

Batcheller  
Monkhouse

# Estate Management







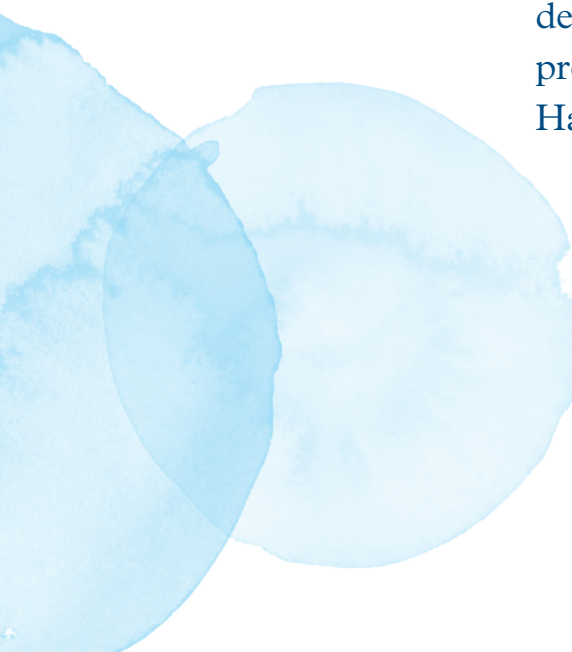


# Welcome

We know that your Estate is more than just a business.

Whether your requirement is full estate management, strategic advice or one-off consultancy, we have both the team and the expertise to deliver a strong, professional and cost effective service.

Batcheller Monkhouse is the largest independent firm of this type in the South East. With expert advice from our Partners and staff, a pro-active approach to management and development, and sound business acumen, you can depend upon us to achieve all that you require for your property. We act for clients across Kent, Sussex, Surrey, Hampshire and the South of England.





# Access and ROW

Many landowners often face challenges with Public Access and Rights of Ways in the countryside. We advise on managing existing access routes, preparing and submitting Highways and Landowners Statements and Declarations, and representing clients in respect of Modification Orders, new routes, historic lost ways and Village Green claims.





# Bookkeeping and Accounts

Our bookkeeping team provides a full range of services. For our estate management clients, this typically includes cashbook maintenance reconciliation to bank statements, management of an RICS regulated client account, collection of rents and other income due to the Estate, settlement of bills, and accounting on a quarterly basis.



## Commercial

We offer a full range of commercial valuation and advisory services. We provide a strong assessment and analysis of the core asset classes such as office, industrial and retail. From entire portfolio valuations to one-off commercial buildings, or mixed-use residential premises, we confidently present our clients with independent commercial advice.



# Diversification

Looking to subsidise your income? Diversification is the perfect opportunity to expand or develop an existing portfolio into new territory. In the South East there is significant potential in a variety of enterprises thanks to our location, climate and access to markets. Batcheller Monkhouse has assisted clients from the initial concept and feasibility stages through to final delivery on various projects including:

- Glamping
- Wedding Venues
- Music Festivals
- Shepherds Huts
- Cookery Schools







## Environmental Schemes      Farm Management

Our planning and land management teams provide a complete package, assisting landowners in achieving sustainable management of their land. Our experts help unlock potential through grant funding possibilities such as environmental schemes, and new opportunities through Biodiversity Net Gain and private funding to create new income streams. Our experts can assist you with the following key areas:

- Nutrient Neutrality and Biodiversity Net Gain
- Environmental Impact Assessment
- Environmental Land Management
- Carbon Auditing
- Natural Capital
- Ecological Assessment

Agriculture plays a crucial role providing food, raw materials, and employment opportunities. Batcheller Monkhouse offers advice to farmers and rural businesses on a wide range of agricultural issues.

Our rural professionals are heavily involved in the agricultural community, and provide a comprehensive farm management and consultancy service. Our teams will guide you by drawing on their extensive knowledge and experience in the industry. Whether you are considering an expansion, developing a new enterprises, or need assistance reviewing your existing farm business, we can help.





# Farm Tenancies

Batcheller Monkhouse offers sensible and practical advice on all aspects of the relationship between landowners and farmers. This includes both Farm Business and Agricultural Holdings Act Tenancies. We advise on:

- Tenancy Renewals and Succession
- Lease negotiations and Rent Reviews
- Dispute Resolutions
- Tenant Rights and Compensation
- Farm Tenders





## Forestry

Forestry and Woodland are an integral part of any traditional estate. Well managed woodland will not only provide commercial revenue but sporting potential, enhanced amenity value, and of course carbon sequestration.

