

**M A S O N S**

CHARTERED SURVEYORS

**RURAL PROFESSIONAL SERVICES**

[www.masons-surveyors.co.uk](http://www.masons-surveyors.co.uk)



**Simon Williams**

MRICS FAAV MARLA RICS Registered Valuer  
Managing Partner  
01507 350505  
sw@masons-surveyors.co.uk



**David Williams**

FRICS FAAV RICS Registered Valuer  
Partner  
01507 350504  
dw@masons-surveyors.co.uk



**Russell Jeanes**

MRICS FAAV RICS Registered Valuer  
Partner  
01507 350508  
rj@masons-surveyors.co.uk



**Louise Wall**

BSc (Hons) MBIAC  
01507 350517  
louise@masons-surveyors.co.uk

# M A S O N S P R O F E S S I O N A L



**Edward Chetwynd-Talbot**

BSc (Hons)  
01507 350528  
ect@masons-surveyors.co.uk

**Michael Kohut**

01507 350506  
mk@masons-surveyors.co.uk



**Simon Demery**

MRICS RICS Register Valuer  
01507 350516  
sd@masons-surveyors.co.uk



**Lucy Marsden**

MRICS FAAV RICS Registered Valuer  
01507 350511  
lucy@masons-surveyors.co.uk



**Tim Needham**

BSc (Hons)  
01507 350515  
tn@masons-surveyors.co.uk

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**WELCOME TO MASONS,  
AN ESTABLISHED TEAM OF  
RURAL PROFESSIONALS,  
SERVING OUR LOCAL  
AGRICULTURAL COMMUNITY  
SINCE 1850.**

Based in the historic market town of Louth, where we also run the county's only livestock auction, Masons is itself a family firm. Owned by father and son, David and Simon Williams, who together with fellow partner Russell Jeanes, offer a broad range of professional advice and client services to the area's farming and landowning businesses.

We recognise that we are engaged with you in managing some of your most valuable assets, so strive to deliver the best possible advice. You can rely on dedicated professional support for every area of your rural business. Take a look at some of the ways in which we can help.

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# Valuations for all Purposes

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We are members of the Royal Institution of Chartered Surveyors (RICS) and Central Association of Agricultural Valuers (CAAV).

Our team of RICS Registered Valuers bring their experience and wide professional knowledge to provide valuations for all properties and for every purpose, whether it's for a wide range of other family and business reasons:

- Bank Security
- Inheritance
- Insurance
- Trusts
- Capital Gains Tax
- Matrimonial Proceeding
- Pre-Nuptial Agreements
- Court and Expert Witness
- Insolvency
- Farm Annual Stocktaking

## Contact

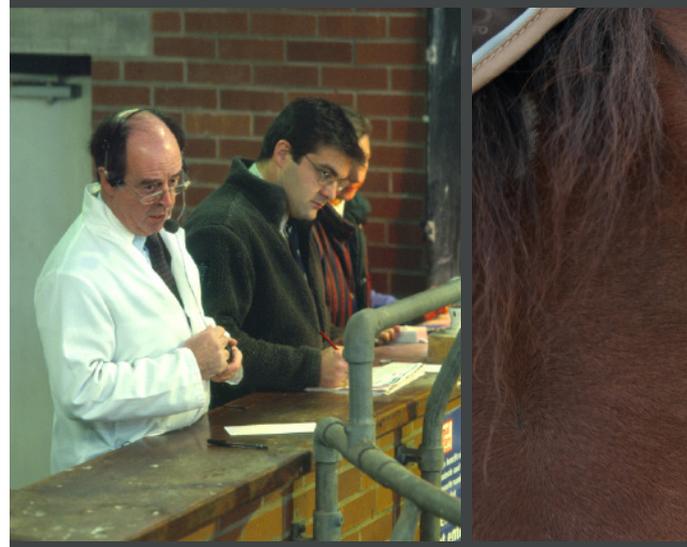
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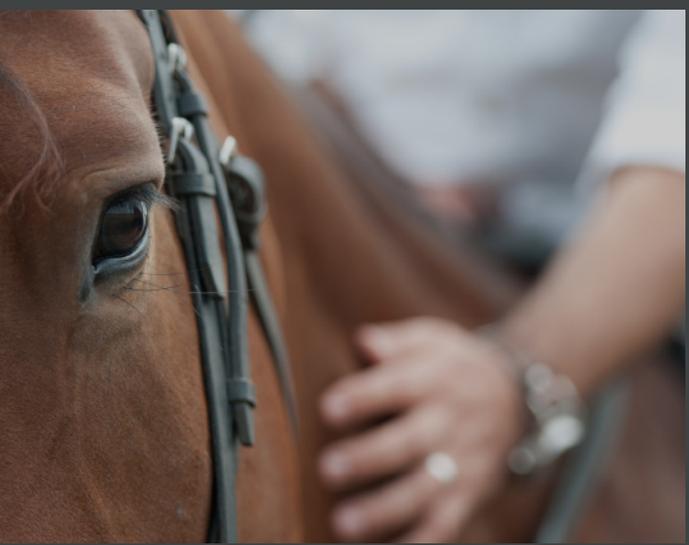
David: 01507 350504  
[dw@masons-surveyors.co.uk](mailto:dw@masons-surveyors.co.uk)

