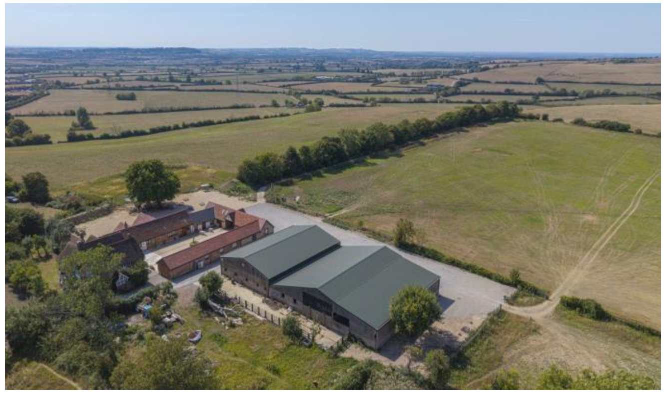
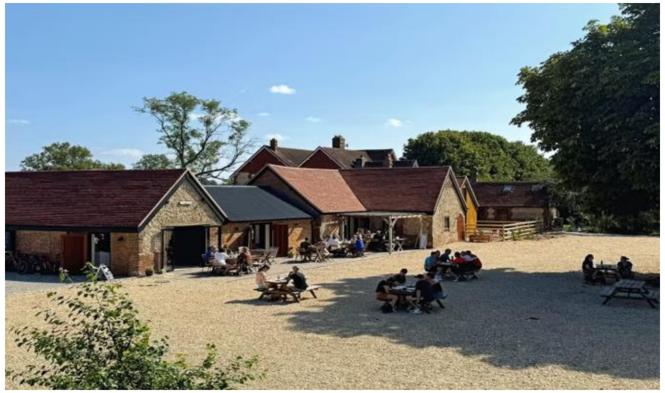
Dudley Peverill
ASSOCIATES

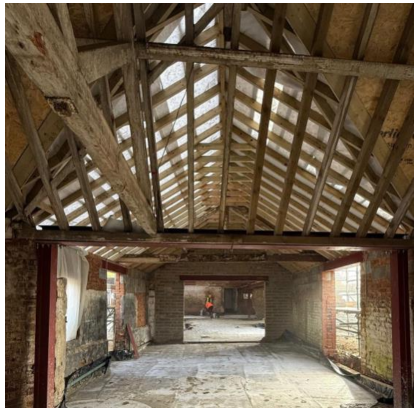
CLIENT STORIES

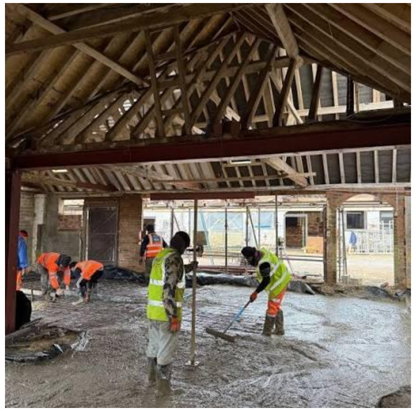
Real Farms,
Real Results.

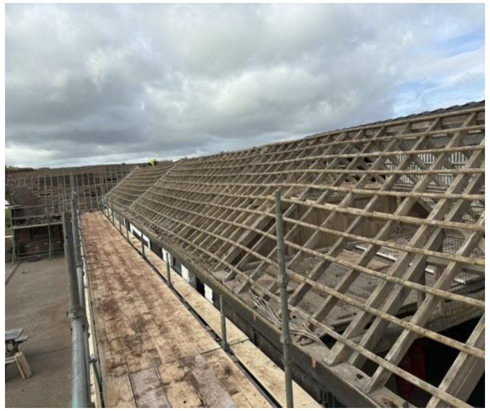
Rural Project Consultancy · Funding & Finance · Construction Project Management

