

# Country House Consultancy





Family Home  
Whatever you  
want from your  
country house,  
we can help you  
achieve it.

Capital Investment  
Working Estate  
Sporting Life  
Rural Retreat



We understand the unique issues that come with owning and running a country house or estate, and can help you deal with these sensitively and effectively.

We can advise on all aspects of your property, including project management, staffing, land use, tenancies, running costs, environmental issues, grants, tax and legal matters. In doing so, we can enhance the value of your property in the long term, whilst saving you a considerable amount in the short term.

We can also take care of the more complex business issues of running and maintaining your country house, leaving you free to focus on what's important to you.

## Exactly what we can do for you depends entirely on your property.

First we will have a frank discussion with you to clearly identify your objectives. Once we know what these are, we will work out what the best options are for you.

This might include:

### Protecting and enhancing asset value

---

Presentation, amenity, approach, public access, neighbouring property, tenancies and leases... all of these can add to, or detract from, the value of a property. By advising on issues such as these, we not only safeguard your investment, but potentially increase its value significantly.

### Advice on running costs

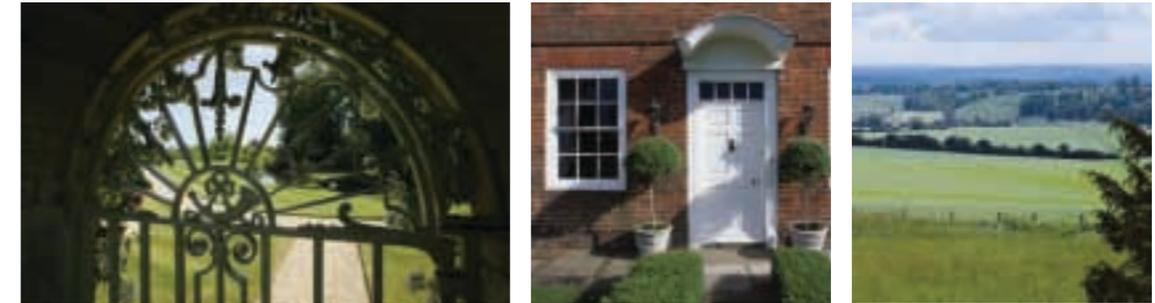
---

Savills manage more than 2 million acres of British rural land, and know what the true costs and the potential income of a country property should be. Using this as a benchmark, we can make sure you don't pay over the odds. For some of our clients, this advice alone has resulted in very considerable savings.

### Putting you in touch with the best people

---

As experts in country properties, we have an enviable little black book of contacts for everything from landscape and interior design to security, carbon footprint and architecture. We can put you in touch with these specialists and help you find the best team to get the results you want, within the budget and timings that suit you.



### Advice for purchasers

---

There will be several issues that need your immediate attention. Handover arrangements can be considerably more complicated than just getting the keys, especially where staff and tenants are involved. Reinstatement valuations and insurance, arranging security and dealing with matters raised by the solicitors in the Report on Title, are just some of the other issues that might confront you. We can advise on all of these matters and ensure the whole process is as hassle-free and cost effective as possible.

### Project management

---

We can help manage individual projects – whether you need work done on the house, gardens, landscape or wider estate, we will make sure everything runs smoothly behind the scenes. If you are likely to be away for long periods of time, we can keep an eye on things in your absence and take care of day-to-day management, financial administration and negotiation.

### Ad hoc advice

---

Should any unexpected issues arise, we will do what we can to help. These could involve anything from staff recruitment and redundancy to rights of way and dealing with third parties.



We advise on a wide range of property issues, in many different locations, from the relatively modest to the very grand.

