

# James Wood

BSc (Hons) MRICS FAAV

Associate, Rural



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**A forward thinking and enthusiastic Chartered Surveyor, James helps his clients to develop predominantly rural, asset-based portfolios across the country.**

From buying and selling agricultural property and development land as part of the rural agency team, to managing and enhancing client's existing estates and property portfolios, James has a breadth of experience across various disciplines.

Whether you are an institutional or private landowner, James will take the time to understand your wider business and add value where possible. He currently looks after Trinity College's rural portfolio, where he has disposed of non-strategic and non-performing assets and replaced them with strategic land.

Helping you to identify opportunities which will enhance your rural property portfolio is an important element of his work. James has helped many of his clients to successfully promote, and in some cases build, residential units on their land.

Involved in the management of several more traditional rural estates, he provides a full asset management service, focussing on the creation of new income and capital generating projects. Using his rural diversification and development, effective estate management and agency experience, James will give you well considered and balanced advice.

## Key relevant project experience

### **The Trimley Estate, Suffolk**

James successfully developed a reservoir and water infrastructure project on the Trimley Estate, allowing the farm to move from a predominantly cereal based crop rotation to a system dependent upon the availability of water. This will see approximately 40% of the annual cropped farm acreage growing root and vegetable crops.

### **Rushbrooke Estate, Suffolk**

Having previously managed the Rushbrooke Estate, James then assisted the Agency Team in the sale of the Estate for the Rothschild family, securing a local purchaser at a value in excess of the Guide Price, in what was a highly complex transaction.

### **Old Hall Farm, Ashill, Norfolk**

James assisted in negotiations for a part surrender of an Agricultural Holdings Act Tenancy on a farm in Norfolk. Bidwells successfully secured planning consent for the change of use in a series of farm buildings into six residential units, and James, alongside the client, led negotiations with the farming tenant to surrender the buildings and adjacent land from a secured tenancy. Subsequently, a sale with vacant possession to a third part was achieved.