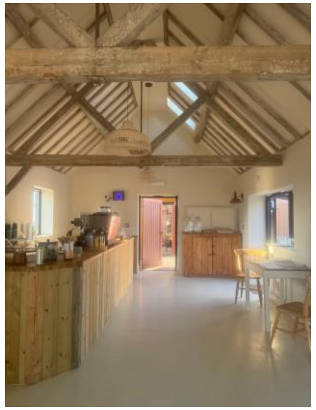


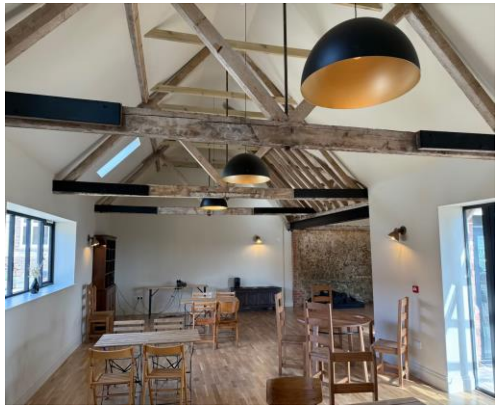


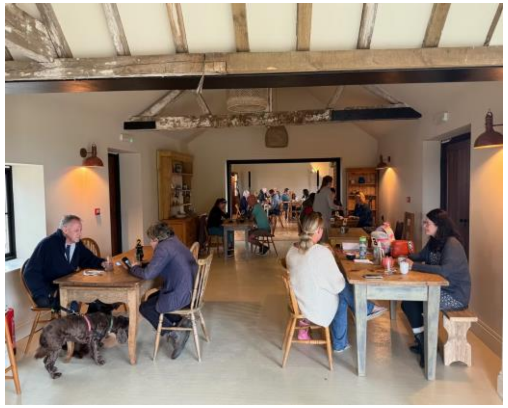












PITCHCOTT FARM- RURAL WELLNESS HUB AND CAFÉ

A 160-acre grassland holding with a disused Victorian stable yard, farmhouse and two adjoining concrete-framed barns. Beyond modest grazing and camping income and occasional short-term farmhouse lets, the site's real potential had gone largely untapped.

THE STORY

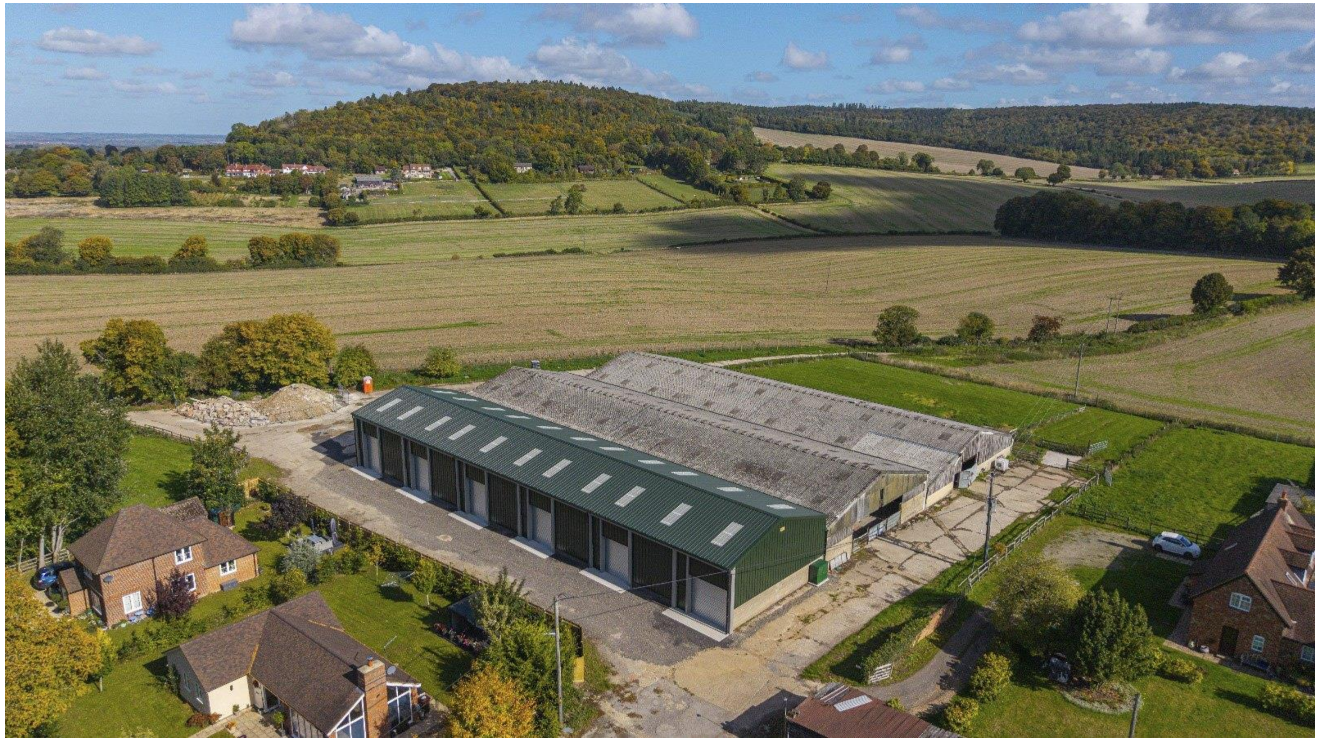
We were appointed to bring strategic clarity and momentum to the site. Starting with an Estate Masterplan, we set out a phased strategy balancing the client's ambition, a vibrant rural hub built around wellbeing and nature connectivity, against the practical realities of finance, delivery, and long-term operation. The project required robust business case development and financial modelling. The team secured £300k of grant funding via the Rural England Prosperity Fund (REPF) and bank finance via Oxbury Bank, structuring the investment so construction could be phased safely against tight grant deadlines.

