



*Property, rooted in our heritage.
Established 1931*

COMPANY BROCHURE

Foreword



In early 2021 following the covid-19 pandemic the business operated on two type writers and a fax machine, the business has stood the test of time and has an incredible history. As the 5th generation of a business set up by my Great Great Grandfather we have now incorporated modern technologies as we have diversified the business from residential lettings to a business with a host of services incorporating residential, commercial and rural property.

The diversity of our business is a testament to the team, we continue to grow and develop.

The requirements of our clients is at the forefront of our minds within a rapidly changing world.

We are grateful to our clients old and new for their continued support, some of whom have been with us since the commencement of the business in 1931.

Jack Sharpe MRICS FAAV
Director

Meet The Team



Devon Davies - Sales & Lettings Negotiator

Devon is an integral member of the Lettings department originally from Cumbria. Devon enjoys spending time with her young family and going on holidays.



Sandra Arden - Office Manager

Sandra is a key part of the lettings and sales department.

She originates from Chorley and when not in the office enjoys family time, her holidays and walking her cockapoo Max.

She is also a keen Manchester United fan!



Sam Ankers - Property & Land Assistant

Sam is from Chester and joins us following a successful career in the horse racing industry. Sam enjoys travelling with his partner.

Our History



1931

Thomas Fazakerley a solicitors clerk at Healds (Now Alker Ball Healds (ABH Law) established the business in around 1931, with premises at 1 Dicconson Buildings.



1937

Thomas was later joined by his Sydney in 1937 evolving the business to T Fazakerley & Son.



1960

In around 1960, Brian Sydney Fazakerley then joined the business having completed his training at the Cheshire Building Society in Macclesfield.



1961

In around 1961, Dicconson Buildings was compulsorily acquired by the local authority in order to construct the B5376 road (the office was approximately between Walmsley Commercial Insurance Brokers and Iceland). The business then moved to new premises at 3 Wrightington Street.



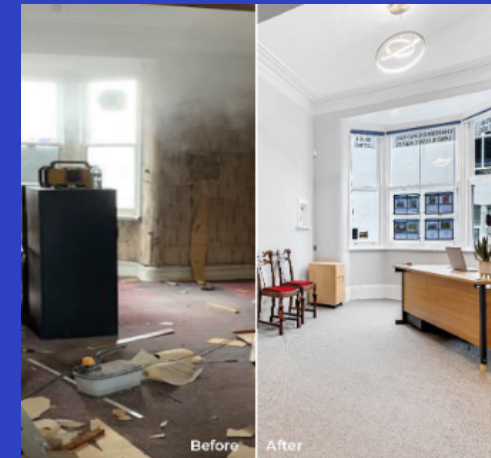
2021

In 2021, Jack Sharpe, the Great Great Grandson of Thomas Fazakerley took on the business as the 5th generation.



2022

On the 28th June 2022, Longstanding and incredibly loyal team member, Sheila Carroll retires after 44 years with the business.



2022

In September 2022 the refurbishment of our office at 3 Wrightington Street completed.



2024

In June 2024, as 5th generation of the business the firm is re-branded to Fazakerley Sharpe.

Services



Rural Property Sale & Lettings



Residential Sales & Lettings



Rural Estate Management



Planning & Development



Renewable Energy



Commercial Sales & Lettings

Rural Property Sale & Lettings

We have extensive experience in selling rural properties, from farmhouses, rural cottages, pony paddocks and equipped farms.

Rural property is unique sometimes with covenants, listings and quirks including rights of way and services.

In some cases it is appropriate to consider a development overage or restrictive covenant, in these cases we have good experience integrating these with your instructed solicitors.

We have the experience to guide you through the process of letting and sales ensuring that all angles are covered and compliance is successfully navigated.



Sell your residential, commercial or rural property with Fazakerley Sharpe

We have extensive experience in selling properties, from single residential properties, commercial properties, pony paddocks, development opportunities and farms.

Your Sales Services

Our team will manage the entire sales process in an effective manner by;

- Providing professional advice and working with you to maximise value.
- Best presenting your property and providing appropriate marketing.
- Communicating quickly and clearly with you and any interested parties and respective legal advisors.

