





Since HJ Bell founded the original firm in 1899, Bell Ingram's aims have remained unchanged: to meet our client's needs with the highest possible levels of skill, efficiency and reliability.

Welcome to Bell Ingram

Bell Ingram is one of the UK's leading and longest established firms of Chartered Surveyors offering a full range of professional property services across all sectors and the company provides a high quality service designed to suit clients needs whether large or small.



At Bell Ingram we believe the best value is achieved by quality of delivery and attention to detail. We have many experienced, professional staff working in a wide variety of specialist areas who communicate freely with one another to maximise opportunities for our client; however diverse their property interests.

We achieve our client's aims by working with them, using the latest technology and research and we easily cover the UK from our offices located across the country.

Bell Ingram operates primarily in the rural marketplace, providing advice on all aspects of rural property management and development. In Scotland the company is best known for its land, sporting and forestry management, estate agency and utility work and the company employs leading experts in each of these fields. In northern England the company is recognised for its specialist land agency services work where it acts primarily for utility companies in addition to corporate and public sector clients and a number of private clients.

Bell Ingram is committed to achieving the highest standards of management practice possible and is accredited for Quality Assurance systems under ISO 9001-2008. Management and administration systems have been established throughout the company and procedures manuals have been developed for each professional discipline in which the company is involved.

Bell Ingram offers clients competitive rates for the diverse range of skills and services it provides and we specialise in the following key areas:

- Rural Land Management
- Forestry Management
- Estate Agency
- Architecture & Building Surveying
- Pipelines & Utilities
- Accounts
- Microgeneration

**Land and property management agents
operating throughout the UK**

Rural Land Management

Land management is our core business and for well over 100 years Bell Ingram has managed some of the finest agricultural and sporting estates. We currently manage many hundreds of thousands of hectares of private and corporate estates across the UK; from Somerset to Sutherland.



Our land management service is entirely flexible and varies depending on each individual property or business and the degree of involvement required by the client.

Our team of rural Chartered Surveyors strives to maximise the potential for our clients ensuring they get the very best from their assets. For Example; with an in-depth and up-to-date knowledge of all land issues including legislation, regulations and grants we can advise our clients accordingly to ensure that they comply and don't miss out on opportunities.

For larger properties we generally provide a full-time land agent and for smaller properties our service is tailored to suit the client's exact needs and can be run from any one of our offices. The service can be restricted to 'ad hoc' professional advice or the provision of selected specialist services such as forestry management, estate agency, book keeping, accounting and financial planning, building surveying and architectural design.

Our advisors also provide land management services to utilities companies, telecommunications companies and the quarrying and mining industries as well as local authorities. This includes asset management, valuations and disposals.

The range of services offered by our land managers includes:

- Farm and estate management advice
- Estate property rentals
- Estate audit and planning
- Valuation for purchase, sales and capital taxation
- Sporting management
- Quarry re-instatement
- Latest advice available on all microgeneration and green energy systems available
- Property portfolio management and valuation
- Computerised accounting, budgeting, full payroll services and performance monitoring
- Farm and residential rental assessments and reviews
- Maintenance and renewal programmes for buildings
- Identification and evaluation of development and diversification opportunities
- Farmhouse and cottage letting
- Computerised mapping service
- Single Farm Payment entitlement, leasing and trading scheme
- Specialist advice on grant schemes and subsidy/support entitlements
- Facilities management
- Compulsory purchase and compensation claims

Rural management is our core business

Forestry Management

Our team of dedicated Forestry Managers provide a versatile woodland management service tailored to meet our client's individual requirements and aspirations. With wide-ranging expertise we are best-placed to handle the varied challenges facing woodland owners.



The aim of Bell Ingram's Forestry division is to maximise the potential benefits of woodlands in order to achieve the best possible outcome for our clients. By adopting a proactive approach and with up-to-the minute knowledge of timber markets, forestry grants and governing legislation we ensure that clients receive the most appropriate advice and never miss out on important opportunities.

Bell Ingram manage woodlands of all types with wide ranging objectives, including commercial plantations, native woodland and woodlands in and around towns.

