

Harris & Birt

Chartered Surveyors & Estate Agents



HARRIS & BIRT

harrisbirt.co.uk

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Welcome to Harris & Birt

We offer professional expertise throughout the residential, commercial and rural property industry across South Wales.

Our extensive local knowledge has allowed us to develop into one of Wales' leading practices of Chartered Surveyors and Estate Agents, with staff providing over 100 years of combined experience, operating from prominent and stylish offices located in Cowbridge and Cardiff.

Our dedication to the highest standards of service remains a timeless commitment to each and every one of our clients, with our proactive nature, alongside our personal service we provide each and every client with a bespoke, tailor made service.

As a Royal Institution of Chartered Surveyors (RICS) regulated firm, we adhere to all industry legal and standard requirements, giving all our clients peace of mind, that they are in professional hands.



Richard Harris BSc (Hons) MRICS
Director



David Lakin BA AssocRICS
Director

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Fully Accredited and Regulated by:



Members of:



Residential Sales

Quality Service based on Traditional Values

Both financially and emotionally, home ownership is one of life's most meaningful investments.

However many times you have moved, and irrespective of the type of property involved, buying and selling can be fraught with difficulty. Our staff have a real depth of experience across a broad range of residential, commercial and rural property transactions. We know the opportunities and pitfalls and will sympathetically guide you through the process to help you get the best possible results with minimal stress.

As Chartered Surveyors, we abide by the rules and regulations laid down by the Royal Institution of Chartered Surveyors (RICS), so you can be sure that the sale of your home is in very safe hands.

We are the leading Estate Agent in the Vale of Glamorgan for RAN (Relocation Agent Network), which means that we can assist and provide you nationally with trusted advice on the up and coming areas, school catchments, local shops and restaurants of real world commuting. This national network of hand-picked relocation Agents work together to deliver expert advice whatever your budget or location.



The Pound, St. Nicholas



Winterfell, Pen Y Fai

Our Client Testimonials:

"First class service from the start, good knowledge of the market, closest valuation to actual selling price (we had three valuations done), good objective feedback from every viewing. We felt that the team supported us through the process making it stress free and a fast outcome. Nothing was too much trouble for them to listen to and to resolve. Thank you for a smooth sale of our property."

Janet & Ronnie

"From the moment we placed our property with Harris & Birt the service has been phenomenal. They always did what they said they would do and consistently followed up on viewings keeping us informed continually through the process. I would have no hesitation in recommending them as an excellent company to deal with and excellent staff always polite and courteous and nothing was ever too much trouble. Well done."

Sean

"Harris & Birt provided an excellent professional service and during our search for the right property, were proactive in supplying a quantity of potential viewings. All during a difficult period which limited normal practices of viewing. Highly recommend."

James

"In Extraordinary times, we were fortunate to have extraordinary estate agents. Positive, hardworking, personable and tenacious. The team and David L especially went above and beyond at every twist and turn. I have never written a review for an agent before but feel compelled to given the exceptional service we received. No review can do justice to the Cowbridge team. Thank you."

Rebecca



Eastleigh, Llandough



The Sheiling, Llancarfan



Cherry Tree House, Llantwit Major



Maerdy Newydd, Bonvilston



Brachdy Road, Cardiff



Riomar, Sigingstone



Tair Onen, Cowbridge



The Forge, Old St Mellons



The Green, Llancarfan

Our Residential Sales Team



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Ellie Williams
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Marketing

We offer imagination and innovation in our marketing strategy

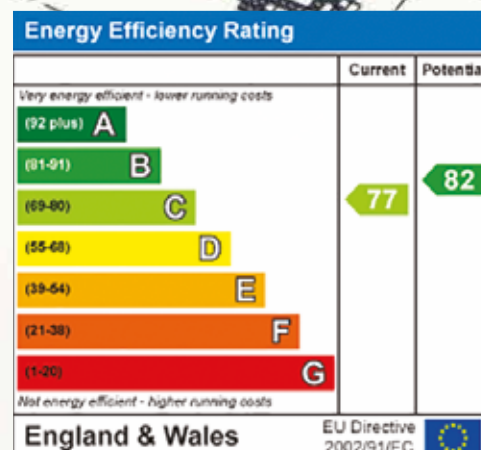
High quality, targeted marketing has become a vital step in achieving any property sale in today's competitive real estate market. We offer imagination and innovation in our marketing strategy, adding further value and opportunities to your property when it is needed most. Our various marketing platforms offer our clients the confidence that your home is seen by the right people, in the right place and at the right time, ensuring that your property is showcased correctly to appeal directly to suitable purchasers.