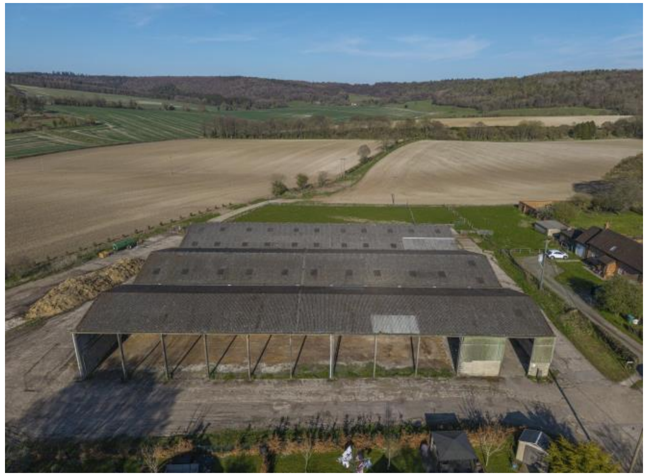
Throughout, we engaged local agents and businesses to pre-let concessionary units, reducing income risk before a spade went into the ground. Our team then carried the project through procurement and construction, restoring the Victorian courtyard, integrating new-build elements sensitively, and part-refurbishing the adjoining barns, project managing delivery against cost, time and quality to handover.

THE RESULT

The multifaceted site is now actively trading, generating returns and growth in line with forecast. Pitchcott Farm is now a vibrant and active rural leisure hub, connecting patrons with the surrounding farm, and it's nature initiatives, whilst offering accommodation, locally sourced food and beverage provision.

£300,000 grant funding through the REPF and c.£800,000 Oxbury Bank loan secured through comprehensive business planning and financial modelling





GREENBELT ESTATE FARMYARD REDEVELOPMENT

Development of 1 of 3 concrete frame agricultural buildings, as phase 1 of the site masterplan, on a 750 acre farming estate in the Buckinghamshire Greenbelt and Chiltern National Landscape.

THE STORY

The client had a series of redundant farm buildings situated at the heart of the farming estate, heavily constrained by Greenbelt, National Landscape, National Trail and residential use proximity.

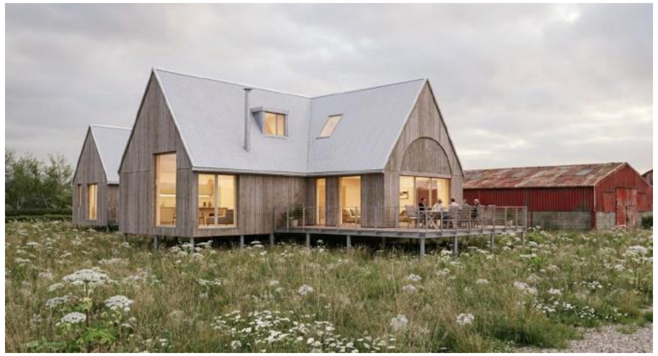
Through estate masterplanning, and further feasibility analysis, our team determined a risk adjusted and deliverable planning route to re-purpose the buildings into commercial use, specifically B8 storage and distribution, due to residential sensitivities and client preference.

