

REAL ESTATE RECOVERY ADVISORS

Flude Property Consultants are real estate recovery specialists and have extensive experience of dealing with property turnaround situations in times of temporary economic hardship and offer the following expertise:

- South East England coverage
- RICS Registered Property Valuers
- Coherent exit strategies of your property asset by way of an initial appraisal of the property and an option report
- Property professionals adept at finding solutions for clients
- Local knowledge and expertise to identify opportunities
- Extensive Agency Team with large database of potential purchasers



Plot 29, Terminus Road, Chichester

Description: Former Ambulance Station

Obstacles: Long leasehold interest, requiring freeholder consent and planning permission

Action: Liaised with ultimate freeholder, prepared supporting planning report to enable sale

Outcome: Lenders loan fully recovered



15 Caburn Road, Hove & 203 Dyke Road, Hove

Description: Former care home used in part as a private residence and as an HMO

Obstacles: Uncertain tenure of various occupants, messy planning situation

Action: Planning situation verified, vacant possession obtained, property sold by private treaty

Outcome: Lenders loan fully recovered



Sussex House, 130 Western Road, Hove

Description: Former headquarters office building

Obstacles: Complex planning situation. Property in need of extensive works. Ground Floor tenant (Co-op) demise included a key access to the upper parts

Action: Planning obtained to convert uppers to residential. Agreed amendment to Co-op demise to release access.

Outcome: 15 offers - Sold for 22% above valuation and lenders loan fully recovered



Willow Park, Terminus Road, Chichester

Description: Property Investment

Obstacles: Complicated lease structure. Historic contamination

Action: Liaised with existing tenants. Liaised with Environmental Agency

Outcome: Successful disposal of asset via best bids

WHO WE ARE AND WHAT WE DO

Flude Property Consultants is an independent, regional firm of Real Estate professionals regulated by the Royal Institution of Chartered Surveyors (RICS) who specialise in advising clients who own or occupy real estate. Our firm comprises three offices in Brighton, Chichester and Portsmouth.

Our Directors and staff have extensive experience, advising both corporate and private clients. The firm has 20 surveyors, most of whom are Chartered or RICS accredited, and six of whom are RICS Registered Valuers. Flude is independently owned in full by the Directors who all work full time for the business.

Our intimate knowledge of the local property market is invaluable to a wide variety of clients with property interests in the South East and along the South Coast. We can help maximise your property assets and minimise costs with the provision of professional and agency services. Our staff have specific expertise in value maximization, lease advisory, property management, rating, investment and development.

Flude have won EG's Most Active Agent award for Sussex in both 2019 and 2020.



We are members of the PAI Group, covering every part of England, Wales, Scotland and Northern Ireland through the 29 strong PAI membership.



PLEASE CONTACT OUR TEAM



Andrew Halfacree
Director and Head of Brighton Office

E: a.halfacree@flude.com
T: 01273 740385



Mark Minchell
Director and Head of Chichester Office

E: m.minchell@flude.com
T: 01243 929136



Will Thomas
Director and Licenced and Leisure Specialist

E: w.thomas@flude.com
T: 01273 740398



Sebastian Martin
Director and Head of Portsmouth Office

E: s.martin@flude.com
T: 02392 629007