Whatever the circumstances and degree of involvement required, we work closely with our clients to agree the most appropriate package of skills and services.

Woodland Sales

Bell Ingram has a strong track record of bringing woodlands to the market for sale, our experience stretches over many years and we have built up a reliable database of active purchasers.

With professional, sales brochures, listings on www.bellingram.co.uk and the use of our industry contacts we will ensure a successful sale on woodland across Scotland.

Our range of Forestry services offered includes:

- Forest management
- Woodland sales
- Digital mapping and Geographical Information Systems (GIS)
- Timber harvesting and marketing
- Project management
- Woodland creation
- Arboricultural services
- Grant advice and applications
- Management planning
- Native woodland management and restoration
- Continuous cover forestry (CCF)
- Woodland valuation and acquisition
- Group Certification Scheme (UK Woodland Assurance Standard)
- Group Woodland Insurance Scheme

We believe the best value is achieved by quality delivery and attention to detail

Estate Agency

Our estate agents specialise in the sale and purchase of rural residential property and provide a comprehensive valuation and marketing service from key locations throughout Scotland, with assistance from the Mayfair Office in London.



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With an in-depth understanding of the regional and national markets our team will advise clients to ensure the best possible outcome for their property sale or purchase.

Our estate agents also offer an invaluable service to our professional valuers by providing up-to-date information and expert opinion on the property market and work very closely with our team of building surveyors and architects to help clients reach the right decision on their property.

Bell Ingram also has the ability to draw on an extensive property database to assist in providing relevant comparable evidence for valuations, assist in marketing client's properties and matching buyers to suitable homes.

Our careful and skilful marketing includes:

- Inspection and Valuation advice
- High quality brochures/particulars/photography
- A cost effective marketing campaign to achieve optimum impact
- Clever use of regional, national and international advertising mediums at very competitive rates
- Relationships built with editors and journalists to ensure regular press coverage where possible
- All properties will be listed on the highly successful Bell Ingram website which attracts high numbers of unique visitors and is becoming ever more important for successful property marketing
- A complimentary monthly property list is mailed out to several hundred active buyers
- Enquiry handling and viewing arrangements
- Negotiating with all interested parties
- Concluding the sale with solicitors and the purchaser

For purchasing clients, our service includes:

- Identifying suitable properties via our computerised database and marketplace monitoring
- Inspecting and valuing preferred properties
- Negotiating the purchase with the sellers agents
- Advising on any future management arrangements

We treat every home as if it's our own

Architecture & Building Surveying

Bell Ingram Design offer a specialist range of architectural and building surveying services for private and public clients alike. Our in-depth specialist knowledge is key to providing an exceptional level of service with the very best people for the job.



Architecture and Planning Consultancy

Bell Ingram Design provides a comprehensive range of architectural and planning services covering all manner and scale of project. We guide our clients through the building development process from inception to completion and our design ethos is simple; we aim to ensure that our proposals are cost effective, sustainable and durable and make a positive contribution to the built environment.

Bell Ingram Design's architects are involved in rural residential developments of multiple units to single steading conversions as well as commercial developments including leisure industry projects and visitor attractions, business premises and specialist media properties such as recording studios. The services include:

- Site appraisal and development studies
- Feasibility and master planning
- Planning consultancy, from outline applications to complex development projects and feasibility reports
- Residential developments
- Commercial business facilities
- Refitting offices and laboratories
- Refurbishment of listed properties
- Latest advice available on all microgeneration and green energy systems available

Building Surveying and Conservation

The Bell Ingram Design team offers a range of specialist building services to local authorities, government agencies, private clients and other property service providers. With RICS Accreditation in Building Conservation recognised by Historic Scotland and other Government Departments and many years of experience, the following expertise is available for listed and historic buildings:

- Project management
- Feasibility studies
- Building preservation trust advisory service
- Building dispute resolution
- Historic research
- Conservation plans
- Contract administration
- Historic surveys

Over the last 40 years, we have acquired an impressive list of loyal private and commercial clients.

Pipelines & Utilities

Since the mid 1970's Bell Ingram has provided professional advice and guidance to constructors and operators of pipelines and powerlines, communications and renewable energy systems and the quarrying and mining industries.