At Batcheller Monkhouse we work closely with landowners and rural estates, providing trusted advice underpinned by extensive experience and knowledge.



## Planning & Development

We cover all aspects of the planning and development process with our Chartered Development Surveyors working alongside our Chartered Town Planners, blending together a huge amount of experience, knowledge and skill. Our experienced team provides detailed advice on strategic land promotion and planning projects.





# Renewable Energy

Whether it is field scale or rooftop solar, biomass, battery storage, air/ground source heat pumps or other forms of renewable energy, our specialists are on hand to advise. With the high cost of fossil fuels within an ever burdensome regulatory environment, and in view of the more sustainable alternatives now available, many landowners are considering the opportunities for renewable energy on their individual estates. The investment sums and potential returns, as well as the availability of grants, mean that the right advice is extremely important.

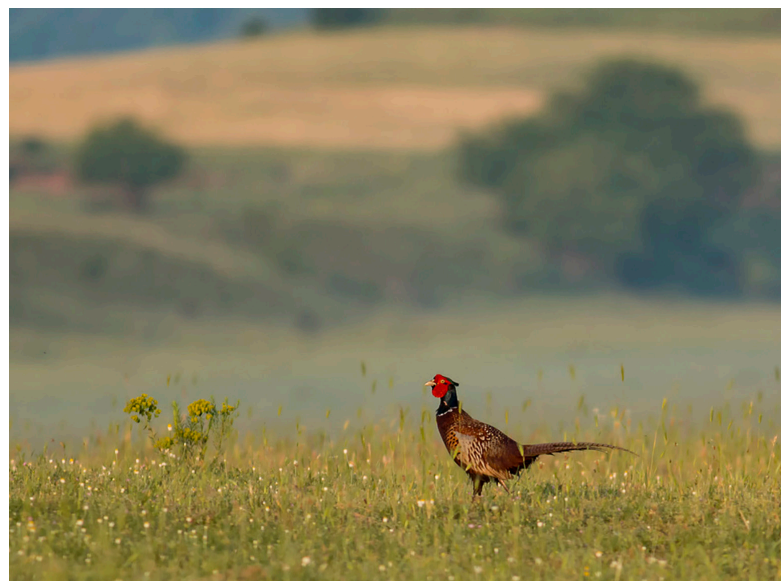






## Residential Portfolio Management

Batcheller Monkhouse offers both a full management service and one-off advice. We can manage a new letting, deal with the drafting of a new agreement, or project manage improvements and repairs. Our experts can provide guidance on compliance requirements for rental properties at all stages and negotiate end-of-tenancy matters. A starting point is often the preparation of a quinquennial report scheduling medium and long term repairs and identifying opportunities to improve income and returns through improvements.



## Sporting Rights

Sporting Rights are a valuable and commonly underutilised asset. We work with and alongside landowners, tenants and estate managers on all aspects of sporting asset management. From agreements, compliance and reviews, to being mindful of environmental factors and natural resource management, our experts can assist you with:

- Game Shooting
- Deer Management
- Pest Control
- Fishing





## Staff Management and Recruitment

Make sure the right people are doing the right job. Our rural professionals have the knowledge, skills and contacts to help recruit excellent staff to manage and work on an estate.

## Succession and Tax Planning

Our role in succession planning is often as a mediator, an 'honest broker', someone has to break the ice and ask the awkward questions. Every case is unique, and thus the answers are never the same.

It can be the most difficult issue for families to face but the most important point to make is that it is never too soon to be talking about a generational shift of responsibilities and ownership. Careful, thoughtful steps, and steady progress will benefit all parties.

As to tax planning, the purpose is to ensure all elements of the financial plan work together in the most tax-efficient way. This is achieved by analysing a financial situation or plan from a tax perspective.





## Whole Estate Plans

A Whole Estate Plan is usually a strategic planning document which sets out the assets of an estate, the opportunities and threats, and describes plans for the future. It should include environmental and social assets as well as potential development projects.

The concept is to encourage open dialogue between the estate and the Local Planning Authority. It aims to look at land holdings in their entirety to be as holistic as possible. Whole Estate Plans should help to identify mutually acceptable and proactive solutions to facilitate appropriate development.



# Get in Touch

Please contact your nearest Batcheller Monkhouse office to discuss your plans and visions. Let's see how we can help take your Estate to the next level.

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