

RR REES RICHARDS
ESTABLISHED 1845

CHARTERED SURVEYORS, LAND & ESTATE AGENTS



Adding value since 1845

reesrichards.co.uk



We're a specialist land, property and chartered surveying consultancy, founded in Swansea in 1845.

That matters: not just because of history, but because it proves that for 175 years we've stayed ahead of the times to help our clients and our own business to thrive.

We aren't just estate agents – that's just one of our specialisms.

Today, we're trusted multidisciplinary specialists who offer a wide range of land and property-related expertise. Our clients are of all shapes and sizes, from major corporates to private property landowners and occupiers. And we represent them daily, dealing with national utilities companies, banks and other lenders and related third party businesses, on their behalf.

One thing characterises all that we do: whether it's a straightforward property sale or the management of a complex estate; difficult negotiations with utilities organisations or help with property valuation matters. We make the complicated simple.

Our clients can expect detailed, trusted sector expertise coupled with the most up-to-date thinking and business practices in our industry. We know that they like what we do, because clients stay with us, recommend us to their friends & family, and that's the thing we are most proud of. Take Penllergaer Estate, who've entrusted us with their estate management since the 1800s and whom we're still honoured to call a client, today.





Agricultural Tenancies

If you rent or lease agricultural land or property you'll know the value of having thorough, watertight agreements in place. Since the Agricultural Tenancies Act 1995, these have usually taken the form of a Farm Business Tenancy, prior to this would be more traditional tenancies under the Agricultural Holdings Act 1986.

But there are many variations pertaining to different land uses, grazing and mowing licences and other special circumstances. We're experienced at helping with technical and practical advice pertaining to agreements, tailored to meet your individual situation.

Areas of Expertise

- Agricultural Holdings Act, 1986
- Agricultural Tenancies Act, 1995
- Arbitration
- Dilapidation Claims
- End of Tenancy
- Farm Business Tenancy
- Grazing licences
- Leases
- Records of Condition
- Rent Review
- Succession





Arbitration, Expert Witness & Mediation

We are experts in the preparation of valuation advice in the event of disputes, arbitration or court proceedings. Our knowledge of current legislation means that we are used to working with the level of detail required to help you avoid pitfalls. In every case, our focus is on professionally representing our client to achieve their desired outcome.

We're often an expert witness for agricultural and commercial rent reviews and resolving disputes including the dissolution of partnerships, matrimonial disputes, probate issues and development option notices.

Areas of Expertise

- Agricultural & Commercial Rent Reviews
- Arbitration Act
- Boundary Disputes
- Contentious Probate
- Court Appearances
- Development Option Notices
- Dispute Resolution
- Expert Witness Report
- Matrimonial Disputes
- Partnership Dissolution
- The Civil and Family Procedure Rules
- Written Representation





Compulsory Purchase & Compensation

The first step with any Compulsory Purchase Order is to make sure you have a qualified chartered surveyor on side. Our surveying team are highly experienced and have represented both landowners and occupiers in a vast array of cases including easements and wayleaves, underground utility pipelines and cables, road, rail and waterway infrastructure.

No matter what your situation, we can offer reliable, expert advice and information that will represent your best interests. We always recommend getting advice as soon as possible: early input can be beneficial and can influence the favourable outcome of plans for all parties.

Areas of Expertise

- Accommodation Works
- Acquiring Authority
- Blight Notice
- Compensation Claim
- Compounds
- CPO
- Crop Loss & Disturbance
- Easements & Wayleaves
- Infrastructure
- Injurious Affection
- Land Compensation
- Land Reinstatement
- Land Take
- Land Valuation
- National Government & Local Authority
- Part 1 Claims
- Public Inquiry
- Road, River, Rail & Utilities





Estate & Asset Management

We've been managing estates across South Wales for over 150 years – we're particularly proud to have been managing the Penllergaer Estate since the 1800s, so we've earned a few years of experience and more than a little expertise over this time.

Nothing is static and everything revolves around the changing economic climate -that means our service is focused on making our clients feel confident they're making the most of their assets, no matter what the external circumstances.

We work with private individuals, corporates, organisations of all shapes and sizes on both urban and rural land and properties. Our clients currently entrust us with the management of over 15,000 acres of their farms, family estates, commercial portfolios, private properties and other assets.