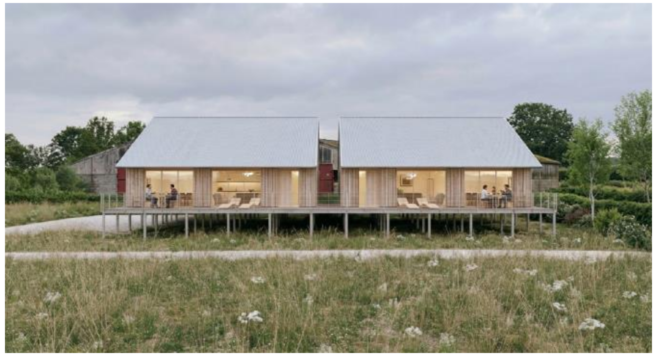
Once strategic and feasibility analysis work was complete and displayed clear commercial benefit to carrying out the project, our team acquired planning permission, carried out procurement and project management, to complete on phase 1 of the development of the farmyard complex. We are now working with the client on phases 2 and 3 to expand and improve on the commercial income to the holding.

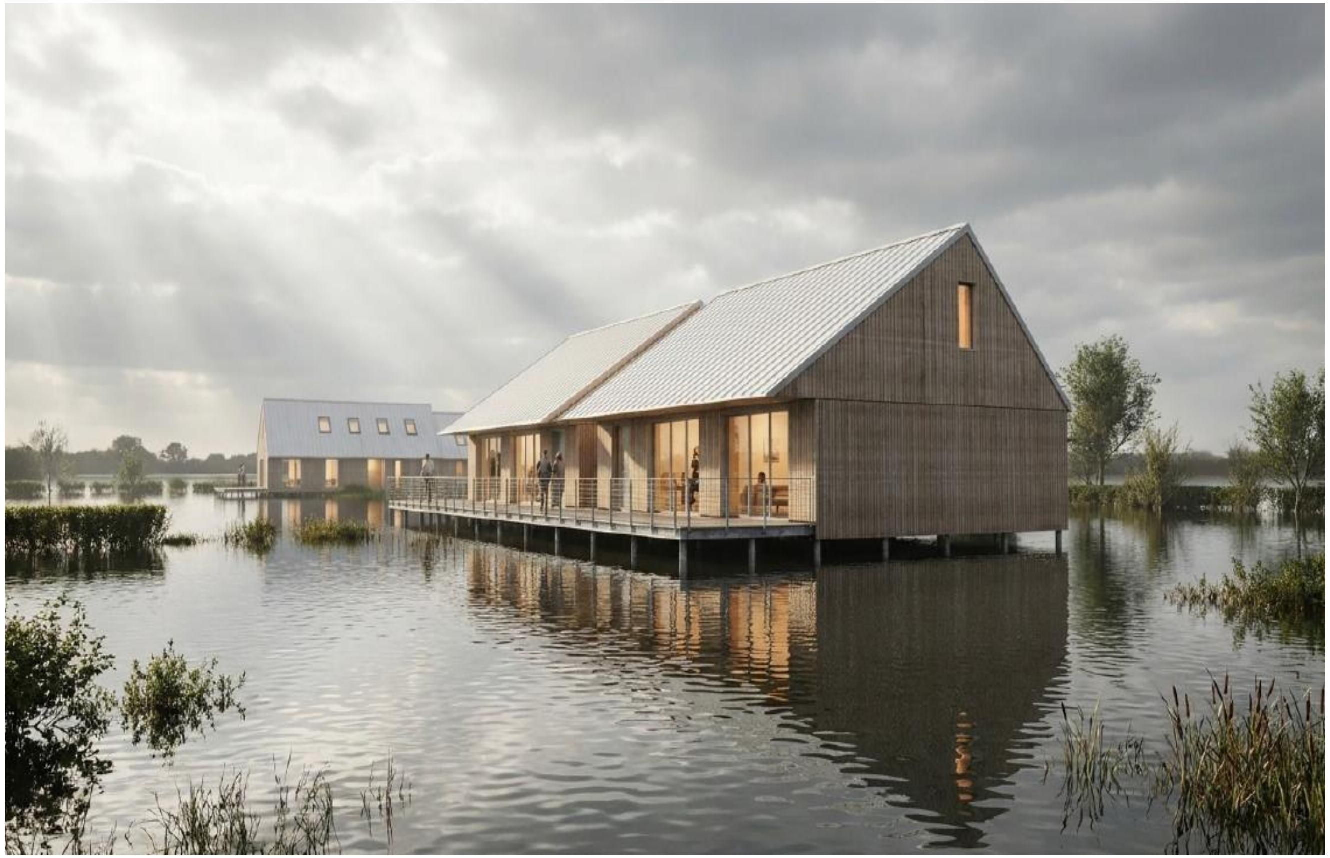
THE RESULT

The farm now boasts a consented, developed and operational state of the art storage facility, comprising 6 units, generating strong returns of c.12%, and a significant capital value increase.

