

# Martin Swinley

BA (Hons) FRICS

Partner, Commercial

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## One of our most experienced valuers, Martin has top-notch technical expertise in the commercial sector.

In addition to being FRICS accredited, Martin is appointed by RICS and the High Court to act as a Single Joint Expert to determine valuation issues and disputes. In 2012, Martin was awarded the BTEC Level 7 Advanced Professional Award in Expert Witness Evidence.

Working across a wide geographical area, Martin is recognised as providing his clients with meticulous valuations.

Every job Martin undertakes is unique - from science parks to food factories, industrial estates to development sites, Martin has a wide breadth of experience performing valuations on a range of different assets.

In addition to undertaking viability assessments for planning applications, Martin regularly performs valuations for company accounts, property acquisitions and disposals and also delivers diminution valuations for the purpose of dilapidation disputes.

### Key relevant project experience

Martin is Bidwells' foremost authority on diminution valuations, prepared for the purposes of dilapidations disputes. Recent instructions have included acting for the tenant in respect of end-of-term claims involving 100,000 sq ft offices in Peterborough and acting for the landlord of a 250,000 sq ft warehouse in Wisbech.

Acting for both local authority and developer clients, Martin undertakes viability assessments in connection with planning applications, including giving evidence orally at public inquiry. Current instructions include advising the owner of a 100+ acre mixed use redevelopment site outside Cambridge.

Martin is registered as an expert witness under the RICS' accreditation scheme and in 2012 was awarded the BTEC Level 7 Advance Professional Award in Expert Witness Evidence. He has been appointed by the RICS and by the High Court to act as a Single Joint Expert to determine valuation issues in disputes. Recent appointments have included the valuation of a residential development scheme in Peterborough and the valuation of matrimonial assets.

Martin is experienced in providing retrospective valuations for a range of purposes, including recent instructions to value fire-damaged properties for loss-adjustment purposes, and valuing residential development land in Cambridgeshire for Inheritance Tax purposes.

For occupier clients, Martin undertakes valuations for acquisition, disposal and company accounts purposes.