Our key objective is to ensure that we achieve a sale of your property. On instruction, our team conduct thorough inhouse client database searches, ensuring that the client's property is achieving the best coverage and marketing by contacting all prospective purchasers.

To ensure no process is missed, our team will arrange an Energy Performance Certificate (EPC), floorplan, photography, sales particulars, 3D virtual tour, 'For Sale' board and complete property viewings, all costs to be covered by ourselves.

Upon achieving a sale of the property, our specialist team will guide clients through the sales process, answering any questions you may have, while liaising with both seller and purchaser, ensuring a smooth transition period.

Once the sale has completed, our fee is deducted from the price achieved, meaning no upfront costs are to be paid which offers sellers peace of mind.





Our various marketing platforms offers our clients the confidence that your home is seen by the right people, in the right place and at the right time.

We offer our clients:

- Exposure to leading property portals including Rightmove and Zoopla.
- Direct advertising on social media channels.
- Eye catching sale brochure with high quality professional photography.
- "Matterport" 3D virtual property tour.
- Highly visible "For Sale" board.
- Prominent window display in our Cowbridge and Cardiff showrooms.
- Access to our extensive database of waiting buyers.
- 'List to Launch' sales method, where our staff proactively market your property before it goes live to the portals.
- Accompanied viewings six days a week and constructive feedback after every viewing.
- Professional and qualified negotiators working on your behalf with over 100 years experience within the team.
- Regular marketing updates.
- We offer on all new residential property instructions - free EPC, floor plan and 3D Matterport virtual reality tour.

Residential Lettings

Our long-established Residential Lettings Department handles a large number of properties across South Wales. We have a long-standing policy of managing only good quality and well-maintained properties which has earned us a high level of respect amongst our private Landlords and Contract Holders across South Wales. We strive to make renting your property easier for you by providing a full property management service.

We operate a "Full Management", "Part Management" or a "Finders Only" service, depending upon the Landlords requirements and we are registered by the RICS (Royal Institution of Chartered Surveyors) to operate a Rental Deposit Scheme.

We are a member of ARLA (Association of Residential Lettings Agents), which is the UK's foremost professional body for Letting Agents so Landlords can be assured they will receive the best management of their property. From the end of November 2016, all Agents and Landlords need to be registered and licensed (if conducting property management). Harris & Birt is committed to complying with the Housing (Wales) Act 2014 that has been set.

We offer landlords

- Comfort of looking after your property as if it were our own.
- Full property management service, part management service and contract holder find only service.
- Extensive referencing ensuring we secure the right tenant for you.
- Marketing strategy; full exposure on leading property portals including Rightmove, Zoopla, Relocation Agent Network and all social media platforms.
- Eye catching "To Let" boards.
- Regular marketing updates and communication.
- Accompanied viewings six days per week with constructive feedback from every viewing.
- Professional, skilled and Rent Smart Wales accredited negotiators working on your behalf.
- Competitive fees.
- Secure deposit scheme through the DPS.

We offer tenants

- High level of service and properties.
- Professional, skilled and Rent Smart Wales accredited negotiators advising you through the process.
- Fully accredited and qualified maintenance contractors.
- Deposit scheme through the DPS (Deposit Protection Service).





LET

Cowbridge



LET

Flemingston



LET

Cowbridge



LET

Creigiau



LET

St Nicholas



LET

Rhoose

Our Lettings Team



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Director
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Martine Harris MRICS FARLA
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Lauren James
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Our Client Testimonials:

"Excellent service from Harris and Birt. This is our first time letting a property. Martine Harris and her team are very friendly knowledgeable and professional. They helped us with every step of the letting process and are now managing the property for us. We are very happy with their continued service and would highly recommend them".

Gareth

"After a bad experience letting my property through a different agent, I instructed Harris And Birt to manage it. What a difference!! Martine is very professional and her communication with myself and the tenants is superb! More proactive, than reactive, and that gives peace of mind. Excellent service so far!"

