

Sam Coles

BSc (Hons) MSc MRICS FAAV

Associate, Rural

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Sam's holistic understanding of estate management is helping some of Bidwells' largest rural clients thrive and prosper.

Delivering a suite of rural property services, Sam is involved with many varied aspects of estate management. From scoping planning and diversification projects to landlord and tenant negotiations, he is on hand to advise and deliver.

With broad estate management experience, Sam is well regarded for his personable yet tenacious approach to any project.

Always at the forefront is his appreciation of the importance of his clients' assets from a heritage, commercial and public perspective and is focussed on ensuring their prosperity, conservation and longevity.

Having been involved in the management of a wide range of properties and associated businesses, Sam embraces the challenges they present. Amongst his client's commercial interests are major public events, large tourist attractions and crematoriums - each one requiring strategic guidance and competent business.

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.