Cross Country Pipelines

Bell Ingram provides specialist land agency services throughout the UK to promoters of oil and gas pipelines. The company provides services for all phases of a cross-country pipeline project, in the pre construction phase this includes initial routing and referencing, obtaining consents and wayleaves, compulsory rights and public inquiry advice. Access rights and land acquisition are also dealt with as well as pre-construction survey. In the construction and post construction phases we provide landowner liaison services and negotiate compensation claims. We can also provide financial services throughout the term of the project and we offer on-going development monitoring after the completion of the project.

Water Industry Projects

The company provides land agency services to water companies including the acquisition of sites for water and sewerage schemes, as well professional services to cross country pipeline promoters.

Electricity Lines and Cables

With extensive experience of working for clients under the Electricity Act, the company provides a full range of wayleaving services for both new overhead/cable projects and for the refurbishment of existing overhead lines, including tree clearance work.

Telecommunications

Bell Ingram assist telecom operators in negotiating leases for new sites, renewing existing leases and negotiating mid term rent reviews. Familiarity with current legislation, an understanding of lease terms and current market rates facilitates speedy and reasonable settlements.

Windfarms and Hydro Schemes

Bell Ingram provides advice for corporate clients and private landowners with an interest in windfarms and hydro schemes throughout the UK. The company has considerable experience in working with a number of electricity companies and provides advice on securing wayleaves for overhead and underground grid connections for renewables projects..

Bell Ingram has an impressive team of specialist Land Agents across the UK with excellent credentials and a reputation for quality of service and results

Accounts

Our accounts team ensures that your financial records are maintained accurately, and timeously whilst ensuring compliance with statutory obligations. We also provide a tax and business advisory service.



The accounts team has a wealth of experience in dealing with a range of rural clients, from hill farms and smallholdings to large scale farm units and landed estates. We have also advised on the establishment of revenue generating hydro schemes.

Full Accounting Services for Farms and Country Estates

Our client accounting system is designed to provide you with full and relevant management information, including budget and cash flow performance and rent collection.

Our range of accounting services includes:

- Cash book
- Purchase ledger
- Sales ledger
- Rent collection
- Credit control
- Wages, including PAYE and end of year returns
- Completion of VAT Returns, including dealing with visits from HM Revenue & Customs
- Cash flow projections
- End of year accounts
- Taxation
- Business advisory

We currently manage accounts for clients in industries as diverse as oil, gas, hotel, construction, hair dressing, farming, and lands management. Whether you require our full service or simply someone to handle payment of your bills every month, we can create the right package to suit your needs.

**We crunch the numbers;
so that you don't have to.**

Microgeneration

Bell Ingram Microgeneration is the first service of its kind for land owners, land managers, property developers, architects and local authority managers; offering independent advice on all types of small-scale renewable energy projects and associated government incentives.



Bell Ingram creates bespoke microgeneration strategies for clients of all sizes. We can help you introduce:

- Insulation and draft-proofing
- Heat recovery ventilation and low energy lighting
- High efficiency gas and oil boilers and improved control systems
- Biomass (wood chips, pellets, logs, grain, straw)
- Heat pumps (ground, air or water source)
- Solar (thermal or photovoltaic)
- Micro-hydro
- Small-scale wind

The suitability of these systems is very site-sensitive so we look at each location carefully to determine the best strategy, then help you implement it so you can start to reap the benefits green energy offers.

Our Microgeneration service offers:

