

# BERRYS

PROPERTY | BUSINESS | PLANNING



## BEN CORBETT

MRICS BSc (Hons) MSc

Chartered Surveyor and Registered Valuer

01432 809837

ben.corbett@berrys.uk.com

### PROFILE

Ben has a wide range of experience across the rural, residential and commercial property market in Herefordshire and surrounding counties. His caseload in recent years has been focused around providing expert advice in relation to valuations as a Single Joint Expert reports in relation to a range of disputes in relation to residential and agricultural property.

### EXPERTISE

Valuation of Residential, Agricultural and Commercial Property

Considerable experience in the preparation, of valuation reports of a wide range of agricultural, residential and commercial properties. Included within in this is the valuation of commercial and residential development sites across, mid and south Wales, Herefordshire, Worcestershire and Gloucestershire.

Agricultural and Estate Management

With hands on experience of practical farm management the preparation of contract farming agreements, management agreements and the farm business management as part of agricultural and rural estate management.

Planning and Development Appraisals

Ben undertake development and planning appraisals for rural residential and commercial development sites.

### QUALIFICATIONS, TRAINING & PROFESSIONAL ASSOCIATIONS

Ben has Masters in Rural Estate Management from the Royal Agricultural College.

In 1998 he graduated from Wye College London University with a degree in Agricultural Business Management. He is a member of the Royal Institute of Chartered Surveyors and a registered valuer.

### RECENT CASES

Valuation of Residential Property

- Single Joint Expert for the valuation residential property for the purposes of assessing value for the purpose of settlement following relationship breakdown
- Discounted value of a large and unique residential property to reflect the discount over 25 years since there was a break down in a relationship and the ongoing value of half the party
- Valuation of residential and development land for the assessment of

Valuation of Agricultural Property

- Single joint expert Valuation of agricultural property, residential and commercial property as part of settlement in a relationship breakdown in including partially completed property

Valuation in the Degradation of Value due to Footpaths

- Single joint expert report regarding where a conveyancer had failed to show that a footpath crossed a residential property and the discount in value due to the purchaser of the property should the footpath be reinstated to either re-instate the footpath or divert the footpath.
- Valuation of a residential property where the reinstatement of the footpath would require partial demolition and remodeling of a residential property if a footpath were re-instated. In addition to this the negotiation with adjoin property interests including utility companies for the footpath to be re-routed.

Valuation of the Development Options of Property

- As part of a Single joint expert report providing a valuation of the development opportunities of a rural brownfield site in Herefordshire