

# Brinsons



BRINSONS

[brinsons.co.uk](http://brinsons.co.uk)

# Our History

1900

Brinsons Chartered Surveyors founded in Caerphilly by Mr Evan Brinson, a local entrepreneur from a farming family. Originally established to advise farmers and landowners on property matters, Brinsons also acted as Auctioneers selling livestock at Nelson market and provided accountancy services to local farmers. Evan Brinson himself was a well regarded Caerphilly businessman who was a founding member of the South Wales branch of the Central Association of Agricultural Valuers (CAAV) as well as being a Chartered Surveyor.

1968

Mr Roderick Brinson, grandson of Evan, took over as sole Principal and immediately set about modernising the practice. With the farmland in and around Caerphilly being increasingly developed as housing estate, business parks and industrial estates, Brinsons became more focused on residential estate agency, lettings, professional services and commercial property consultancy.

1992

The Brinsons office on Castle Street in Caerphilly was re-developed as part of the Castle Court Shopping Centre scheme. Rod Brinson then purchased the old Castle Cinema on Eastgate (famously the venue of a Sex Pistols concert in 1976) and redeveloped it as a purpose built headquarters accommodating the expanding estate agency at ground floor and the thriving commercial property team at first floor.

2006

On the retirement of Rod Brinson, Trevor Isaac became Managing Director and was joined by longstanding staff members, Michael Griffin and Richard Harris, who became Directors. Michael subsequently retired as a Director in 2014 but remains with Brinsons as a residential sales Consultant.

2009

The firm acquired Fairfax & Co Chartered Surveyors, a well respected firm of land agents in Cowbridge, thus establishing a new Brinsons office in Cowbridge focussed on commercial and land agency work under Richard Harris.

2013

The Cowbridge team relocated to a refurbished showroom on the High Street to develop a new residential estate agency as well as adding a Monmouthshire Building Society agency to the range of services.

2015

The Directors acquired our sister company Ingram Evans Care Ltd (IEC), a specialist Residential Survey and Valuation Company based in Cardiff

2016

Brinsons acquired La Maison, a residential lettings agency in north Cardiff, and relocated the team to the Caerphilly office to expand the lettings side of the business.

2017

The well established, Cowbridge based firm of Estate Agents and Chartered Surveyors David Birt & Co, a niche residential sales agency specialising in exclusive, high value properties in the Vale of Glamorgan, was acquired by Brinsons to expand its residential sales agency in Cowbridge.

2019

The firm acquired Bute Chartered Surveyors which is a niche Practice, specialising in the valuation of Medical Centres. This acquisition has considerably strengthened the range and quality of professional services offered by Brinsons.

# Welcome to Brinsons

We were established in 1900 as a family business based on the principles of dedicated service, professional expertise and extensive local knowledge. With over a century of experience, Brinsons has developed into one of Wales' leading practices of Chartered Surveyors and Estate Agents.

Operating from prominent, historic and stylish offices in Caerphilly and Cowbridge we offer clients a personal approach to residential sales and lettings, commercial property services and land agency across South Wales.

Much may have changed since 1900, but our dedication to the highest standards of service remain a timeless commitment to each and every one of our clients. This review of the first eight months of the 2019 year, gives an insight into the trend of the residential market following Brexit uncertainty.

We have featured a variety of properties we have sold and let this year which will show you just how strong sales and lettings have been. We have also included the opportunity of meeting our team of experts and highlight property values, trends and our projection of how the market will shape as we head into the remainder of the year.



Trevor Isaac  
Director



Richard Harris  
Director



## Caerphilly

BRINSONS

'Eastgate' Market Street,

Caerphilly CF83 1NX

T: 02920 867711

[caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

## Cowbridge

BRINSONS & BIRT

67 High Street, Cowbridge,

Vale of Glamorgan CF71 7AF

T: 01446 771777

[cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)

# BRINSONS

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# Caerphilly Sales Help to Buy ISA ending soon

Loti Flowers provides insight on Help to Buy ISA for first time buyers and its impending ending in November

If you haven't already done so now's the time to open your Help to Buy ISA.

As of the 30th of November 2019 no new applicants will be permitted to open a help to buy ISA. This ISA will be replaced by a lifetime ISA which you won't be allowed to open until you're 18 years old.

With increasing property prices finding the cash for your deposit is becoming increasingly difficult. It is therefore more important than ever to start planning ahead. You can open your Help to Buy ISA with just a £1.00 and for every £200.00 you save you will receive a government bonus of £50.00. The government will boost your savings by 25% and the maximum bonus you can receive is £3,000. The bonus money only becomes available after exchange of contracts on your first home, but the remainder of the money can be used for something else if you need it. The Help to Buy ISA is available from a range of banks, building societies and credit unions and if opened before the 30th of November will continue to work until 2029.

