



Dan R Newton BA (Hons) MSc MRICS

General Practice Surveyor - Roger Hannah & Company

Academic Qualifications:	BA (Hons) French
	MSc Real Estate and Property Management
Professional Qualification:	Member of the Royal Institution of Chartered Surveyors MRICS
Career Details:	2004 to date Roger Hannah & Co
	General Practice Surveyor

Compulsory Purchase Advice:

Acting on behalf of both claimants and acquiring authorities in the acquisition of land and property affected by Compulsory Purchase Orders throughout the UK.

Clients include Local Authorities, private companies and individuals advising on all aspects of compulsory purchase orders concerning commercial, residential property as well as business relocation and total extinguishment claims.

Recent compulsory purchase advice includes:

- i) acting on behalf of investors and owner occupiers of residential property affected by the Higher Broughton Regeneration Area No 2;
- ii) acting on behalf of business occupiers affected by the Edison Street CPO 2008;
- iii) advising on the acquisition of property for Greater Manchester Pension Fund.
- iv) acting on behalf of commercial property owners affected by the Morrisons Redevelopment in Blyth, Northumberland.

Valuation Advice:

Acting on behalf of banks and mortgage providers in the preparation of commercial property valuation advice on a range of commercial property types as well as providing residential valuations mainly across Manchester and the North West.

Valuations undertaken for a range of purposes including secured lending, probate, acquisition purposes, accounts, pension funds etc.

Valuations also undertaken for Local Authorities with recent clients including Burnley Borough Council and Tameside Metropolitan Borough Council.

Commercial Agency Services:

Undertaking all aspects of commercial agency for occupiers, landowners and investors including advising on the acquisition and disposal of all sorts of property interests as well as providing advice on the appropriate method of sale.

Recent commercial agency work includes:

- i) disposing of Methodist Church properties on behalf of The Trustees for Methodist Church Purposes;
- ii) acquiring a range of properties for Burnley Borough Council;
- iii) disposing of a Driving Standards Agency investment on behalf of a retained client.



Property Acquisition:

Acting on behalf of clients in the acquisition of land and property identified for land assembly purposes as well as client's specific requirements. Work includes providing advice in relation to the purchase of investment property.

Examples include:

- i) acquiring property on behalf of Burnley Borough Council forming part of a gateway development in Burnley town centre;
- ii) identifying and acquiring a suitable mill premises of approx 165,000 sq ft in Stockport to satisfy a client's particular requirement.

Lease Advisory:

Acting on behalf of both Landlords and Tenants throughout the UK providing a range of advice in respect of Landlord and Tenant matters including undertaking rent reviews and lease renewal negotiations in respect of commercial property including 3rd party representations. Other work undertaken involves negotiating leasehold surrenders and assignments and providing appropriate advice on any other leasehold issues.

Recent lease advisory work includes:

- i) acting on behalf of the Landlords of a retail premises and negotiating a suitable surrender payment;
- ii) preparing 3rd party submissions with regards to a rent review on a retail premises in Stockport town centre.

Development Advice:

Advising both land owners and developers in the disposal and acquisition of land for both commercial and residential development sites.



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