

# National coverage local expertise

We have a dedicated team of land management professionals across the UK. If you would like to speak with one of them or you require further information on our land management services, please contact your nearest Bell Ingram office:



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# Rural Land Management

For well over 100 years Bell Ingram has managed some of the finest agricultural and sporting estates. Our roots are in rural estate management and we currently manage over 350,000 hectares of private and corporate estates across the UK from Somerset to Sutherland.



Over 110 years of successful rural asset management

Established in 1899, Bell Ingram has over 100 years experience in rural land management. Our team of experienced Chartered Surveyors manage a large number of farms, estates and corporate properties ensuring our clients maximise their assets and achieve their aims.

At Bell Ingram we believe the best value is achieved by quality of delivery and attention to detail. With a keen eye for the detail and a proactive approach to business, our Chartered Surveyors use the latest technology and resources available for the benefit of our clients.

Bell Ingram operate primarily in the rural marketplace, advising on all aspects of rural property management, development and sales.

We easily cover the UK from our offices located in Aberdeen, Arran, Ayr, Bonar Bridge, Forfar, Inverness, Morpeth, Northwich, Perth, Oban, Thirsk and London.

We offer clients competitive rates for the diverse range of skills and services we provide and we specialise in four key areas:

- Rural Land Management
- Estate Agency
- Pipelines and Utilities
- Architecture and Building Surveying

Bell Ingram's Chartered Surveyors can adopt a full management service or an occasional advisory role, depending on the clients aspirations and level of commitment.

Our key services include Land Management, Farm Management, Planning and Accountancy as well as Minerals and Renewables. With a further three divisions acting in specialist areas we are able to pool resources and knowledge and all our professionals have ready access to an enviable amount of technical information and comparables. Our management service includes:

- Farm and estate management
- Estate property rentals: reviews and renewals
- Estate audit and financial planning
- Forestry management and arboriculture
- Sporting management
- Renewable energy
- Property portfolio management and valuation
- Computerised accounting, budgeting and performance monitoring
- Farm and residential rental assessments and reviews
- Building maintenance and renewal programmes
- Development and diversification strategies
- Farmhouse and cottage letting
- Single farm payment entitlement, leasing and trading scheme
- Advice on grant payment schemes, subsidy/support entitlement
- Compulsory purchase and compensation claims
- Computerised mapping
- Facilities management

# Valuation & Advisory Services

Bell Ingram has a team of experienced valuers providing valuations for a diverse range of agricultural, rural, residential and mixed use properties throughout Scotland. We monitor trends in property prices to provide you with advice on factors influencing movements in values.



When required we will provide valuation advice in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation Standards (the 'Red Book'). Equally, in situations where the Red Book does not apply – for example for litigation purposes – we can supply professional analysis and reports to support clients and their other professional advisors.

We routinely work on behalf of private and corporate clients, banks and other lenders, and the public sector. Our reports are regularly required for:

- Purchase and sale
- Secured lending (including AMC loans)
- Succession planning
- Capital taxation – inheritance and capital gains
- Rent negotiation
- Agricultural tenants' 'Right to Buy' and waygoing claims
- Litigation and divorce settlements
- Compulsory purchase
- Compensation
- Annual accounts

We report on:

- Residential properties – cottages to mansions and castles
- Farms and Estates – owner occupied and tenanted
- Development sites – building plots to major developments
- Infrastructure projects – including roads and pipelines
- Renewable energy projects
- Forestry – new plantings and established woodlands
- Sporting rights – fishing and shooting
- Islands, ports and harbours, servitude rights, property portfolios and many others

### Why use Us?

With a network of offices throughout the UK we can provide rapid response combined with knowledge, experience and personal attention to create a competitive quote.

We have a mapping team able to assist with boundary plotting to meet with new Register requirements

For more information contact:

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# Farm and Sporting Management

Bell Ingram's roots lie firmly within rural estate management. We guide our clients through a myriad of issues surrounding modern day arable and livestock farming, as well as managing sporting estates, financial accounts, forestry and residential lettings.



Bell Ingram manage the interests of a wide variety of private clients with privately owned rural estates throughout Scotland and north England, some of whom have been with us since we started in 1899. These range in size from 20 acres of annual grazings through to 20,000 acres of moorland with grouse shooting and deer stalking.

We act to protect our clients' best interests taking a proactive approach to modern day management based on more than 100 years of knowledge and experience. Our rural Chartered Surveyors are amongst the best in their fields and we have a great many specialist disciplines available within the firm accessible to all our professional staff.

Our specialist services include:

### Valuations

Professional valuations conducted for a variety of reasons, whether for capital taxation and probate or for acquisition and sale. We are able to provide accurate and reliable values for property, using our bespoke computerised database for comparables.

### Grant Schemes

Keeping on top of the various grant schemes available and the changes to them is a full time job in itself. Our Chartered Surveyors are able to use our extensive pool of knowledge and links to government agencies to ensure our clients stay ahead of the game.

### Sporting Management

We have the skills and expertise to manage a grouse moor, pheasant and partridge shooting and deer stalking. With a great many of Scotland's prime sporting estates under our management we can advise and look after sporting interests for a range of purposes be it a commercially let venture or a privately run shoot.

### Client Accounting

Our client accounting team provide a range of services from simple individual tax returns to full estate audits, budgeting and financial management. We take on the management of payroll systems, rent reviews and assessments and our accountants work closely with our Chartered Surveyors, Forestry Managers and surveying professionals.

### Forestry Services

Our forestry team manages thousands of hectares of forestry across Scotland and north England. Offering management services and investment advice to woodland owners from corporate clients and rural estates to farmers and private landowners. We offer a full woodland management consultancy, valuations and acquisitions plus project management, arboriculture and GIS and mapping services.

### Residential lettings

Our rural land management division provide an extensive service to rural property owners in managing and letting farmhouses, cottages, farm and estate buildings. We provide full particulars for each property and market them via our successful website at [www.bellingram.co.uk](http://www.bellingram.co.uk) which receives over 40,000 unique visitors per month.