Furthermore, the principle of commercial use on this constrained site is now demonstrated, and opens the door to further diversification, proving the strategic intent of this project.







YEW TREE FARM – ECO-TOURISM RETREAT

After purchasing the farm, the client sought ways to create additional income from the redundant farm buildings and 30 acres of land, heavily constrained by flood zone 2 & 3, and restrictive highway access.

THE STORY

Estate masterplanning gave the client a holistic route to unlocking value from both the land and the buildings.

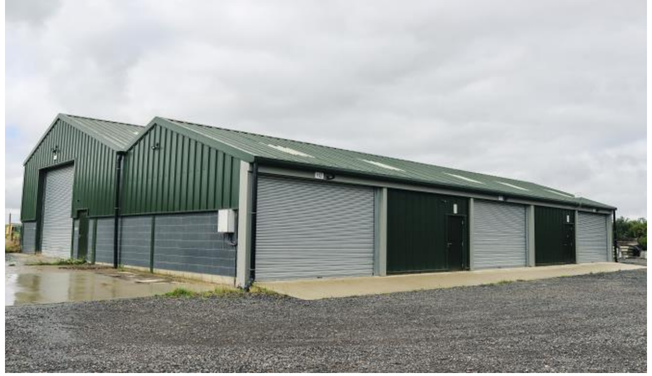
The priority was alleviating the constraints that would ordinarily prohibit development in the farmyard. Maximising Class Q was central: prior approval across the qualifying buildings established a lawful residential fallback, which then carried weight as a material consideration in the full applications, allowing a properly designed residential scheme to be consented in the flood zone.

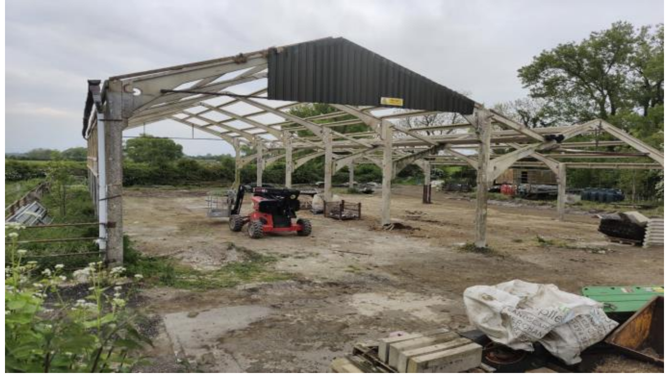
In parallel, lower capex income was identified, most notably entering land into a Biodiversity Net Gain scheme for up-front capital and 30 year revenue. This early income enables further diversification and underpins the finance strategy for the building redevelopments, which are being brought forward in phases as nature-based holiday accommodation.