Simon: 01507 350505  
[sw@masons-surveyors.co.uk](mailto:sw@masons-surveyors.co.uk)

Russell: 01507 350508  
[rj@masons-surveyors.co.uk](mailto:rj@masons-surveyors.co.uk)

Lucy: 01507 350511  
[lucy@masons-surveyors.co.uk](mailto:lucy@masons-surveyors.co.uk)





# Planning and Development Expertise

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Let us navigate the complex planning system for you, using our experience and problem-solving skills to circumvent the notorious pitfalls and red tape.

Our planning experts offer impeccable project management advice, plus, a detailed understanding of complex technical deliverability issues. Whatever type of property or issue arising, save time and money by using our expertise in these areas:

- Seeking planning permission for plots, large scale development and barn conversions
- Forward planning advice for strategic land promotion
- Enforcement advice
- Permitted development
- Feasibility of developing your property to add value

## Contact

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Simon: 01507 350505

[sw@masons-surveyors.co.uk](mailto:sw@masons-surveyors.co.uk)



We are experienced in project managing planning applications for residential schemes large and small and have assembled a first class team for other professional skills required to provide a valuable and deliverable permission.

# Farm Business Management and Advice

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With unrivalled performance, Masons' team has developed an excellent knowledge of rural business requirements.

This relates particularly to the Rural Payment Agency and administration of agri-environmental schemes. We are here to help you prepare your business for the times of uncertainty ahead:

- Basic Payment Scheme (BPS)
- Budgets and cashflow forecasts
- Agri-environment schemes
- Tendering and strategic advice

## Contact

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Tim: 01507 350515  
[tn@masons-surveyors.co.uk](mailto:tn@masons-surveyors.co.uk)

Russell: 01507 350508  
[rj@masons-surveyors.co.uk](mailto:rj@masons-surveyors.co.uk)

Louise: 01507 350517  
[louise@masons-surveyors.co.uk](mailto:louise@masons-surveyors.co.uk)





# Estate and Land Management

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We manage a considerable portfolio of rural property in this area and can add value to your rural businesses via:

- Strategic review and inheritance tax planning
- Preparation of budget and cashflow forecasts
- Advice on diversification possibilities
- Creation of share farming and contract farming agreements
- Creation of Farm Business Tenancies and Licenses
- Rent reviews
- Digital mapping services

We are retained agents for a variety of different private sector clients offering cost effective services for:

- Management companies representing residential properties in area
- Several onshore windfarm companies
- Investors of owned farmland, farm buildings and residential property
- Private landlords with farms and land to let
- Landowners new to land ownership
- Shooting estates

## Contact

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Simon: 01507 350505  
sw@masons-surveyors.co.uk

Tim: 01507 350515  
tn@masons-surveyors.co.uk

Lucy: 01507 350511  
lucy@masons-surveyors.co.uk

Russell: 01507 350508  
rj@masons-surveyors.co.uk

We are proud to work with the leading supplier of long-term funding for the agricultural sector since 1928. As official Agricultural Mortgage Corporation (AMC) agents, we offer a confidential, no-obligation chat to discuss tailored funding to support most rural business activities.

You can benefit from simple, flexible and affordable lending for consolidation, growth or diversification plans:

- Competitive mortgage rates (interest-only and repayment options)
- Rates that can be set for the life of the agreement up to 30 years
- No annual reviews or the need to see annual accounts
- No early repayment charges for variable rate loans
- Finance secured against freehold land and property
- Loans and mortgage agreements transferable to the next generation
- Access to AMC's experienced and knowledgeable support teams
- Funding decisions that can be approved in principal before you make a sealed bid or go to auction

## Can I access funding?

If you're an agricultural, horticultural, equine or other commercial land-based business, whether as a sole trader, partnership, limited company or trust, you can access AMC's competitive funding. AMC loans can be used to support a number of different opportunities, including:

- Land purchase
- New equipment or machinery
- Building new or improving current structures
- Diversification plans
- New stock
- Buying a farm tenancy
- Refinancing current debt
- Working capital support
- Paying out a business/family partner to gain sole control

At Masons, we help our clients find tailored and competitive agricultural loans through AMC with support and guidance on your financial needs and importantly, a quick decision.