In the words of Martin Lewis from the latest Money Saving Expert.com newsletter 'Act fast or miss out on £3k free cash'.

## Loti Flowers

Residential Sales Manager - [loti.flowers@brinsons.co.uk](mailto:loti.flowers@brinsons.co.uk)



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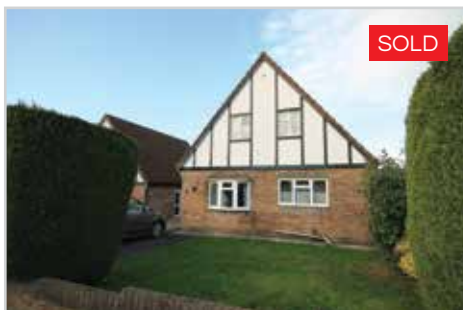
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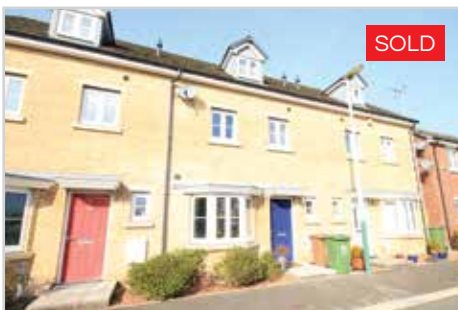
# Caerphilly Sales



Cascade House | £695,000



The Oaks, Quakers Yard  
£210,000



Meadowland Close, Caerphilly  
£235,000

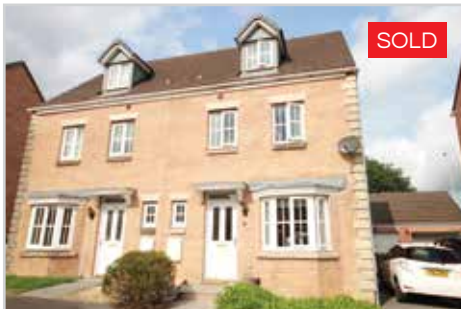


Bronrhiw Fach, Caerphilly  
£99,950

# Caerphilly Sales



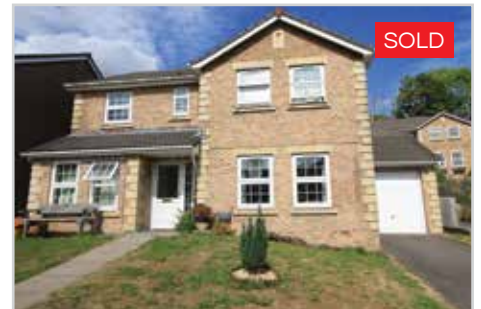
Heol Serth, Caerphilly | £269,950



Roman Gate, Gelligaer  
£169,950



Ty Dreenon, Machen  
£375,000



Manor Court, Edwardsville  
£240,000



# Caerphilly Sales



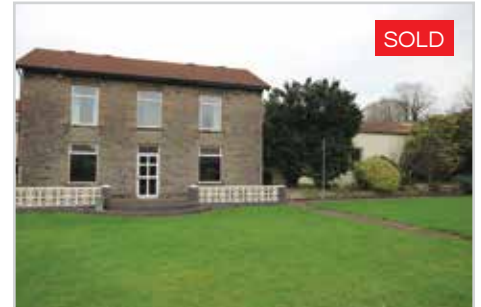
Mountain Road, Caerphilly | £450,000



Bradley Gardens, Merthyr Tydfil  
£185,000



Garden Street, Llanbradach  
£150,000



Coed Pen Maen House, Pontypridd  
£365,000

# Buyers Find Solace In Welsh Property Market

David Lakin provides an insight into the growth of sales in Wales, the toll scrapage and the excel in Brinsons and Birt

In a turbulent climate, it is interesting that the South Wales property market has held its own over the past year. The Principality Building Society report released in the early part of 2019 shows Wales annual house price growth up by 0.4% - this goes against the correlation of many parts of the UK that have seen downward pressure, not least London and its surrounding areas.

The major growth in Wales has been due to a number of factors that include the recent Severn Bridge toll closures, the increase of development and employment within Cardiff and easier transport links into the centre of London, as well as the ability to work in a more agile nature. This has caused upward pressure within the market for the Vale of Glamorgan and South Wales region.

