



PROFESSIONAL SERVICES FOR
THE RURAL COMMUNITY



johnamos.co.uk

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Welcome

John Amos & Co is a Company of Chartered Surveyors, Agricultural Valuers, Land & Estate Agents, based in the West Midlands and Mid Wales.

The Company aims to provide expert and informed advice based on a client led and tailored approach to Professional Rural and Property Services.

Within the Team there is a wealth of experience enabling us to constantly push boundaries and to offer you, the Client, that little bit more. The Company has a genuine commitment to providing our clients and other professionals with new ideas for additional and enhanced income streams.

This brochure provides a snapshot of our extensive range of expertise. We hope you will find it useful and please feel free to contact us to discuss any matters of interest.



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- Farms & Land

John Amos & Co is well established in the sales of farms and land, with a number of farms being sold across the Midlands and Mid Wales over the past few years. Farms and land are offered for sale by Auction, Tender or Private Treaty and on larger blocks the opportunity for sale and lease back is not forgotten. An intimate knowledge of agriculture, strong local knowledge and market presence leads to top quality negotiation and marketing.

- Development

John Amos & Co has many projects for development land, from individual sites up to major 'edge of town' developments for the future. We are able to help, advise and ultimately market for landowners, utilising our strength of knowledge and wealth of experience. We also bring a wealth of experience in negotiating options to promote new sites.

- Other Property

In addition to mainstream property types, the Company is developing a reputation for offering for sale *'the unusual'*. It is common place to see the likes of woodlands, shops, offices, industrial buildings, garages, chapels, barns for conversion, building plots and development land all being handled through the professional departments.

- Property Auctions

John Amos & Co is recognised as market leader for the sale of Residential, Commercial & Land property by Auction in the region. The Auction Team has intimate knowledge of the auction system, can advise and guide through the auction process and importantly, will target marketing to suit your property needs. Though usually conducted from our regular auction venue based at Kingsland, Herefordshire and Hereford City, auctions of land and property can be accommodated across the region.

- Dispersal Auctions

John Amos & Co offers great expertise in the handling of Dispersal Auctions in the region. Dispersal Sales of farm machinery, salvage, builder's equipment and specialist commercial sales are held throughout the year. Having invested in a 'state of the art' on-site computerised system, the Company can offer the complete package of selling the farm, through to the dispersal of live and dead stock under one roof.

- Farm Business Tenancies

John Amos & Co are market leaders in the letting of agricultural land in the region and would annually deal with the letting of around 8,000 acres of land for arable and grazing, either on short term licences or Farm Business Tenancies. Our Team are also expert in rent reviews for both Landlord and Tenant.

- Contract Farming

Contract Farming has become a more prevalent option in recent times. This often provides good tax planning for Inheritance Tax or Capital Gains Tax. Our team can offer a full management service or simply produce the appropriate agreements.

▪ Basic Payment Scheme

2015 heralds our third range of subsidy payments with BPS replacing Single Payments. As anticipated, the rules and regulations will change substantially and our team are at the ready to guide farmers and landowners through the 'treacle of legislation'.

▪ Taxation

John Amos & Co is recognised as a catalyst for good Tax Planning. Whilst both recognising and advising clients of the importance of using both an Accountant and Solicitor to deal with Tax Planning, the Company is often seen as the first port of call for an overview of good practical advice on future Tax Planning. The Company can offer a full suite of Valuations to "Red Book" standard to support tax submissions and has substantial experience in negotiating with the District Valuer on cases challenged by the Revenue.

▪ Planning

In addition to our in-house experts in the planning system, we have for many years worked with a number of firms of Architects throughout the region and are able to provide helpful advice on the planning process. The Company can provide appraisals for specialist applications and can advise at an early stage on the type of property that is marketable before the applications are made.

▪ Valuations

With RICS Registered Valuers, John Amos & Co is able to offer a full range of Valuation services to "Red Book" standard across all types of property for a wide range of requirements, including but not exclusively, taxation, lending purposes, sale, purchase, probate, matrimonial, family division (or any other reason!).

▪ Compensation

Our strong team offer complete support for compensation matters; water, gas, electric, telecoms, road schemes, to name but a few.

John Amos & Co., has always recognised that customer satisfaction is paramount in business development and prides itself on its ability to 'go the extra yard'. Often referred to as thinking outside the box, the Company's specialists simply look to give any additional advice that may be useful over and above that which may have been first requested. That additional advice and direction has benefitted many satisfied clients over the years and should be considered as part of the service, not an extra. The Company focus is on providing a high level of service throughout its areas of expertise and strongly supports working with other professionals in order to present clients with a complete solution. Our Surveyors and Valuers can be contacted through our office.



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