



Rachel Styles

BA (HONS) MSc MIRCS

Senior Surveyor – Development and Residential Consulting

Rachel joined BNP Paribas Real Estate in 2007 as part of the graduate training scheme. She qualified as a member of the Royal Institution of Chartered Surveyors in autumn 2009 before moving into the development and residential consulting team.

Rachel works within the agency section of the department with a bias towards disposals. She has experience providing consultancy, valuation, acquisition and disposal advice for commercial, residential and mixed use schemes. Rachel has worked particularly closely with NHS Trusts in South West and South East London, Local Authorities, with properties that are in receivership and companies in administration. She has experience in disposing of assets for both the private and public sector and tailoring the process to the requirements of the particular client and property.



Recent projects include advising:

Public Sector

Providing valuation, marketing and disposal advice for 7 sites within the London Borough of Hackney on behalf of the Local Authority. All sites are being sold unconditionally without planning and all have potential for residential redevelopment..

Providing options appraisal and disposal advice for a 3.5 acre site with planning consent for conversion of a listed building and new build development of the surplus land in St Helier for Jersey Property Holdings.

Providing marketing and disposal advice for a Grade II Listed building in south east London with planning consent for conversion and new build development to provide 21 dwellings and acting in an agency capacity to dispose of the asset as part of an unconditional contract.

Providing valuation, consultancy and disposal advice on a 7 acre

site in East Dulwich, which has potential for residential redevelopment and conversion, whilst advising on the provision and retention of a Centre for Health for the client's own use.

Private Sector

Providing consultancy, valuation and disposal advice to Royal Mail for a vacant mail centre in Paddington, including managing the decommissioning of the building and providing residential and mixed use valuation advice.

Providing valuation, consultancy and marketing advice on a site adjacent to Reading Station. Engaging with two other parties in order to negotiate a Tripartite development agreement and assisting in assembling information to submit a detailed planning application for the site.

Provided marketing and disposal advice for a three acre site in south east London on behalf of the Fixed Charge Receivers. It comprised a Grade II Listed building and was

within the Dulwich Estate and Conservation Area.

Providing marketing and disposal advice on a 220 acre site near Bristol with potential for mixed use development including up to 600 dwellings and 20,000 sq m of commercial floorspace. Involvement over many years in order to bring this complicated site forward for BNPPRE to market in 2011. The site is now under offer as part of a subject to planning contract.

Acting on the acquisition of a number of residential units on behalf of the State Bank of India. This involved carrying out a requirement search, brokering a deal and managing the legal process through to exchange and completion.

Providing marketing and disposal advice on a 33 acre site in Burgess Hill with Planning Consent for 325 dwellings.