Rural properties within the Vale of Glamorgan have always been an aspirational purchase for potential buyers and we are still seeing the same throughout the first part of 2019 with no signs of weakening. The area in general tends to sit within a vacuum that is an anomaly in comparison to other parts of Wales and the UK.

In terms of sales numbers and performance as a branch, we are proud to announce further growth, with April and May 2019 being our best two months in existence as Brinsons and Birt for property sales. Operating within a competitive marketplace we have really embedded ourselves into the community and feel like Cowbridge really is a home for us for the coming years. This, coupled with a growing lettings portfolio in branch, helps us to offer an abundance of residential services for our clients.

Here's to plenty more growth and expansion over 2019 and 2020!

## David Lakin

Residential Sales Manager - [david.lakin@brinsons.co.uk](mailto:david.lakin@brinsons.co.uk)



## Cowbridge

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[cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)





# Cowbridge Sales



Hir Pob Aros, 3 Cwrt Llanfleiddan, Llanblethian, CF71 7JZ | £1,395,000



Ty Newydd Farm, Clemenstone  
£1,750,000



Ash Tree House, Llanblethian  
£799,950



Elmlea, Abbey Road, Ewenny  
£599,950

# Cowbridge Sales



Harley, 10 Llantwit Major Road, Cowbridge, CF71 7JP | £499,999



Old Llanharan Road, Llanharan  
£475,000



St. Michaels Close,  
Michaelston-Le-Pit | £425,000



Coed Cerios, Penmark  
£400,000



# Cowbridge Sales



3 Badgers Brook Close, Ystradowen | £365,000



2 Fairleigh, Michaelston-Le-Pit  
£375,000



Glan Ffrwd, Coychurch  
£299,950



Westgate, David Street, Wick  
£399,950

# Brinsons | Caerphilly

Operating from prominent, purpose built offices in the historic town of Caerphilly. Our highly experienced Residential and Commercial Departments offer sales, lettings and management services, as well as a range of professional services which include valuations, Landlord & Tenant advice, property investment guidance and development land consultancy.

We offer a bespoke approach to all disciplines of property agency, combining entrepreneurial spirit, integrity and a commitment to understanding our clients' specific needs and requirements helping us to achieve the best possible outcome in a realistic timeframe.



**Trevor Isaac**  
BSC MRICS  
Managing Director



**Audrey Clemenger-James**  
Finance Director



**Loti Flowers**  
BA (Hons)  
Sales Manager



**Michael Griffin**  
BSC (ECON)  
Consultant



**Shanee Wilson**  
Sales Negotiator



**Sally Bigley**  
Systems Co-ordinator



**Zac Summerhayes**  
Sales Administrator



**Matthew Thorne**  
Lettings Manager



**Cari Goodridge**  
BSc (Hons) MA MRICS  
Associate Director



**Daniel Jones**  
MSc BSc (Hons) MRICS  
Commercial Surveyor  
(Associate)



**Jodie Clayton**  
BSC (Hons) MRICS  
Commercial Surveyor  
(Associate)



**Beverly Williams**  
BSC (Hons) MRICS  
Commercial Surveyor  
(Associate)



**Emily Wilson**  
Property Administrator



**Trudy Bennett**  
Finance Administrator

## Contact Caerphilly Office

02920 867711  
[caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

## Opening Times

Monday	9am - 5:30pm
Tuesday	9am - 5:30pm
Wednesday	9am - 5:30pm
Thursday	9am - 5:30pm
Friday	9am - 5:30pm
Saturday	9am - 4:00pm
Sunday	Closed

Find out more about the Brinsons staff by visiting [brinsons.co.uk](http://brinsons.co.uk)



# Brinsons & Birt | Cowbridge

Operating from a stylish showroom in the historic town of Cowbridge. Our highly experienced Residential and Commercial Departments offer sales, lettings and management services as well as a range of professional services which include valuations, Landlord & Tenant advice, property investment guidance and development land consultancy.

We offer a bespoke approach to all disciplines of property agency, combining entrepreneurial spirit, integrity and a commitment to understanding our clients' specific needs and requirements helping us to achieve the best possible outcome in a realistic timeframe.

