

Roland Bull

BSc (Hons) MSc MRICS FAAV CEnv

Partner, Rural

Head of Rural Investment

07825 800126

roland.bull@bidwells.co.uk



Roland oversees rural investment property worth £1bn for the UK's oldest landowners. He's also helping shape the country's newest and most sustainable investment markets.

By approaching problems with the analytical and intellectual rigour of an academic, Roland offers far more than formulaic land and property investment advice. Nine Oxbridge colleges, The Wellcome Trust, and several landed families deeply trust his objective and rational view of the rural investment market.

Roland leads the provision of management services and strategic advice for his client's complex portfolios in the UK's fast-changing rural investment market. He delivers acquisitions and disposals, manages lease arrangements and leads development activity, providing professional support in some of the UK's most interesting and highly sustainable markets.

These green infrastructure and natural capital markets will form a significant part of the UK's future green economy, but this ecology graduate is already a veteran in the space having delivered net gain in biodiversity during development for more than a decade across projects worth £15bn.

His understanding of ecological objectives, the economics of land management, policy and regulatory issues, and practical delivery is helping shape these transformative new markets through the innovative schemes and investment opportunities he delivers.

By applying the financial rigour he's renowned for to green infrastructure markets and opportunities - forensically analysing risk, returns and liabilities - Roland is helping his clients seize some world-changing and rewarding opportunities.

Key relevant project experience

Portfolio Management

Lead partner providing strategic oversight on the delivery of a comprehensive management service to the Wellcome Trust on c£300m of rural investment property.

Lead partner in respect of seven Cambridge college rural investment portfolios, including the c£120m Trinity College rural portfolio.

Biodiversity Offsetting

Leading a team which delivered the first successful planning consent using biodiversity offsetting in the Essex pilot scheme and one of the first nationally. Responsible for: identifying an appropriate site; negotiating the terms for the management contract and associated finances; and providing expert evidence at the appeal inquiry.

Wetland SSSI Restoration

Representing the owner of a SSSI facing enforcement action in liaising with Natural England and other government agencies. Working to overcome numerous challenges to reintroduce cattle onto the site for the first time in over 50 years. Implementation of a programme of capital works including extensive scrub clearance and fencing. Comprehensive on-going management of the site, which is now in favourable condition

Motorway Service Area Development

Negotiating terms for an option and lease for the development of a large Motorway Service Area. Providing strategic advice in relation to the impact on wider development interests and appraising the returns relative to other forms of land use and development.