## Contact

David: 01507 350504  
dw@masons-surveyors.co.uk

Tim: 01507 350515  
tn@masons-surveyors.co.uk

Simon: 01507 350505  
sw@masons-surveyors.co.uk

# Louth Livestock Market

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We have been at the heart of the only remaining Lincolnshire Livestock Market for almost 100 years and as members of the Livestock Auctioneers Association (LAA), we proudly welcomed HRH Prince Charles in March 2018.

We believe firmly in the role that a livestock market plays within the farming community, and especially locally, as we run the only livestock auction in the county. Typical of Masons' enterprising spirit in the face of adversity, we have supported a key transformation to broaden its use following a campaign to save the site from a supermarket.



## Contact

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Russell: 01507 350508  
[rj@masons-surveyors.co.uk](mailto:rj@masons-surveyors.co.uk)

Tom: 07775 758586  
[mail@louthmarket.co.uk](mailto:mail@louthmarket.co.uk)

Market Day: Thursday  
Finished, cull, store, breeding cattle and sheep.  
[www.louthmarket.co.uk](http://www.louthmarket.co.uk)



# Infrastructure and Utilities

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When landowners or occupiers are approached by companies or individuals seeking rights over their land for various infrastructure projects, it is essential that issues are clearly understood and that the landowner and occupiers rights are protected.

Whether maintaining existing apparatus or routes, or acquiring new rights over land for upcoming schemes, we can advise you how best to deal with the acquiring authority and contractors, as well as negotiate strong commercial terms and will prepare and negotiate a comprehensive compensation claim for you.



Partner Russell, specialises in infrastructure and utility work and has a wealth of experience in achieving positive outcomes on behalf of private residents, agricultural clients and commercial operators whose land, business or occupation is affected by such schemes. It is important to remember that in virtually all cases your professional fees are fully recoverable from the acquiring authority.

## Contact

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Russell: 01507 350508  
rj@masons-surveyors.co.uk

“ Russell has represented me in relation to the Anglian Water - Covenham to Boston water main scheme and more recently with the Viking Link cable route. Both have had a significant impact on my farming business. I have found Russell to be easily approachable, knowledgeable and extremely professional at all times. I would be happy to recommend him to others.

Simon Hawkes – Hawkes Farms Ltd.

# Renewables and Telecoms

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Before you sign up with any of the wind, solar or telecoms developers that have targeted our county, let us assist you with negotiations for your financial benefit.

With wind and solar, Simon can guide you through the planning and construction phases and deal with on-going management issues that arise with developers. When it comes to telecoms, Russell can negotiate the initial lease to ensure you receive market rents and avoid the pitfalls of having telecommunication mast sites on your land. We can also assist with site sharing and rent reviews giving you the best possible advice and peace of mind.

## Wind and Solar Contacts

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Simon: 01507 350505  
sw@masons-surveyors.co.uk

## Telecoms Contact

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Russell: 01507 350508  
rj@masons-surveyors.co.uk

# Property Agency and Acquisition

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With in-depth local knowledge and a large, current database of buyers looking to invest in rural property, Masons understands our clients' diverse reasons for buying and selling, so can achieve the best prices.

We offer peerless advice on planning, tax efficiency and strategic thinking:

- Residential sales and lettings
- Commercial and residential farms
- Equestrian properties
- Development opportunities
- Woodland investment
- Sporting rights

## Contact

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Simon: 01507 350505  
sw@masons-surveyors.co.uk

Simon D: 01507 350516  
sd@masons-surveyors.co.uk

Edward: 01507 350528  
ect@masons-surveyors.co.uk

Zoopa

rightmove

onTheMarket.com

PrimeLocation.com

UKLANDand  
FARMS.co.uk



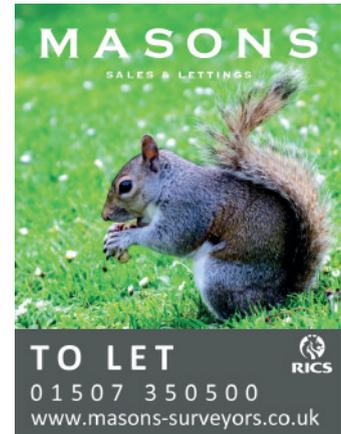
Find us on social media



# Residential Lettings and Management

Masons is so much more than a rural professional team.

