valuer you can expect to receive the highest level of service. Operating across a wide range of asset types, an RICS Registered Valuer should be your first port of call for providing you with a full spectrum of specialist knowledge, understanding and skills.



### REASSURANCE

RICS practice standards are renowned as the highest practice on ethics, valuation reporting and technical methods.



### PROTECTION

All RICS Registered Valuers are strictly regulated and monitored to RICS standards.



### EXPERTISE

The rigorous standards expected by the RICS demand core technical expertise, plus continuous training and development.

YOU WILL NEED AN RICS REGISTERED VALUER IF YOU ARE CONSIDERING A **SECURED LENDING VALUATION, PROBATE, EXPERT WITNESS OR TAX PLANNING VALUATION.**

## RICS REGISTERED VALUERS CONTACTS

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# DISPUTE RESOLUTION

**TALK TO THE EXPERT...** Ted Handley is an experienced Arbitrator (over 30 years) dealing with a range of agricultural, equestrian, horticultural and other rural property disputes. He is also a Chartered Surveyor, a Fellow of the Central Association of Agricultural Valuers, a Member of the Chartered Institute of Arbitrators and a Fellow of the British Institute of Agricultural Consultants.

## ▪ ARBITRATION

The range of matters referred to arbitration are, for example, rental reviews of farms, equine property and horticultural property; rural commercial property; interpretation of, and the affect of, restrictive covenants; Landlord and Tenants' liabilities or obligations under Agricultural Holdings Act, Farm Business Tenancies and Landlord and Tenant Act; determining prices to be paid under option agreements or conditional contracts and such like and also liabilities or obligations under property related contracts.

Arbitration is a formal process, although the parties can have a considerable influence on the way the process is run. It is a private method of dispute resolution.

## ▪ MEDIATION

A less formal method of resolving disputes. Mediations are undertaken by Ted Handley who is an accredited Mediator with the Chartered Institute of Arbitrators. The fields of practice are similar to the above those dealt with by Arbitration.

## ▪ INDEPENDENT EXPERT AND EXPERT DETERMINATION

Increasingly, property related matters are being resolved by both parties agreeing that an Independent Chartered Surveyor should look at the particular issue and determined what is the right answer.

Alternatively, in rent reviews, valuation issues, maintenance

matters and similar property matters the governing contract documents may provide that an Independent Expert be appointed to determine the relevant issues and both parties abide by that determination. Expert Determination is found in a wide range of commercial applications. Expert Determination is quick, cheap and private.

## TED HANDLEY, CONSULTANT

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## PROPERTY PROFESSIONALS FOR OVER 100 YEARS

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