We help manage tenancies, leases and renewals and collect rental and lease payments. We handle all aspects of property maintenance, including refurbishment or repair and maintenance of communal areas. We offer help with planning and advice. And we can help you with sales or acquisitions, too.

Areas of Expertise

- Collecting Rents and Lease Payments
- Digital Mapping
- Estate and Asset Planning
- Freehold & Leasehold Property
- Ground Rent Collection
- Management of Tenancies
- Portfolio Consultants
- Property Maintenance
- Property Management





Lease Consultancy

We advise on all aspects of landlord and tenant matters, with particular regard to rent reviews, lease renewals and lease re-structuring.

We act for a range of clients across different property types and locations to assist them with negotiations to ensure the best outcome.

In particular, we offer specialist advice in leisure property, including pubs, restaurants, bars and clubs, where we represent both landlords and tenants. We always seek to reach a negotiated settlement, but in cases where this is not possible, we can act as Expert Witness before Arbitrators and Independent Experts.

Areas of Expertise

- Rent Reviews
- Lease Renewals
- Lease Restructuring
- Arbitration & Expert Witness





Property Valuations

Valuations are pivotal to what we do, critical to every property transaction, commercial or domestic, regional or national. That's why we are proud we're a trusted RICS registered team. You don't need to take our word for it – we're officially appointed valuers for Barclays, Lloyds, Swansea Building Society, Svenska Handelsbanken and Shawbrook Bank amongst many others. They choose us for our unrivalled experience of the varied and diverse property market across South Wales and further afield together with our rapid turnaround for instructions.

We are experienced at valuing agricultural, commercial and residential property for a whole host of different purposes. These include acquisition and disposal, secured lending, capital gains tax, pension funds, leasehold issues, inheritance tax and probate matters or general dispute resolution such as matrimonial or family disputes.

Areas of Expertise

- Capital Gains & Inheritance Taxation
- Dispute Resolution
- Estate Planning
- Expert Witness
- Freehold Reversion
- Insurance
- Investment
- Loan Security
- Market Appraisal
- Market Valuation
- Probate
- RICS Registered Valuers
- Sales & Acquisitions
- Secured Lending / Mortgage
- Stocktaking





Sales & Auctions

Buying or selling a property can be quite an undertaking. Emotions run high, it can be stressful and sometimes complicated. Our job is to make it as painless as possible for our clients by offering our broad and expert service that's trusted, simple and friendly.

Our auction team has notched up over 50 years of rostrum experience, handling every kind of property imaginable. Auctions are run at easily accessible venues across South and West Wales, every other month, where we help clients to both buy and sell land and property.

Our regional knowledge, reach and marketing track record will give you the safe hands you're hoping for. And we're specialists in rural, commercial, residential and development properties, so whatever it is you're hoping for, we'll have you covered.







Land & Development

Our specialism is adding value for clients looking to develop land or property. For some of our clients that means identifying the right opportunity for development. For others it's helping them to maximise an opportunity they've already identified.

We can help you buy, sell and promote your commercial venture.

Areas of Expertise

- Building Plots
- Commercial Development
- Development Land for Sale
- Investment
- National & Local Housebuilders
- Portfolio Appraisal
- Residential Development
- Retail Development
- Site Appraisal





Leisure Property

Rees Richards & Partners have extensive experience in the leisure sector, and are able to advise on the sale or valuation of leisure property, whether you are an owner, operator, investor or developer.

Areas of Expertise

- Acquisition & Disposal
- Investment
- Pubs, restaurants, hotels and caravan parks
- Rent review and lease renewal advice
- Valuations for loan security, probate, tax, financial planning





Residential Property

We offer great knowledge, modern marketing from drone photography to social media campaigns and an expert set of hands, whether you're buying or selling a home.

We know it can be an emotional experience – we like it when that emotion is happy.

Areas of Expertise

- Investment
- Market Appraisals
- Marketing
- Private Sales
- Public Auction
- Rural Retreat
- Town House
- Valuation





Retail, Office & Industrial

We offer expert advice, whether you're entering the commercial property market for the first time or hold an established portfolio.

Our chartered surveying team work across lets, sales and purchases and can help you whatever your situation whether that's support with your financing or managing your property portfolio on your behalf.

Areas of Expertise

- Commercial Developments
- Industrial Developments
- Industrial Units for sale and let
- Market sales & appraisals
- Market valuations
- Offices for sale and let





Rural Property

We've been handling rural land and property for a long time – but that doesn't mean we're old-fashioned. We're experts from rural backgrounds with technical expertise that's grounded in modern day best practice. We're also extremely well-connected, which helps smooth the way.