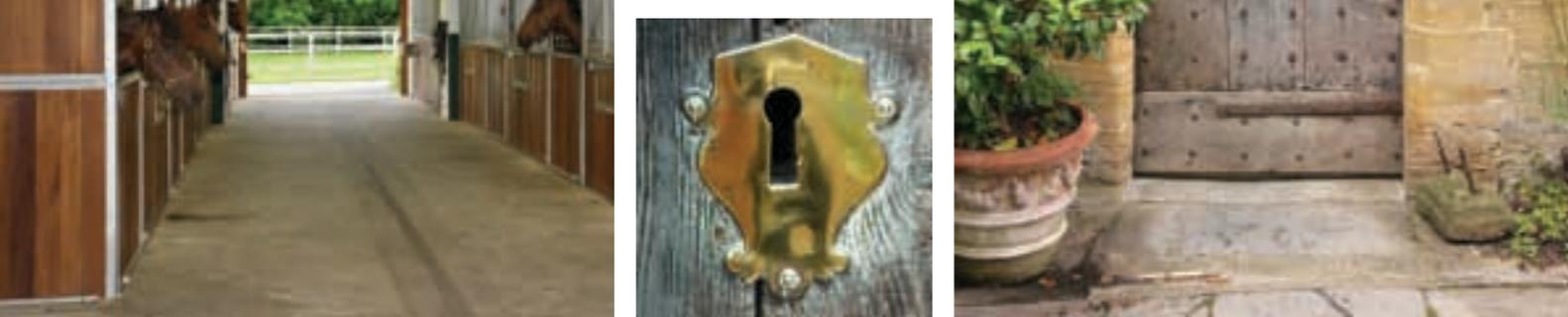
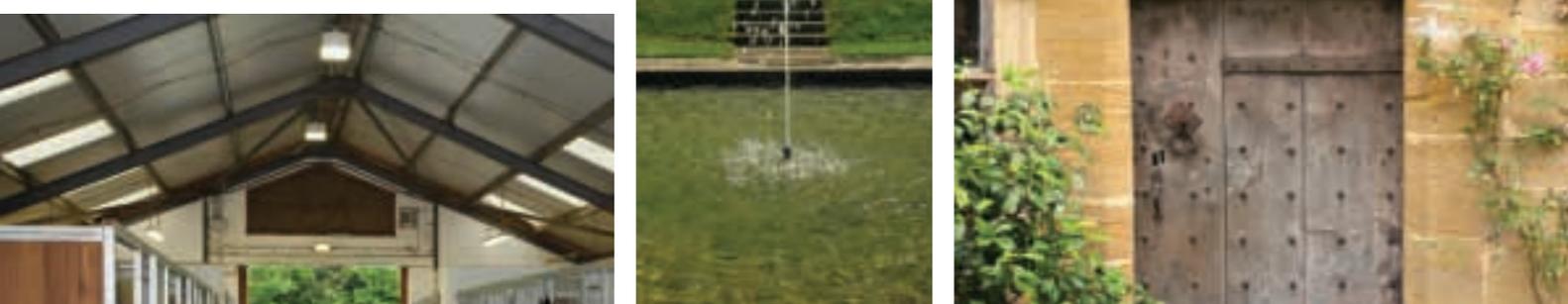
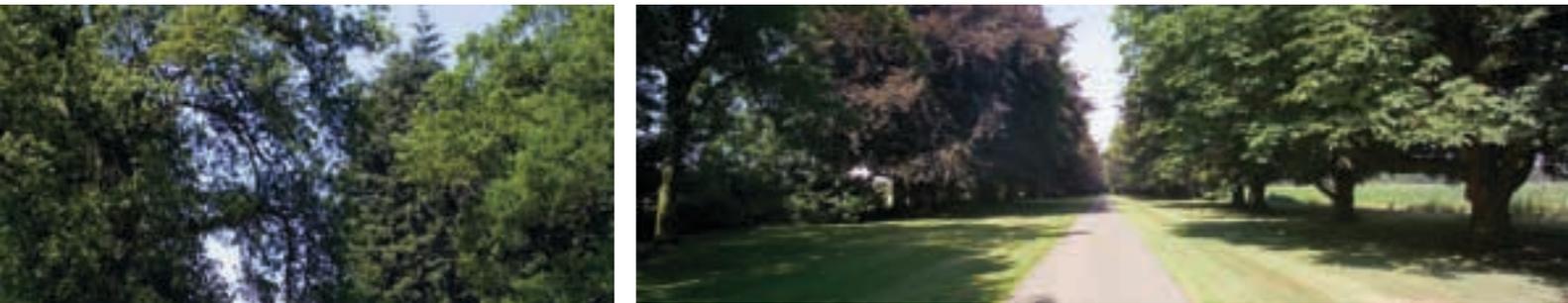
The principles remain the same; it's about protecting the investment, trying to enhance it where you can, and being sensible about the costs of ownership.



## How much does this cost?

We will discuss costs when we meet and agree what the total is likely to be.

That said, we will tell you immediately if we can't be of help, so we won't waste your time. But we would be very surprised if you don't find us excellent value for money.



To arrange a meeting, call Philip Eddell MRICS



01635 277709 direct  
07826 870313 mobile  
peddell@savills.com  
savills.co.uk