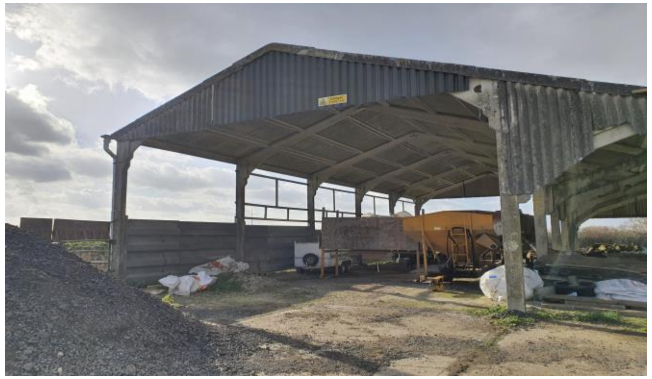
THE RESULT

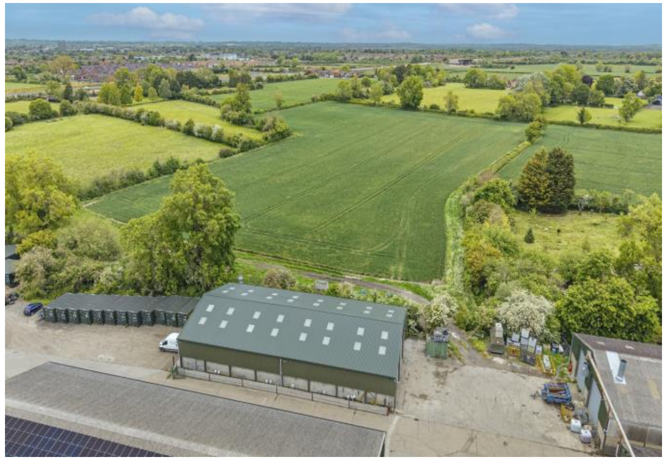
Biodiversity Net Gain habitat management plan credits now being marketed, returning the client £1.18m over 30-years, a significantly higher land-based revenue than alternative farming or SFI-based income.

Two Class Q fallback positions for the development of a new flood-resilient primary residence, and three eco-tourism holiday lets (one 1-bed and 2 3-bed). Submission of full planning for replacement flood-resilient dwellings (see visualisations).









25,000FT2 FARM TO COMMERCIAL USE REDEVELOPMENT

After a clients farm business restructuring, we were tasked with increasing passive rental income to the business through under-utilised farmyard assets, enabling greater diversified income and allowing the client to continue to focus on the farming enterprises.

THE STORY

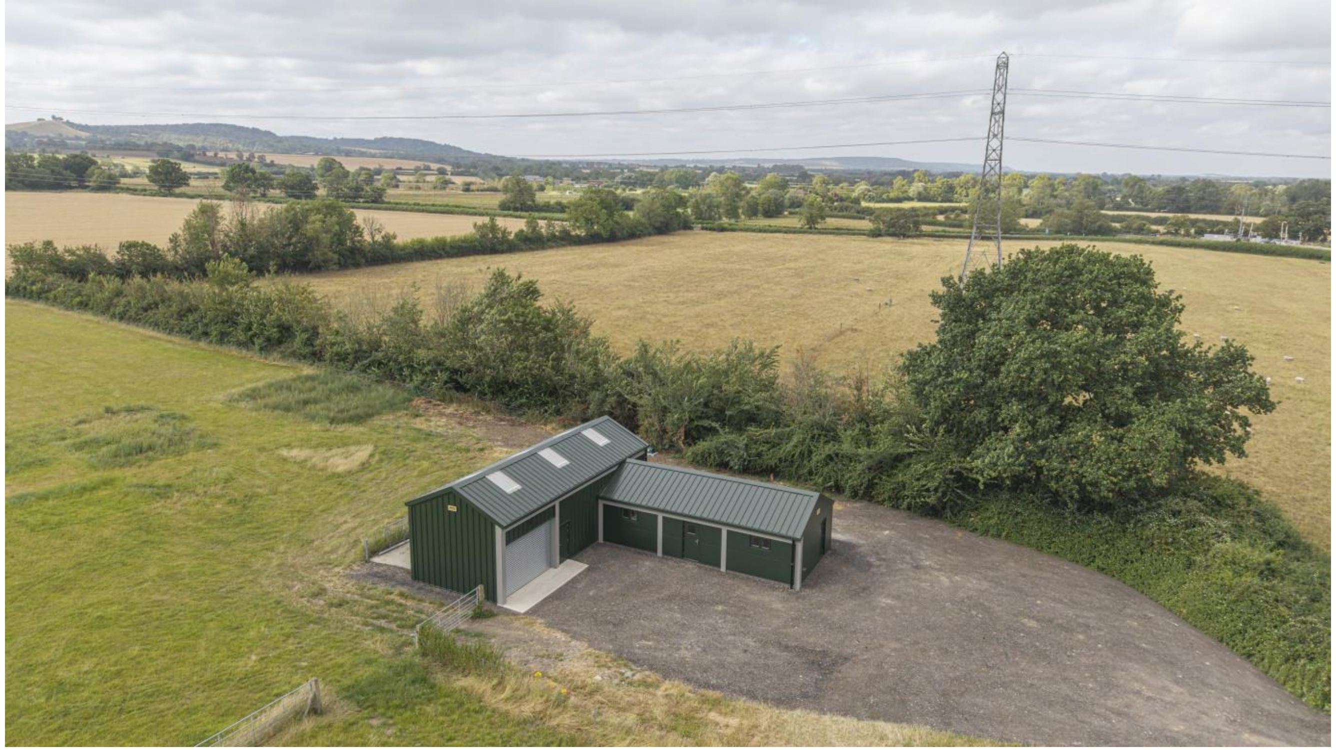
We outlined three under-utilised agricultural sheds to be redeveloped to commercial, light industrial and business uses. Demand for these uses in the area are high and tight conversion costs presented strong yields. Due to significant construction, redevelopment proved much more cost effective than new build development elsewhere on site. Additionally, permitted development rights, such as Class R were used to quickly and cheaply change the use of some of the built form, and act as fallback positions, reducing planning risk.