Areas of Expertise

- Agricultural land
- Auctions
- Bare land
- Drone photography & video
- Equestrian land
- Farms for sale
- Farms to let
- Grassland
- Land and buildings
- Land for sale
- Land to let
- Paddocks
- Private treaty
- Tenders





Sustainable Energy

Sustainable energy is a major growth industry that presents significant opportunities to landowners across solar, wind, hydro biomass and other emerging energies. From surveys to compensation, it's worth having a chat so we can advise you as early as possible.

Areas of Expertise

- Access roads & tracks
- Anaerobic Digestion
- Biomass
- Compounds
- Easements Wayleaves rights of way
- Energy & Battery Storage
- Grid Connection
- Hydropower
- Option agreements & leases
- Site Promotion
- Solar PV
- Wind Energy





Utility Infrastructure

Acquiring rights in private land by compulsion can be demanding: which is why our chartered surveyors should be your first port of call. No matter where the approach has come from – road, river, rail or utility acquiring authorities – our experts can take the pressure off and guide you through the mandatory process with a focus on protecting your best interests.

The rights being acquired may be temporary or permanent. They may be for land purchase for new infrastructure, access, maintenance and repairs or for easements and wayleaves. Whatever the situation or the scale, if you're an owner or an occupier, we can help.

Areas of Expertise

- Assignments & upgrades
- Cables
- Compensation Claims
- Compounds, Cabins and Kiosks
- Crop Loss & Disturbance
- Ducts
- Easements and Wayleaves
- Licenses & Leases
- Pipelines
- Poles & Pylons
- Site promotion
- Telecom Masts

What our clients say about us



Our first step in expanding our business in the Swansea area has involved working with a number of the partners at Rees Richards & Partners, and their professionalism and attention to detail has been of great assistance in bringing forward one of the largest residential development projects in the City. We very much look forward to continue to work with the team on this and other future projects.

Simon Grey - Managing Director, Llanmoor Development Co Limited



I have found Rees Richards & Partners to be a trusted professional partner over many years in attending to property related valuations. I find the team to be accessible, knowledgeable and effective in delivering a quality service.

Gwyndaf Williams - Relationship Manager, Agriculture (Wales & Borders), Lloyds Bank



For over 40 years the directors at Morgan LaRoche have looked to Rees Richards and Partners for expert and pragmatic surveying advice on land development and in particular on the complex area of agricultural estates. We have been rewarded with commercial advice delivered with the utmost professionalism and integrity.

Kevin Thomas - Director, Morgan La Roche



It is a pleasure working with Matthew, Dylan and their very efficient team to deliver our requirements in property sales, land management and dispute resolution. Rees Richards have proven to be prompt, reliable and very effective in achieving results. I would not hesitate in recommending their services.

Helen Nedahl Wight, Brynamman, Carmarthenshire



Since opening its Carmarthen branch in 2015 The Swansea Building Society has been pleased to work closely and effectively with Rees Richards and Partners receiving valuation reports promptly and gaining authoritative specialist advice when required. We are delighted that this relationship can develop as both organisations expand into West Wales.

**Sioned Jones - Area Manager West Wales Region,
Swansea Building Society**



Gwasanaeth personol o safon drwy gyfrwng y Gymraeg gan gwmni sy'n gwrchod ein buddiannau.

Mr Davies, Llandybie, Carmarthenshire



Rees Richards have undertaken a number of valuation reports and appraisals to support our organisations needs, this has included both commercial and residential proposals throughout South Wales. We always find the team at Rees Richards to very professional, knowledgeable and concise in their advice.

**Daniel Lloyd - Land & Technical Manager,
Pobl Group**

Our History



The firm of Rees Richards & Partners originated in 1845 when the Penllergaer Estate owned by Sir John Talbot Dillwyn Llewelyn (1837-1927) appointed Mr W J Rees to act as his bailiff. This was an appointment which allowed W J Rees to control and manage the Penllergaer Estate and all the other lands owned by the Llewelyn family.

An office was set up, known as The Laurels, at the bottom of Mount Pleasant in Swansea which building was

subsequently destroyed by enemy action in 1941, rebuilt as a fire station after the war and subsequently knocked down and rebuilt again as a police station.

