

Sam Coles

BSc (Hons) MSc MRICS FAAV

Partner, Rural

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Sam's expertise in managing and leading rural estates is helping some of Bidwells' largest rural clients thrive and prosper.

Sam is well regarded by his clients and members of the team he leads for his personable yet tenacious approach to any project. The importance of his client's assets from a commercial, heritage and personal perspective is at the forefront of all his decision making.

He is involved in the management of a wide range of estates and rural businesses across the UK, providing strategic advice to help his clients improve efficiencies, income, and capital value, ensuring the prosperity and longevity of their assets.

Sam leads on major estate projects such as sales and acquisitions, developments, and estate reorganisations, whilst keeping an eye on the detail with landlord and tenant negotiations and liaising with estate teams and wider

Key relevant project experience

Estate Management

Advised on residential properties, including rent reviews, and managing repairs and refurbishments.

Rent reviews of agricultural properties.

Drafted suitable tenancies and licences for all types of agricultural and commercial occupations.

Agree end of tenancy negotiations.

Agency Sales

Assisting with the sale of 550 acres of commercial arable land, reporting to the client and dealing with enquiries.

Long leasehold estate

Manages and organises the collection of rent on a large ground rent estate.

BPS and Stewardship Schemes

Applied for Basic Payment Scheme payments, including arable and grazing land.

Implemented and monitors many stewardship schemes for clients.

Planning

Sam has successfully achieved planning permission for a range of agricultural applications, including General Permitted Development.