We let and manage residential properties on behalf of estates, landowners and farmers across the whole region. Our simple objective is to ensure that letting property is trouble-free and to avoid landlord pitfalls. Our office has a comprehensive information pack available which covers all of our services:



- Tenant selection
- Legal requirements
- Rent collection
- Insurance
- Fire and safety regulations
- Termination
- Deposit administration
- Lease renewal
- Property maintenance
- Dilapidations



## Contact



**Wendy Taylor MARLA(Inv)**

01507 350501

wendy@movewithmasons.co.uk



**Paul Cooper MARLA(Inv) AWMSOC MARLA**

01507 350513

paul@movewithmasons.co.uk



**Rowena Blanchard**

01507 350512

rowena@masons-surveyors.co.uk



**Debbie Walker**

01507 350502

debbie@masons-surveyors.co.uk

# Plant and Machinery Auctions

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Our in-depth industry experience and long-standing presence in rural Lincolnshire means we are ideally placed to carry out valuations and dispersal sales of agricultural plant, machinery and deadstock to release cash from assets.

Our in-house auctioneers have experience of regular on farm machinery and livestock sales. In all cases, we are well placed to undertake sales in a professional and expert manner achieving the best prices and highest possible standards of client accounting.



## Contact

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Russell: 01507 350508  
rj@masons-surveyors.co.uk

Michael: 01507 350506  
mk@masons-surveyors.co.uk

Lucy: 01507 350511  
lucy@masons-surveyors.co.uk

“Masons has acted for me and our farming Company for many years, so when I decided to retire, it was necessary to have a farm dispersal sale. I was approached by other local auctioneers but found no reason to employ any but Masons, as the firm is very experienced in organising farm sales at competitive cost. My decision was confirmed, the sale was a great success, with a large amount of buyers attending from far and wide. The net sale proceeds were greater than expected and everything went smoothly. I would recommend that the firm be seriously considered suitable professionals, very able to conduct a farm dispersal sale.

Peter Atley – Boston Farming Company

# Dispute Resolution

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Senior members of our team have the experience to offer support and an objective overview of common flash points in farming and landowning families.

They can also fulfil key roles of professional Trustee, Executor and Power of Attorney, providing knowledge and technical guidance across the whole rural sphere. Masons' partners' involvement offers the reassuring presence, peace of mind, stability and structure to local farming families.

- Dispute resolution and alternative dispute resolution
- Arbitration, expert determination, mediation and expert witness
- Partnership dissolution or exit
- Shareholder evaluation and exit
- Transfer of assets down to the next generation
- Trustees and beneficiaries' interaction and legal duties
- Farming family break ups

## Contact

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Simon: 01507 350505  
sw@masons-surveyors.co.uk

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rj@masons-surveyors.co.uk

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tn@masons-surveyors.co.uk

“ *Helping parties to analyse the circumstances, law, evidence, as well as the strengths and weaknesses of their case to empower them to make pragmatic and viable settlement decisions.*

Royal Institution of Chartered surveyors (RICS)

# Professional Standards

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All Masons' clients are 100% protected in two ways:

## Client Accounting and Regulation

Firstly, by the Royal Institution of Chartered Surveyors (RICS) Clients' Money Protection Scheme, as a RICS regulated firm we are governed by the highest professional qualifications and standards in the development and management of land, property, construction and infrastructure and must:

- Protect the security of our clients' money
- Manage client accounts effectively

Secondly, we are regulated by the Financial Conduct Authority (FCA), the conduct regulator for around 58,000 financial service firms and markets in the UK. The FCA ensures that firms market efficiency, cleanliness and resilience to deliver a transparent service in the best interest of their clients.

## The Central Association of Agricultural Valuers (CAAV)

The CAAV is a specialist professional body which provides advice and valuation expertise on issues affecting the countryside. CAAV members are agricultural and rural valuers who practise in a diverse range of agricultural and rural work, and provide clients with expert advice on current matters affecting the countryside.



## Contact

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Simon: 01507 350505  
sw@masons-surveyors.co.uk

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rj@masons-surveyors.co.uk

David: 01507 350504  
dw@masons-surveyors.co.uk





**M A S O N S**  
**TRUSTED**

# M A S O N S

CHARTERED SURVEYORS

ESTABLISHED OVER 165 YEARS

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01507 350500

Masons Chartered Surveyors, Cornmarket, Louth, LN11 9QD

[www.masons-surveyors.co.uk](http://www.masons-surveyors.co.uk)



**RICS**