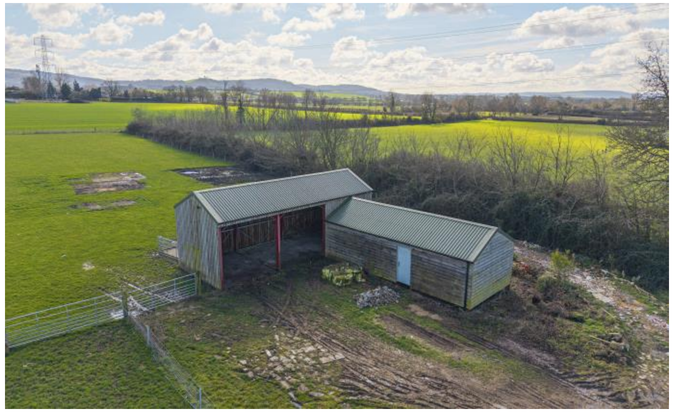
The scheme needed to remain cognizant of remaining agricultural operations. Access and separate zonal areas were needed to prevent conflict between enterprises.

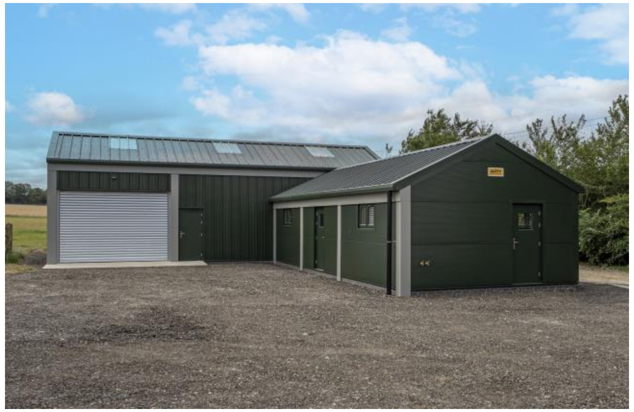
The team carried out feasibility assessments of each building individually prior to submitting for planning, to ensure minimal risk of abortive cost. Procurement and project management were undertaken to ensure successful time, cost and quality buildout metrics.

THE RESULT

The Client is achieving 18% return on investment across the three barns, and was able to mostly cashflow finance the development works by phasing the developments appropriately, and using pre-let agreements to allow for instant returns. The principle of commercial use on site, and proven demand has allowed us to acquire consent for a new build 6,000ft2 B2 light industrial building for our next phase of works.







AGRICULTURAL BARN REDEVELOPMENT

A client's redundant livestock building in an outlying parcel. A tenant who had outgrown their space. Bringing these together turned an idle asset into low-risk, long-term income from a modest outlay, proof that the smallest buildings on an estate can work hard for it.

THE STORY

Through an existing client relationship and having outlined the building as a potential opportunity throughout the masterplanning process, the client advised our team that an existing tenant was seeking more space, providing a pre-let opportunity for the conversion of this barn.

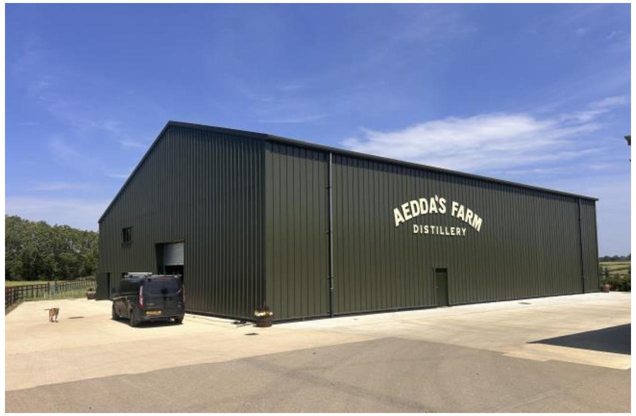
The team set out a feasibility analysis to determine build value and whether an acceptable return on investment could be made with this particular barn, whilst allowing for competitive rental rates (£/m2/ft2).

