Dacres COMMERCIAL

DACRE, SON & HARTLEY
EST. 1820

James Carruthers

Head of Valuation

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Valuation

James is Head of Valuation across Dacre, Son & Hartley, Dacres Commercial and Lister Haigh; where he is heavily involved in valuations of a wide range of commercial, residential, development, ecclesiastical, education, leisure and rural property assets. He is regularly instructed to provide valuation advice for a variety of secured lending, pension scheme administration, financial reporting, capital taxation, leasehold enfranchisement, Charities Act 2011 and Landlord & Tenant Act 1927 purposes.

James recently completed the latest cohort of the RICS Expert Witness Certificate programme - a widely recognised benchmark of quality within the property industry. This training has further strengthened his expertise and positioned him to take on an increased volume of Expert Witness instructions.

Landlord & Tenant Matters

James has extensive experience handling Landlord and Tenant matters under the Landlord & Tenant Act 1954, the New Communications Code/Digital Economy Act 2017, the Agricultural Holdings Act 1986, and the Agricultural Tenancies Act 1995. He has frequently negotiated commercial lease terms under the 1954 Act and advised clients on rent reviews and other related issues, including the implications of section 18 of the Landlord & Tenant Act 1927 for terminal dilapidations claims, across a wide range of property types.

Commercial Property Sales & Lettings

Throughout his career, James has advised corporate bodies, registered charities, local authorities, and private clients on the optimal disposal of their land and property interests, whether through sale or letting, often in challenging market conditions. He has provided guidance across a wide range of asset classes, including high street retail, offices, industrial workshop units, public houses, equipped farms, strategic development land, quarries, and waste recycling facilities.

Planning & Development

James has experience in planning and development matters, having been involved in appraising development sites for valuation and viability purposes, as well as assisting clients in promoting their land to prospective developers.

Background & Experience

Originally from the Wirral and raised in Cheshire, James studied at Durham University before starting his surveying career in 2010. Since then, he has progressed from graduate APC candidate to a fully qualified Member of the Royal Institution of Chartered Surveyors, developing wide-ranging expertise across residential, commercial, rural, leisure and development property. As Head of Valuations for Dacre, Son & Hartley, including Dacres Commercial and Lister Haigh, James leads on delivering high-quality advice for a broad client base. His expertise has been recognised nationally, having been shortlisted in 2022 for the Valuation category of the RICS Matrics Young Surveyor of the Year Awards.