Giorgia

"I have two rental properties with Harris & Birt. The service provided by Martine and her team is friendly, knowledgeable and highly professional. I have had dealings with other rental agencies over the years and the service provided by Harris and Birt is beyond 5* rating from start to finish. Martine kept me updated throughout the whole rental process and was very prompt with her communication. The attention to detail from Martine is fantastic. The team found tenants, for both of my properties, very quickly and the tenants in both properties are brilliant. I highly recommend Harris & Birt".

Carys

"We have been a landlord with Harris & Birt for over 10 years and are extremely happy with the professional management of our property. The team are very efficient, friendly and approachable and we recommend their services".

Helen

New Homes



Plas Dorlan, Cowbridge

New homes are exceptionally popular by offering owners peace of mind with warranty and guarantees, plus the advantage of creating your own design and putting your own stamp on your brand new home.

We are proud to work with local, regional and national house-builders to bring forward high quality developments of New Homes.

We instructed the team to sell our first property development project at Channel View in Barry and were delighted with the professional service provided by David and his team. From marketing the properties, arranging open viewings and securing the sale of the properties the service was first class. We look forward to working with the team on future developments.

Oakwater Developments



We offer a range of development services;

Feasibility Studies and Sales Reports

We are able to examine the current price per square foot in a postcode area based on development type (i.e apartment / House etc) and advise on potential premiums and the developments GDV, which is necessary when calculating Section 106 Contributions.

Branding Concepts through to CGI

Our in house design team have the ability to brand your development to make it stand out from the competition. The external partners we work with are able to bring the concept to life via CGI and 3D modelling right through to our Matterport virtual reality walk throughs.

Launch Events / Site Viewings

We aim to create a buzz about every development we work with by making sure it is seen with the right exposure and carry out site updates as well as site viewings to encourage early reservations.

Social Media Marketing

We actively target areas of the UK to attract external investment as well as capturing the current migration of buyers coming into the specific area. Site video updates and consistent posts build momentum for any site we market.

Marketing

Marketing material will include:
Host brochure and floor plan
Website promotion and internal Microsite.
3D Matterport tour.
Local and National internet and print advertising
Professional drone/mast photography.

Advertising

We will advertise on the national portals such as Rightmove, Zoopla and Primelocation as well as our own website. We also offer internal microsite development for each client should you require it. Harris & Birt can advertise in key local and national newspapers, magazines and publications which will attract the right buyer that you are looking for and we can negotiate favourable rates on your behalf.

Our New Homes Team



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We have seen a huge lift in niche developers marketing their prestigious new homes with us.

We work on a variety of scales with numerous developers and builders, from single unit new build sales, sites of up to 10-20 properties to assisting national housebuilders in the local area to find willing buyers.

We have created a bespoke marketing package that allows developers to work with us right from the offset carrying out feasibility studies with them, helping architects with designs that are more saleable and most importantly finding buyers willing to reserve plots.

We have the huge benefit of our experienced and knowledgeable team in house, and this means that each lead is followed through from start to finish and the buyer journey is an easy one, especially with the nature of these bespoke developments.

We are delighted to confirm we have developments in place for 2024 and are working hard with clients to have release of further new homes within the local area across this year and into 2025.

New Developments



Bay View, Penarth



Dan-Y-Graig, Cowbridge



Woodland Grove, Caerphilly



Plas Dorlan, Cowbridge

Past Developments



Domus, Eastgate, Cowbridge



Channel View, Barry



St David's Meadow, Calwinston

Commercial



With our longstanding and extensive knowledge of the Commercial property market in South Wales, we are well placed to provide specialist advice on all aspects of residential, commercial, medical, and agricultural professional property services:

We offer

- Strategic Investment Advice.
- Advice on Residential and Commercial Development.
- Rent Reviews and Lease Renewals.
- Landlord and Tenant matters.
- Property investment and management.
- Valuation Reports for all purposes.
- Property Management.
- Compulsory Purchase and Compensation.
- Promotion of land with development potential.
- Easements, Wayleaves and Rights of Way.
- Telecommunications masts.
- Development clawback and restrictive covenants.
- Wind turbines and Solar Energy schemes.

