

JEREMY PROCTER

RURAL

Jeremy has over 30 years of property experience. He specialises in rural property valuation, estate and farm business and agricultural consultancy.

Jeremy covers a wide range of valuations on rural property including farms and estates, residential, commercial and recreational property, diversification of projects for purposes including purchase, sale, lending, property portfolio management, farm and estate business restructuring and reorganisation, and family disputes. This includes properties with abstraction licences and the valuation of water rights for the purposes of transfer of licences or joint venture irrigation schemes.

Jeremy is a member of the RICS skills panel for Agriculture tenancies. He holds the Advanced Professional award in Expert Witness Level 7 BTEC.

Jeremy is regularly appointed by the Courts as a single expert witness for valuations for the purposes of family disputes, valuation or expert advice on landlord and tenant disputes, taxation and property disputes such as the creation and extinguishment of rights of way or other rights or interests in property, restrictive covenants and the impact of development overage clauses.

Jeremy undertakes consultancy work for local authorities and institutional land owners. Current and past instructions include advisor to Central Bedfordshire, Cambridgeshire, Surrey, Hertfordshire County Councils and Lea Valley Regional Park Authority on property strategy on a wide range of property issues landlord and tenant issues, end of tenancy claims both for owner and occupier and such as landlord and tenant matters, rent reviews, end of tenancy claims, compulsory purchase and rights of way or access.

Jeremy provides strategic and business advice to Private Estates and Farmers including strategic and management advice for long term business strategy, restructuring, inheritance and succession planning, business development and diversification and

investment projects. He is a specialist in agricultural property legislation for Landlord and Tenant matters under traditional and modern farm tenancies, rent reviews, other occupational arrangements such as share farming, contract farming and licence agreements and joint ventures.

Jeremy has acted for acquiring Authorities in Compulsory Purchase and Compensation proceedings advising Authorities regarding strategy, property and rights acquisition cost estimates, negotiations for purchase pre-compulsory purchase, negotiating of claims, appearing and giving evidence at inquiries for infrastructure schemes and regeneration projects, such as the Nene Waterfront and the Moat Lane regeneration project at Towcester. He has also acted for owners and occupiers on representations pre scheme and at inquiry, negotiating sales before proceedings and compensation claims, in particular assessing the value of complex rights or interests in land and the impact of larger scale schemes on owners' or farmers' property.



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