We advertise all of our properties on the following portals:-

rightmove 

OnTheMarket 

We also utilise social media, [facebook](#), [Instagram](#), [linkedin](#) together with our extensive database of purchasers.

In some cases you may wish to market your property privately and we are equally happy and experienced to co-ordinate property sales on a private and confidential basis.



Your lettings & management experts since 1931

Fazakerley Sharpe prides itself that it continues to manage a number of residential and commercial properties from when the business was initially established back in 1931.

Residential and Commercial Lettings and Management Services

Landlords letting their property through Fazakerley Sharpe benefit from our professional approach and extensive knowledge.

At Fazakerley Sharpe we;

- Advise on rental values with a free appraisal.
- Extensively market your rental property via our portals which include Rightmove, Zoopla and OntheMarket.
- Undertake viewings and report back to you with feedback.
- Undertake extensive referencing via the UK's leading tenant referencing specialists whom have access to state of the art technology and systems to ensure that you are not exposed when it comes to selecting a tenant for your property.
- Produce Tenancy Agreements.
- Undertake a record of condition at commencement of the tenancy.
- Conduct regular property inspections.
- Advise on any repairs that may be necessary.
- Collect the rent on your behalf and accounting to you monthly.



Add Compulsory Purchase & Compensation

We have broad experience in acting for landowners and occupiers who have been approached by utilities and infrastructure bodies, whether it be gas, electricity, water or highways.

Compulsory Purchase & Compensation Services

- In today's evolving world utilities are constantly under pressure whether it be for repair, replacement or the installation of new.
- We are experienced assisting landowners and occupiers in relation to wayleaves, easements and telecommunications masts.
- We work with you to ensure that your compensatory interests are protected, from initial contact right through to reinstatement and settlement of the compensation claim.
- In most cases, the utility or infrastructure body will pay our fees in representing you.



Rent Reviews & Lease Advisory

Effective management of rent reviews and lease agreements is essential for landlords and tenants alike to ensure fair and sustainable rental arrangements.

Rent Reviews & Lease Advisory Services

At Fazakerley Sharpe, we offer specialised Rent Reviews & Lease Advisory Services designed to navigate the complexities of lease agreements and rental negotiations. Whether you're a landlord seeking to maximise rental income or a tenant looking to secure favourable lease terms, our team of experts is here to provide tailored solutions to meet your specific needs.

Service 1: Rent Review Negotiations

Navigating rent reviews can be a challenging process requiring careful analysis and negotiation skills. Our experienced lease advisory team assists landlords and tenants in negotiating rent reviews, ensuring that rental valuations accurately reflect market conditions and lease agreements are fair and equitable for all parties involved. Whether it's assessing rental market trends, analysing comparable properties, or representing clients in rent review negotiations, we leverage our expertise to achieve optimal outcomes and maximise value for our clients.

Service 2: Lease Advisory and Consultancy

Drafting and interpreting lease agreements require a thorough understanding of legal frameworks, market dynamics, and commercial considerations. Our lease advisory and consultancy services provide landlords and tenants with expert guidance on lease negotiations, lease renewals, and lease restructures. From advising on lease terms and rent structures to resolving disputes and mitigating risks, we offer strategic advice and practical solutions to help clients navigate complex lease agreements and achieve their objectives.

Service 3: Lease Compliance and Administration

Staying compliant with lease obligations and administrative requirements is essential for maintaining positive landlord-tenant relationships and protecting legal rights. Our lease compliance and administration services ensure that lease terms are adhered to, rent payments are processed accurately, and lease documentation is up to date. Whether it's monitoring lease expirations, coordinating lease renewals, or handling lease documentation and record-keeping, we provide efficient and reliable lease administration support to minimise risks and streamline operations for our clients.

Service 4: Market Research and Analysis

Keeping abreast of market trends and developments is crucial for making informed decisions in rent negotiations and lease advisory matters. Our team conducts in-depth market research and analysis to provide clients with valuable insights into rental market dynamics, property valuations, and industry trends. Whether it's assessing rental comparisons, analysing market data, or forecasting future rental trends, we equip clients with the information they need to make strategic decisions and optimise their rental portfolios.