If you have any of the above or any additional property related issues, please call our team.



Our Commercial Team



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Moira John
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Pentregwyn Farm, Brecon

We pride ourselves in supporting the rural and agricultural community across South Wales with a range of rural property services. Since 2012, we have developed a proven relationship with a wide network of farmers and land owners, offering opportunities and solutions to all land matters. With a wealth of experience within the rural surveying industry, our team will be able to offer accountable advice from expert rural property estate agents.

Land and Farm Agency

With over 100 years combined experience, we specialise in the sale of a comprehensive range of rural property. Our dedicated farms and land agency team have experience in all types of rural property. From commercial farms, smallholdings and estates; to paddocks, equestrian properties and development land. Our experience within the industry ensures that our clients achieve the best advice and outcome possible.

Why Sell with Us?

- Extensive database of buyers and contacts for full marketing campaigns and off market sales.
- Your property will feature on the leading property portals including Rightmove, UK Land & Farms, Zoopla, Relocation Agent Network and our own website.
- Advertisements in local, regional and national press.
- High quality sales brochures with professional photography and detailed digital plans/maps.
- A bespoke fully budgeted marketing campaign to suit your property.
- In-house equestrian, country house, new homes and development agents to advise on all aspects of your property.
- Experienced land managers, letting agents and planning experts to provide pre and after sale service.
- Our agents are RICS accredited

Valuation Services

Our highly experienced professional services team can advise on a wide range of property matters to both private and public sector clients across all areas of land and property.

All of our experienced valuers are qualified Chartered Surveyors accredited by the Royal Institute of Chartered Surveyors (RICS) as Registered Valuers. Our expertise enables us to be instructed by a Single Joint Expert or a Party Appointed Expert to provide advice to a Court of Tribunal.

We provide professional valuations of all kinds of property for all purposes.

Property types include:

- Farms, land and buildings.
- Rural estates, equestrian and country houses.
- Residential property.
- Commercial and industrial premises.
- Investment property portfolios.

All of our valuations comply with the following legislation and professional standards:

- RICS Valuation Standards 2020 (the Red Book) and Practice Statements.
- International Property Reporting Standards (IPRS).
- Inheritance Tax Act 1984.
- Taxation of Chargeable Gains Act 1982.
- Civil Procedure Rules.
- RICS Practice Statement: Surveyors acting as expert witnesses.
- Charities Act 2011 and Qualified Surveyor Regulations 1990.
- RICS Code of Measuring Practice.

Wayleaves, Easements and Compulsory Purchase

Whilst many service providers benefit from legal rights of access onto private land, they are required to compensate the landowner or tenant and are required to pay an agent to act on their behalf. We regularly negotiate with statutory undertakers for the installation, repair, replacement and maintenance of pipelines, cables and fixtures. All providers are obliged to pay compensation and disturbance in accordance with the relevant legislation.

We deal with:

- Telecommunication companies.
- Welsh Water.
- Western Power.
- Wales & West Utilities.
- Highways Agency.
- Network Rail.
- National Resources Wales.
- Local Authorities.
- Oil Companies.

Whether you need to negotiate rent, damage compensation, acquisition of land we have the experience to ensure you receive a maximum pay out at no cost to you.

Renewable Energy

Renewable energy is fast becoming a lucrative opportunity for landowners. We are leading specialists offering advice on all aspects of renewable energy opportunities. We have been successful in advising landowners enabling development of over 76mw of renewable energy generation across South Wales.

We consider it is important to present a client with more than one choice of developer to undertake the renewables project, to ensure that the parties can trust each other and work towards a mutually beneficial goal. Landowners should factor not just the short term income benefits, but what implications a scheme may have on Inheritance Tax Planning and Capital Gains Tax.

If you are exploring renewable energy development and would like more information, please contact a member of our team.



Our Rural Team



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Land - Brecon

Surveys



We have a team of fully qualified Chartered Surveyors and RICS Registered Valuers offering a range of Valuation and Survey services across a variety of property types.

We offer:-

- RICS Homebuyers Survey (Level 2 Homebuyers Survey).
- Help to Buy Wales Valuations.
- Residential Valuations.
- Commercial Valuations.
- Agricultural Valuations.
- Medical Centre and Surgery Valuations.

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