Once a robust return could be demonstrated, the team carried out an initial Class R application (<150m2) to develop a fallback position, and a subsequent full planning application, to allow for the complete redevelopment of the structure, into what is now an attractive rural Class E use unit.

THE RESULT

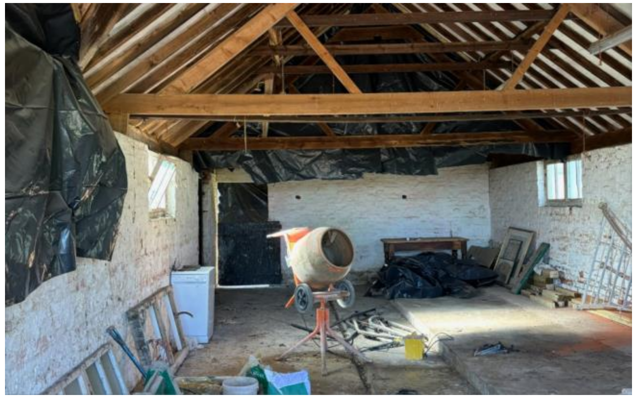
The unit now provides a respectable 12.7% return on investment, with a scoped indicative capital value of c.£285,000, proving that even small buildings can generate strong returns.

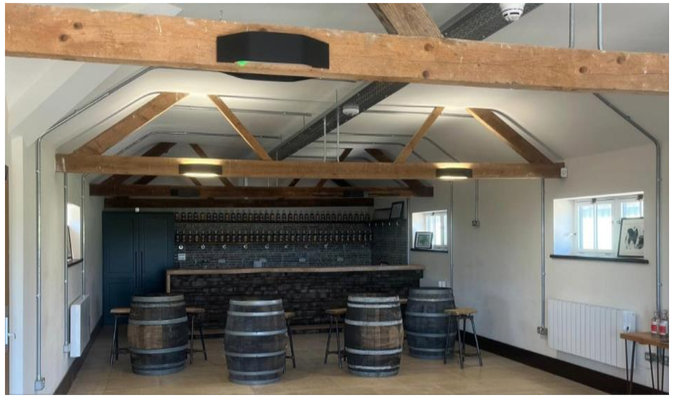
The tenant moved in immediately, having agreed terms prior to construction.




BEFORE CONCEPT

DESIGN CGI AFTER CONCEPT





AEDDA'S FARM DISTILLERY

One of our longest-standing clients, having already moved toward regenerative farming and renewables, wanted to go further: a £3m distillery investment that utilises cereals and fruit grown on the farm itself.

THE STORY

We began with an Estate Masterplan to place the client's aspiration of a distillery in the context of the wider holding, before moving into feasibility, budgeting and financial modelling for the complex enterprise, and a suitable joint venture partnership, which we worked with the client's legal team to structure. Initial phases included the planting of a 12-acre orchard, to supply the distillery at maturation, and grant applications, to help reduce net capex of this privately funded project.

As the project grew in complexity, our team assembled and coordinated a specialist project team spanning planners, ecologists, transport consultants, to designers, and M&E engineers.

The team managed the planning and HMRC licencing process for the enterprise. Procurement and full project management was carried out to develop the new build distillery and re-use of redundant buildings into a cask cooperage and visitor centre.

THE RESULT

A now operational landmark farm distillery is open for business, utilising on farm produce to sell a variety of alcoholic products, including casking of English Whisky in B2B and B2C markets. The enterprise also hosts tours, growing the brand and increasing revenue.

Throughout the project, the team acquired c.£300,000 of capital grant income through Farming Transformation Fund (FTF) Added Value theme and the Rural England Prosperity Fund (REPF).

Dudley Peverill
ASSOCIATES

LET'S TALK

Have a conversation *with us*

If you are a landowner, or represent a landowning client, and are in need of specialist rural project advice, we would welcome an initial conversation to explore how we can best add value.

GET IN TOUCH

info@dudleypeverill.co.uk   dudleypeverill.co.uk