

John Coates

BA MSc MRICS

Associate, Rural

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With an active interest in his family farm, John understands the value of creative thinking, sensible advice and reliable service.

John is understood to be the first agent to successfully use permitted development rights for an agricultural to residential conversion in England. He makes his clients aware of relevant opportunities they should exploit and is always seeking those little things that can be done better.

John believes long-term relationships, built on trust, are the key to success. He takes pleasure formulating plans to improve clients' property and delivering consistent improvements which everyone can be proud of. As his clients' "go to man" John is always ready and willing to act.

John's wide-ranging experience, coupled with his position within a dedicated multi-disciplinary office of experts, allows him to call on a range of specialisms in order to quickly provide clients with a level of detailed advice that sets him apart from his peers.

His favourite part of the job is its variety – be it securing planning permission for employees' cottages; erecting grain stores; negotiating all manner of tenancies; buying and selling farms, woodland, houses and development sites or; helping clients get the most out of infrastructure projects.

Key relevant project experience

- Ongoing management of a rural estate with a multitude of investment properties requiring implementation of a detailed schedule of maintenance and rental reviews.
- Working with the farming contractor on a farm in South Suffolk to create and implement a farm improvement plan.
- Overseeing the continued success of a large mixed estate in East Suffolk as part of a transitional period in its ownership.
- Winning a successful appeal against the RPA's decision to penalise a client for a perceived failure to comply with their agri-environmental scheme options.
- Obtaining PD rights to build new farm buildings and convert others to dwellings at several locations including the conversion of a dilapidated Suffolk barn in order that additional value could be unlocked when selling the farm.
- Working with service providers at an estate in south Norfolk to deliver a large scale and complicated project on time and within budget for the client.
- Secured full planning consent for an agricultural worker's dwelling; a dwelling to support a livery and a dwelling and large cattle unit across three different rural properties.
- Successfully challenging the VOA's valuation of a business and thus winning the client a significant business rates saving.