

MARK SMITH

RICS REGISTERED VALUER
REGISTRATION NUMBER: 1218718

QUALIFICATIONS

Elected member of the Royal Institution of Chartered Surveyors (RICS)
Elected Member of the Expert Witness Institute (EWI)
Appointed to the Expert Surveyors Group (ESG)
RICS Registered Valuer under the RICS Valuer Registration Scheme.
Hold a BSc Honours degree in Property Management and Investment from The University of Salford.
Awarded the **Advanced Professional Award in Expert Witness Evidence** (APAEWE) which is the only Masters level qualification for expert witnesses in the UK and Internationally.

EXPERIENCE

I have near two decades of valuation and surveying experience. I started at the Highways Agency Dealing with Part 1 claims under the Land Compensation Act 1973. I then moved to the Valuation Office Agency who undertake property consultancy work for Government Departments as well as maintaining the Rating Lists in respect of Business Rates and Council Tax.

Since moving to private practice, I have been providing professional consultancy and valuation advice to clients in connection with both commercial and residential land and property matters primarily within the North West of England, but also throughout the UK, to include Northern Ireland and Scotland.

I have acted as an expert witness in Legal Remedy & Rating matters having appeared in person at a number of Court & Valuation Tribunal hearings in connection with disputes over real estate interests & rateable value assessments as Single Joint Expert and Party Appointed Expert. I have considerable experience in CPR Part 35 & FPR Part 25 expert reporting.

Expert Witness & Litigation Experience

Staffordshire, 2026; Claimant Appointed— Misrepresentation Claim of a Factory Site. Valuation providing 24 valuation scenarios including retrospective valuations of residential and industrial development appraisals.

Gloucestershire, 2026; Landlord Appointed— Section 18 Dilapidations Claim. S18 Valuation advice regarding retail premises. Assessment of S18 statutory cap & prepared appropriate settlement advice

Merseyside, 2026; Petitioner Appointed— Company Shareholder Dispute. Leisure, hospitality & land portfolio valuation analysing multiple scenarios and advising on value, development potential and mediation preparation.

Merseyside & Greater Manchester, 2025; SJE— Matrimonial Dispute. Commercial investment & land portfolio valuation analysing multiple scenarios and advising on value & development potential.

Lancashire, 2025; Solicitor Appointed. Assessment of value & negotiations resulting from a protected tenancy following a recovery by The Crown Prosecution Service under the Proceeds of Crime Act.

Cheshire, 2025; Insurers Appointed— Misrepresentation Claim for False Statement of Fact. Retrospective valuation analysing multiple scenarios and advising on value diminution following the discovery of Japanese knotweed.

Greater Manchester, 2025; Insurers Appointed— Professional Negligence Claim. Retrospective valuation analysing multiple scenarios and advising on value diminution following works not undertaken to design specification.

CONTACT

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PROFILE

I, Mark Andrew Smith, hold the position of Equity Director with Parkinson Real Estate, an RICS regulated firm of Chartered Surveyors and Property Consultants with offices in Manchester, Preston and Wigan.

I develop new business for and manage the Valuation Advisory Team at Parkinson Real Estate who operate from all three of our offices. My team & I prepare valuation advisory reports on all real estate matters concerning commercial property, land and development projects as well as residential investment properties, land and development projects. My team includes Chartered Surveyors, Graduate Surveyors and Administrative Support Staff.

I provide consultancy advice in relation to a wide range of properties including residential, offices, retail, industrial, leisure and development.

My client base is diverse and includes sole traders, SMEs, PLCs, Local Authorities, Central Government and Charities.

I act as an assessor for RICS in their assessment of professional competence interviews in determining potential chartered surveyors relevant experience and knowledge to become elected into the institution.