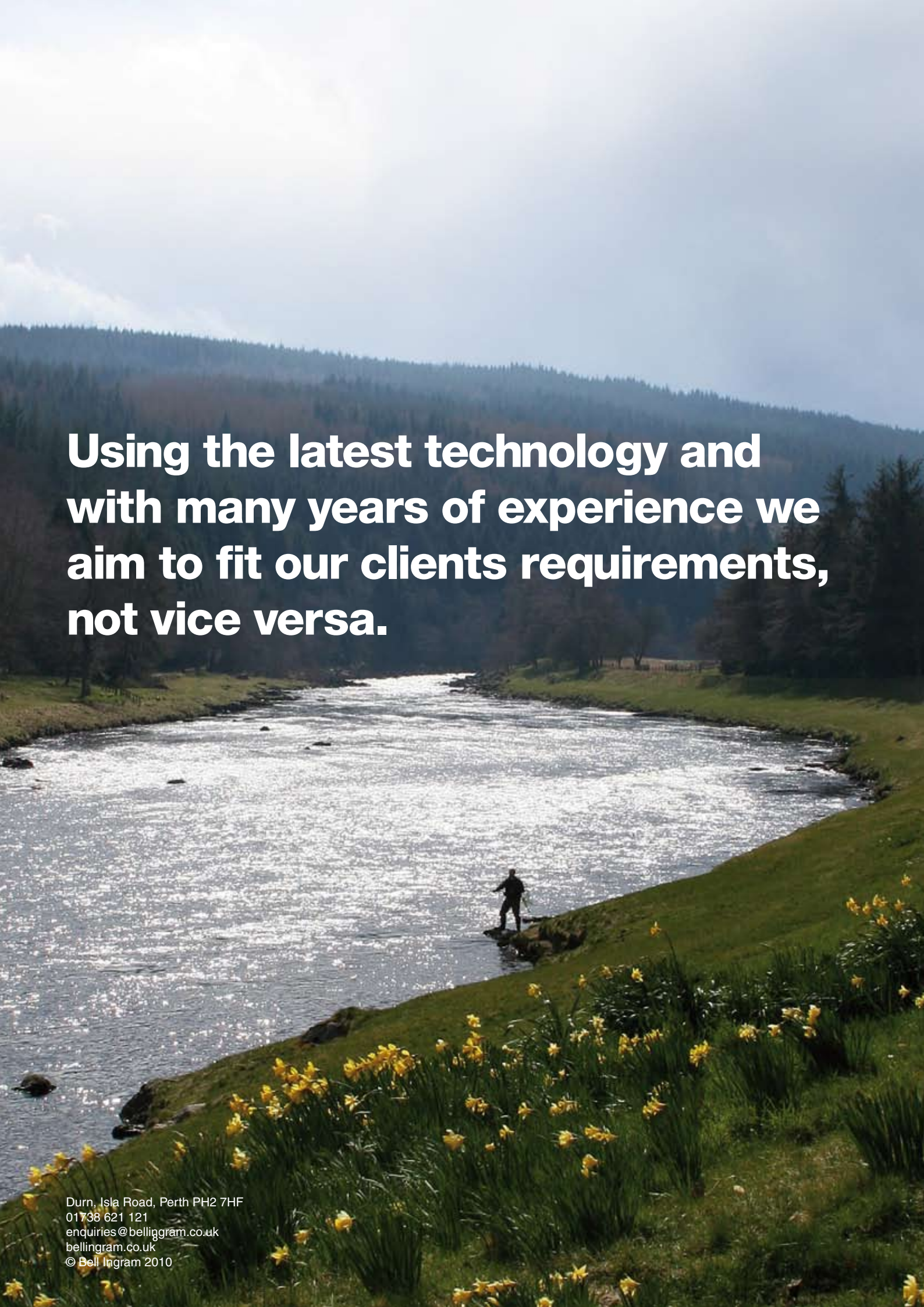
Independent and un-biased advice on all small-scale renewable energy projects ensuring optimum payback on micro hydro, micro wind, heat pump, wood and other biomass heating, solar thermal and photovoltaic (PV), biogas, biodiesel, community heating and combined heat & power (CHP).

Specialist advice on all aspects of building-scale sustainable energy systems, including heating, lighting, ventilation, insulation, heat recovery, rainwater collection, passive solar, glazing and sustainable materials.

Advice and support for applications to grant schemes and financial support, such as Feed-in Tariffs (FiTs) and the Renewable Heat Incentive (RHI) and project management of building-scale renewable energy systems.

It is now possible to start making changes that don't cost the earth

It's your renewable energy – use it or lose it



**Using the latest technology and
with many years of experience we
aim to fit our clients requirements,
not vice versa.**