

Mr. David Rusholme

Chestertons Expert Property Consultant



Property disputes can arise from all manner of scenarios. Case can involve residential and commercial properties; building land for redevelopment, buildings used for leisure purpose, new builds and mortgages. Located in London's prestigious Mayfair, Chestertons is a renowned property consultancy, and provides highly regarded expert witness services.

Chestertons' David Rusholme qualified as a Chartered Surveyor in 1987 and has acted on many expert witness cases, and was involved with the famous SAMCO case in early 1990's – a landmark case which limits the total liability to surveyors on claims.

He has also acted on many cases involving various property types from commercial to residential property and these have included some of most prestigious addresses in central London. In his professional career, David held the position of Head of Valuation at RICS where he was responsible for overseeing valuation standards in UK and linking in to International Valuation Standards (IVS). As an expert witness, David has acted on the behalf of many unusual properties such as theme parks, car parks and top hotels.

A very experienced valuer and property professional, David Rusholme has been FRICS qualified since 1998. and today, he is Head of Professional Services at Chestertons – a firm which deals with a wide range of property situations.

Mr. Rusholme is a well known and highly respected expert witness having appeared in Court both in England and Scotland. He has also attended several high profile mediations. David has attended court many times in civil claims, matrimonial matters and even criminal cases and has acted as a Single and Joint expert in the family Court. His specialist areas include fraud and professional negligence claims.

The expert witness services of Chestertons and in particular, David Rusholme take a no-nonsense approach on giving an unbiased and honest opinion. The company's impartial advice is provided whilst tapping into a wealth of practical experience which exists in the firm as a whole.

“Instructing an expert who is truly independent can save much time and money,” David explained. “I believe the opinion given at the outset must stand the same level of scrutiny as the court process itself.”

As an FRICS qualified Chartered Surveyor as well as a member of The Expert Witness Institute, throughout his career in property consulting, David Rusholme has accepted instructions on a range of cases as an expert witness. Examples include:

- **A case where a surveyor was accused of over valuing a property by more than £10m. By looking at the contemporary evidence and stating what the valuation practice was at the valuation date, David's evidence led to a very successful mediated outcome.**
- **Parties to a divorce needed guidance on a whole portfolio of property across the UK. David acted as single joint expert and guided both sides through their questions and concerns - resulting again in a successful outcome outside court.**
- **David acted on behalf of the owners of a prominent house in one of the best areas of Mayfair to demonstrate it was not being sold at an under value. The whole process was concluded within 5 days at Court from start to finish.**
- **An expert was needed to prove fraud in the sale of 10 properties in the UK and David provided advise involving 5 days in the witness box which assisted in a successful prosecution.**



David comments that there “are a number of common areas where solicitors and other professionals seek expert valuation advice.”

His top ten expert property areas are:

1. Disputes over professional negligence such as potential over valuation of property.
2. Potential mistakes by solicitors in conveyancing or drafting leases.
3. Disputes over land development agreements.
4. Matrimonial disputes where the parties need a single or joint property expert.
5. Advise for tax calculations regarding land and property values, such as CGT where valuations dating back all the way to 1982 are sometimes needed.
6. Surveyor representation for rent reviews or lease renewals
7. Expert appointments for surveyors or valuers under leases or land contracts
8. Probate valuations which need to be professionally prepared to avoid challenge by the tax authorities
9. Dispute arising from litigation, administration or receivership of property assets
10. The need to value property involved in fraud cases.

For further information, please contact David Rusholme at Chestertons Property Consultants

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