



Land & Property Consultants

Professional Services



NAME: PADDY SYKES

DOB: 1st March 1964

QUALIFICATIONS:

MRICS - Member of The Royal Institute of Chartered Surveyors

MBA - Masters in Business Administration (Reading University)

WORK: **MAR 2017 - PRESENT DATE** Padland.Co (Director)
MAR 2015 - SEPT 2016 Knight Frank LLP (Partner)
SEPT 2004 - DEC 2014 King Sturge LLP/JLL (Partner/Director)

GENERAL: Paddy has over 25 years of experience working in the specialist residential development sector.

During this time he has been instructed and worked on many varying valuation, development appraisal and viability matters as well as acting as an Independent and 3rd Party Expert on several complex land valuation disputes.

Paddy has developed an excellent technical understanding of the many factors and influences involved in the land valuation process and has a reputation for providing concise advice and robust professional Reports.

RELEVANT EXPERIENCE:

HIGHBRIDGE, SOMERSET

Instructed by solicitors to defend a £1.5M negligence claim involving the sale of development land. Report addressed a number of areas involving, planning status, historic market conditions and retention of ransom strips. Attended and presented at Mediation resulting in claim being settled for under £100,000.

NORTH EAST SOMERSET

Acting jointly for local planning authority (BANES) and developer in providing comprehensive Report on acceptability of the developer paying a commuted sum in lieu of providing on site affordable housing on large new housing site.

BATH

Acting as 3rd Party Expert (representing landowners and house builder purchaser) in determining value of site with planning permission for circa 180 dwellings. Involved receiving submissions from each sides respective Experts, instructing consultants and making written Determination and Costs Award.

EXETER

Acting as Expert for landowner on value of 12 acre site with planning permission for 200 dwellings in price dispute from an Option Agreement. Involved extensive negotiations with house builder's appointed Expert before providing a detailed final Report to 3rd Party Expert who made Determination at a figure £4M higher than original Price Notice served by the house builder.

GLOUCESTER

Acting for British Waterways Board in S106/CIL viability negotiations on a 6 acre housing site involving level of affordable housing and education contributions.

BRISTOL

Acting for a developer in providing development appraisal evidence to demonstrate unviability of a scheme of 24 new apartments on a brownfield site if a 30% on site affordable housing provision was insisted on.

PADDY SYKES
Director

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