



**Tod
Anstee**

Rural & Estates

Enhancing the future of rural services,
providing a bespoke, client-led approach.

Welcome

We work with *independents*,
and *institutions*, including
Estates, Family Trusts and *Charities*.

From commercial to residential, we understand the complexities that can accompany rural land and property.

We help our clients from consultancy, planning and marketing, to full management of services.

Providing a sensitive, client-led approach, our team, along with our trusted consultancy partners, assist with all aspects of land and property management.



We work with you, considering every angle of your business to provide a balanced solution tailored to your needs.

At Tod Anstee, we have the capability to provide our clients with a dedicated property manager to seamlessly help protect your assets and manage your portfolio with support, 24-hours a day.

We look after *everyone*.

We understand that a positive living experience is key to maintaining long-term relationships and ensuring satisfaction for all parties involved.

That's why we go beyond just meeting client needs by offering prompt, professional support to tenants, addressing concerns quickly, and ensuring that, your property and their homes are well-maintained.

Long-term tenants create stability, build community, and ensure mutual growth for everyone involved.

"Once again, I'd just like to say... the level of service at which you operate is outstanding!"

Jo A

"I've rented properties for 25 years previous to this and I'm simply blown away by my experience as a result of the continued first class service and support that has been given.

Lorraine C.

In the process of renting a property, I'd communicated with many letting agents and I definitely started to feel like a rabbit in headlights! I then met Nicki and communicated with Kristina at Tod Anstee, they made the process as stress free as possible. Really lovely, human people. Would definitely recommend!

Jennifer W.

Hugely impressive team at Tod Anstee. Listened to what we wanted and delivered in a tricky market place...we very much look forward to dealing with you in the future.

Henry F.



It's not about a client
and a service, it's
about a *partnership*:
that's the Tod Anstee way

We combine a *fresh approach* to business, but always with a sense of responsibility to *protect* rural heritage for *future generations*.

We understand that the needs of our rural clients can vary greatly, whether you have one or one thousand acres. That's why we offer tailored services to meet the unique demands of each property.

Our rural team, along with our trusted network of partner consultants, work closely with you to provide the right solutions, whether it's residential property management, advice on planning and development, or commercial sales and lettings.

No matter the size of your land or the complexity of your requirements, we're here to ensure that you receive expert guidance and personalised service to help your portfolio thrive.

We take pride in building strong, lasting relationships with our rural clients, ensuring that our services grow with you as your needs evolve. Your success is our priority, and we're committed to being a reliable partner every step of the way.

Residential

- Sales and lettings
- Property management
- Portfolio valuations
- Compliance advice for landlords
- Deposit registration
- 24-hour emergency response
- Accounting
- Rent collection
- Hearing and dispute representation

Estates

- Commercial sales and lettings
- Long-term planning consultancy
- Planning & architectural consultancy
- Agricultural tenancies
- Asset valuations
- Multi project programming and management
- Highways liaison
- Insurance claim handling

Commercial

- Sales and lettings
- Property management
- Portfolio valuations
- Commercial rent reviews
- Rent collection
- Commercial lease & renewal negotiations
- Development & diversification consultancy

Equestrian

- Sales and lettings
- Lease and grazing negotiations

Design & Refurbishment

- Property refurbishment consultancy
- Project management
- Furnishing and interior staging

Our *partnering consultants*



GENESIS
TOWN PLANNING



COH surveyors
Crowther Overton-Hart

Meet our rural team: *your trusted partners in success*



Sam Tod MNAEA MARLA
Director

With over 20 years experience within the property, Sam understands the local landscape and the unique challenges that come with it.

His knowledge of planning and development ensures that he can navigate the complexities of local

regulations with ease. His local expertise gives clients a distinct advantage when it comes to making informed, strategic decisions for their property portfolios.

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Jonathan Manhire MRICS
Commercial Surveyor

Jonathan has a wealth of experience in managing a diverse range of commercial projects, from small 500 sq ft to expansive 340,000 sq ft developments. He ensures that clients receive expert guidance, no matter the size or scope of their property requirements.

With a proven track record of managing large-scale ventures, he is equipped to navigate the various challenges of the commercial market with precision.

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Nicki Moon MARLA
Director - Rural & Estates

With an appreciation for the unique needs historic buildings, Nicki ensures that both tenants and properties are well cared for, balancing modern living requirements with the delicate upkeep of listed buildings.

As a member of organisations including Propertymark and the Country Land & Business Association, she stays well-informed of industry news and events.

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Marks of a *respected agent*





Ready to move things forward?
Let's have a chat and see how we can help

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