With our Rent Reviews & Lease Advisory Services, you can trust us to provide expert guidance and support throughout the rent review process and lease administration lifecycle. Contact us today to learn more about how we can help you navigate rent negotiations and lease agreements with confidence and clarity.

Renewable Energy

The growing and relentless commitment to reducing emissions, alongside factors such as reducing costs and ensure continuity of supply, has resulted in the strong rise of the renewable energy sector.

Renewable Energy Services

There are ever evolving technologies in this sector, from Solar PV Farms, Wind Farms and Battery Energy Storage Systems (BESS).

We are able to work with established operators in this field and can identify a wide range of opportunities to incorporate technologies on your holdings.

Equally if you are approached directly, we have experience negotiating option agreements with developers and by working with accountants and lawyers we will ensure your interests are best served.



Planning & Development

Whether it be an agricultural building, an agricultural occupancy removal or a large commercial or residential development proposal we have you covered.

Planning & Development Services

At Fazakerley Sharpe we work with clients whether it be improvements to existing farm steads, removal of agricultural ties or approaches received from developers for commercial or residential developments.

We have excellent relationships with specialist Town Planners and Architects that we work together with in order to achieve your goals.

A lot of our clients have land holdings that are located on the urban fringe, whether land is greenfield or brownfield and prospects for development are short, medium or long term we can advise on appropriate ways to promote the land and increasing its development potential and value.



We have experience with the following types of agreements;

- Conditional Subject to Planning Sale Agreements.
- Option Agreements.
- Promotion Agreements.
- Where there is more than one landowner concerned we also have experience with Collaboration Agreements.

We are able to assist from marketing whether private or public, negotiation of heads of terms right through to completion of the agreement and eventual sale.

We work together with your professional advisors including accountants and solicitors to ensure that the correct measures are in place to protect your position.

Subsidies & Grants

When it comes to Grants & Subsidies in the rural and residential sectors, we are up to date with both existing and impending changes.

Subsidies & Grants Services

Agricultural Subsidies

In a world where agricultural markets are uncertain, we realise the importance of utilising the resources available to assist our clients with their businesses.

The area based Basic Payment Scheme which is being phased out, is being replaced by various grants and environmental schemes.

The availability and specifications for these grants and environmental schemes regularly change, at Fazakerley Sharpe, we are able to work together with clients to ensure that appropriate grants and schemes can be identified and then integrated within the farming business.



Residential Subsidies

There are sometimes grants available from Local Authorities and other government bodies where qualifying properties and qualifying occupiers can obtain grants in particular towards energy efficiency methods whether it be replacement boilers, loft insulation or the integration of renewable energy technologies.

At Fazakerley Sharpe we keep abreast of any changes within the sector which may allow grants to become available and work with you to ascertain whether your property meets the criteria and where available to integrate the grants within to your investment properties.



Landlord & Tenant

We have experience in and knowledge of residential, commercial and agricultural tenancy legislation.

Landlord & Tenant Services

At Fazakerley Sharpe we appreciate that it is essential to maintain a positive working relationship between Landlords and Tenants.

We have comprehensive knowledge of the legislation involving residential, commercial and agricultural tenancies, we are able to provide advice concerning your rights and obligations in scenarios including repairs, rent reviews, termination provisions.

Where necessary we work together with specialist tax and legal advisors to ensure that all bases are covered.



Valuations

Being both RICS Registered and Agricultural Valuers we are well placed to provide you with a formal RICS compliant valuation.

Valuation Services

We have a great deal of experience in this sector including residential properties, commercial premises, agricultural land and country estates.

At Fazakerley Sharpe, we undertake valuations in accordance with RICS guidance and provide valuations for a variety of purposes including:

- Capital Gains Tax
- Probate / Inheritance Tax
- Sale
- Purchase
- Matrimonial
- Letting and Rent Review
- Expert Witness





Interested in what we do?

Please contact the team for a confidential no obligation discussion

Email - info@fazakerleysharpe.co.uk

Office - 01942 242 636

Website - www.fazakerleysharpe.co.uk

[You can also find us on social media](#)

