



acorus®

Planning.  
Design.  
Property.



# We are a One Stop Shop

Acorus Rural Property Services has been established since 2002. Our services include planning consultancy, architectural and design services, project management and property sales.

We are one of the few companies that can offer a 'one stop shop' service from inception to completion and eventual sale.

We operate nationally from two strategic offices and a number of smaller satellite offices. We provide a local service and benefit from a wealth of local knowledge. In addition, we have strong relationships with Local Authorities and associated stakeholders.

Our customer type varies from :

- Farmer/Grower
- Private Landowners
- Government (e.g. DEFRA, County Councils, Local Planning Authorities)
- Corporate Bodies (e.g. Waterways authorities, Utility companies, Universities)

As Chartered Surveyors, we are regulated by the Royal Institution of Chartered Surveyors (RICS) rules of conduct, which promote and enforce the highest professional standards.

**acorus.co.uk**  
**0345 340 5215**



**us**







Rural

Property

Services



# Planning Consultancy

Acorus provides planning and property consultancy to a considerable range of rural businesses, private individuals and public bodies. Management of the planning application from initial application through to determination is important and Acorus will ensure that the potential for planning success is maximised.

## Our services include :-

- Planning applications
- Permitted development rights prior approvals and notifications
- Planning appeals
- Enforcement notices
- Certificates of lawfulness
- Removal of occupancy conditions
- Environmental impact assessments

## Examples of our work :-

- New dwellings
- Barn conversions
- New agricultural buildings
- Diversification projects
- Equestrian related developments
- Removal of restrictive conditions
- Renewable energy schemes







# Architectural Services

Acorus benefits from an in house team of architects and designers who work closely with our planning consultants.

The majority of planning applications will require plans to detail the proposal. These plans need to show what the development will look like and how it will work. The provision of clear plans is a benefit to the applicant and the Local Planning Authorities to help aid a successful outcome.

Our particular expertise includes :-

- Building conversions
- Dwellings & domestic design
- Commercial/agricultural buildings
- Farm shops, leisure and tourism
- Equine related development
- Other forms of farm diversification

Our services cover:-

- Initial discussions and advice
- Scheme design & production of planning drawings
- 2D & 3D illustrations
- Construction drawings & building Regulations
- Tender and technical evaluation
- Project management & contract Administration
- Health and safety & construction design and management regulations (CDM)

# Building Regulations

There are various stages when undertaking a project to keep in mind. Prior to starting building regulations will be required for most developments following planning consent, particularly for residential developments such as barn conversions and new dwellings, as well as commercial developments. Acorus has extensive knowledge and experience from securing planning approval, through the building regulation stage and beyond.

Building Regulations are concerned with making sure a building is safe to live in or work in and in meeting government targets for the use of resources.

To satisfy Building Regulations drawings are generally developed to demonstrate that the building meets certain conditions.

For example :-

- Structural
- Thermal
- Fire
- Drainage

Building Regulations need approval by a Building Inspector prior to the commencement of work. The building then needs to be constructed in line with the standards as set out and approved, often involving inspections at the appropriate stages. Acorus can assist with the Building Regulation process.







# Construction Details

Once you have gained planning consent and building regulations approval, the project can start to become a reality.

With our in-house experience and expertise, we can assist with the next steps and help guide you through the building process.

As designers we work to eliminate, reduce or control foreseeable risks that may arise during construction work, or in relation to the future use and maintenance of the building. This helps achieve the best possible building to meet the client's needs.

**When consents have been obtained it is important to produce :-**

A detailed set of construction drawings to:

- enable a contractor to price the works;
- order the appropriate materials;
- build the proposal without any ambiguity.

Construction drawings will detail specific construction methods, specify materials and standards of work. A bespoke written specification will assist in ensuring that the contract details, materials and quality standards can be maintained throughout the construction period.





# Professional Services

## AGRICULTURAL IMPACT ASSESSMENTS

An agricultural impact assessment may be required if you are planning on developing a non-agricultural development on agricultural land. This is to identify and assess possible impacts on the agricultural system, surrounding farmland and farm operations. Our specialist consultants can advise whether this assessment is necessary and on the best practices for mitigating the potential impacts on the surrounding area.

## ENVIRONMENTAL IMPACT ASSESSMENTS

These are to protect the environment, identify environmental risk factors & ensure that the local planning authority is aware of any associated impacts and take these into account as part of the decision making process.

## LAND & ESTATE MANAGEMENT

Acorus can provide high levels of expertise in various aspects for agricultural & commercial rural clients.

For example :

- Buying or selling of farmland
- Development of buildings to offices
- Industrial units or housing estates
- Diversification projects

## ROAD SCHEMES

Schemes for developments & infrastructure for transport networks.

Our services include :-

- Planning and design
- Environmental & technical surveys
- Reports of condition
- Identification of landowners for compulsory purchase
- Assistance with the acquisition of permanent & temporary rights

Acorus can also assist with :-

- The settlement of compensation claims & dispute resolution
- Landowner liaison services
- Protection of farmland drainage
- Environmental impact assessment



# Property Sales

Once you have gained planning permission, you can either develop the project or sell it. Our property sales department can help you with this.

We are much more than just Estate Agents, we have the necessary experience and resources to advise on and to implement asset value maximisation prior to sale. Our expertise in solving problems for buyers and sellers has often been critical to many sales. We are also on hand to advise on the acquisition of land and property across England.

## Example of our selling history:-

- Agricultural land & farmsteads
- Land and buildings with existing planning approval
- Land and buildings with potential for gaining a planning permission
- Agricultural dwellings with occupancy conditions
- Rural dwellings
- Equestrian sites



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**SOLD**

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Acorus is an independent and reputable firm of Chartered Surveyors and Rural Planning and Design Consultants providing rural property services across the UK from strategically located offices. Our comprehensive services range from Planning Consultancy, Architectural Services, Project Management and Property Sales.