Sir John Llewelyn was made a Baronet in 1890 and was a well respected landowner and squire being MP for Swansea for 1895-1900, a founder member and first chairman of Glamorgan Cricket Club and Mayor of Swansea. There was a close liaison between Sir John and W J Rees and Sir John

used to stay quite often in an apartment above the office at The Laurels as of course travel in those days was not an easy matter.

The firm of W J Rees & Partners continued to act as bailiffs, i.e. exclusively for the Llewelyn family, following its inauguration up until the post war period when the main professional operation of the firm became claims or war damage in Swansea which was virtually obliterated in 1941. The firm continued to mostly act for the family which owned a large proportion of Swansea but also began acting for other injured parties following the war damage and as a result began to expand its operations away from solely acting as bailiffs.

Edward Rhys Richards became a partner in the firm in 1936 and carried out almost exclusively himself the war damage claims which were extensive and difficult. You may recall that there were three towns in Great Britain which were affected badly by enemy action and those were Coventry, Plymouth and Swansea and these three towns were referred to in the War Damage Act and had declaratory areas wherein the local authority could buy out the damaged property in 1947 at 1939 values. This was, at the time, considered to be appropriate by central Government although of course private landowners were severely financially injured.



E R Richards' son, D E K Richards, having carried out his National Service in 1953-1955, was given no opportunity other than to become the "office boy" in the firm at their new office at Druslyn House that was formerly the family's doctors surgery. This period was quite amusing as article pupils were the fashion and many of the article pupils were men who had served in the war but needed to start a professional education.

There were four in all, two of whom were Captains in the army, one was a Sub Left Tenant in the Royal Navy and finally the smallest one was a Squadron Leader in the RAF. It was difficult for the partners at that time to control these men as they were of high spirit and not used to taking orders, however, it is pleasing to report that all four of them became very successful professional or business men and lived a full life.

Our Timeline

1845

WJ Rees managing agents of the Penllergaer Estate on behalf of the Llewelyn family, estate office in The Laurels at the bottom of Mount Pleasant (now Police Station).

1939

Outbreak of World War II

1948

ER Richards became the senior partner, the firm name changing to WJ Rees Richards & Partners

1955

The firm of Bert Palmer & Son was merged with the firm to strengthen its Swansea presence. DEK Richards (current Senior Partner) and son of ER Richards started working at the firm.

1936

ER Richards joined the firm as a partner with TG Hughes

1941

Estate office completely destroyed during the WWII 3 night blitz, the 'strong room' store being the only survivor with its fire door 'white hot' for weeks afterwards.

1952

A significant proportion of the Neath Valley Estate was sold to meet death duty, with over 200 farms of varying size sold off.

1970

During this decade the firm expanded to work across South West Wales as contract opportunities arose, later retracting to consolidate its stronghold in Swansea.

2000

National utility contracts were won and the firm embarked on a rapid rise into land agency representing multiple utility companies which continues to this day.

2019

Opened office in Carmarthen to service increasing West Wales client base.

2025



180 years of Rees
Richards & Partners

1964

Up to this point the firm were retained agents to the Penllergaer Estate only, it then became a General practice firm representing the interests of other landowners.

1999

Agricultural clients of the Gower & surrounding areas strengthened by the introduction of auctioneer Martyn Jenkins to the firm.

2016

Moved estate agency operations to Swansea head office to meet market changes and online marketing.

2022

Opened an office in Tenby to strengthen professional services in West Wales



Ian Howell MRICS FAAV
Partner



Matthew Lloyd MRICS MNAEA
Partner



Dylan Williams MRICS MNAEA
Partner



Christine Davies MRICS FAAV
Partner



Keith Richards
Consultant



Stuart Phillips
Consultant



Martyn Jenkins FAAV
Consultant



Luke Lawrence BSc ANAEA
Consultant



Rhys James MRICS MNAEA
Associate Partner



Rhys Richards MRICS
Senior Surveyor



Courtney Carter BSc (Hons)
Assistant Surveyor



Abi Blackburn
Assistant Surveyor



Eian Thomas
Assistant Surveyor



Adina Badulescu
Assistant Surveyor



Tom Davies BSc (Hons)
Assistant Surveyor



Billy Lawrence
Assistant Surveyor



Gayle Miller FMAAT MIWFM
Office Manager



Tracy Bevan
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