## Meet the team



**Richard Harris**  
BSC (Hons) MRICS  
Director



**Audrey Clemenger-James**  
Finance Director



**James Williams**  
BSc (Hons) MRICS  
Associate Director



**David Lakin**  
BA (Hons)  
Branch Manager



**David Birt**  
FRICS FNAEA  
Sales Consultant



**Samantha Bigmore**  
MNAEA  
Senior Sales Negotiator



**Stephanie Brookfield**  
Sales Negotiator



**Kelly Lakin**  
Property Administrator

**Contact**  
**Cowbridge Office**  
01446 771777  
[cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)

**Monmouthshire**  
**Building Society**

### Opening Times

Monday	9AM - 5:30PM
Tuesday	9AM - 5:30PM
Wednesday	9AM - 5:30PM
Thursday	9AM - 5:30PM
Friday	9AM - 5:30PM
Saturday	9AM - 4PM
Sunday	Closed

### Opening Times

Monday	9:30AM - 5PM
Tuesday	9:30AM - 5PM
Wednesday	10AM - 5PM
Thursday	9:30AM - 5PM
Friday	9:30AM - 5PM
Saturday	9:30AM - 12:30PM
Sunday	Closed

Find out more about the Brinsons staff by visiting [brinsons.co.uk](http://brinsons.co.uk)

# Renting Homes Act 2019 comes into force

Matthew Thorne gives insight on the new Renting Homes Wales Act 2019 that comes into force in September

The Renting Homes (Wales) Act 2019 has been given its Royal Assent, becoming law on the 15 May 2019 and planned to come into force on the 1 September 2019.

In many ways, the Welsh legislation mirrors that in England which was in force in June. The legislation will make it illegal for letting agents and landlords in Wales to charge anything other than permitted payments, which are rent, security deposits, holding deposits, utilities, communication services, council tax, and green deal charges.

This change will inevitably lead to many agencies having to re-evaluate fee structures and will ultimately lead to increased rents across the sector to account for additional fees.

With many new legislation changes on the horizon, many landlords are looking to managing agents for security of tenure. Brinsons are currently offering new landlords three months free management who are looking for a comprehensive management service.

## Matthew Thorne

Lettings Manager - [matthew.thorne@brinsons.co.uk](mailto:matthew.thorne@brinsons.co.uk)

# Introducing Brinsons Letting

Our long established Residential Lettings department handles a large number of properties across the South Wales area. We have a long standing policy of handling only good quality and well maintained properties which has earned us a high level of respect amongst our Landlords and Tenants alike.

We operate a "Full Management Service" or a "Finders Only Service", depending upon Landlords requirements and we are also registered by the RICS to operate a Tenants Deposit Scheme.

We are a member of ARLA (Association of Residential Lettings Agents), which is the UK's foremost professional body for letting agents so Landlords can be assured they will receive the best management for their property. At the end of November 2016, all Agents and Landlords have to be registered and licensed (if conducting property management).

Brinsons is committed to complying with the Housing (Wales) Act 2014 that has been set and all our staff are compliant with Rent Smart Wales.



# Lettings



Whitwell House, Bridgend | £1200 pcm



Porset Close, Caerphilly  
£600 pcm



Ivy Place, Blackwood  
£775 pcm



Hendre Road, Pencoed  
£800 pcm



# Lettings



Market Close, Nelson | £650 pcm



Lon Y Gors, Caerphilly  
£750 pcm



Maes Y Siglan, Caerphilly  
£675 pcm



The Boat House, Draethan  
£900 pcm



# New Homes

New homes are exceptionally popular by offering owners peace of mind with warranty and guarantees, plus the advantage of creating your own design and putting your own stamp on your brand new home.

We are proud to work with local, regional and national house-builders to bring forward high quality developments of new homes.

## Past Developments

Brinsons New Homes having been working with property developers for over 30 years providing a professional sales service to some of the leading property developers in the UK.



Castle View, Caerphilly



St David's Meadow, Colwinston



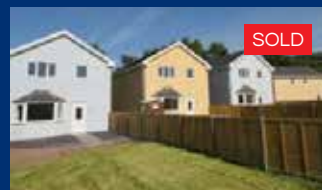
Cwrt Lando, Pembrey



Castle Manor, Caerphilly



Mountain Road, Caerphilly



Legion Row, Trethomas

## Current Developments

### Alder View, Caerphilly



This beautiful, exclusive and bespoke development of four detached properties within a sought after vicinity within Caerphilly. The development, called Alder View because of the attractive Alder trees surrounding, briefly comprise three different house styles, all four bedroom detached with open plan, modern family living to the ground floor.

### Great Frampton, Llantwit Major



A beautiful development of five former stone barns. All of different shapes and sizes, wonderfully individual and will suit the needs of a variety of purchaser.

We also have a selection of new and exciting developments coming on to the market at the end of 2019 heading into 2020. Why not register your interest with us to receive information on the launch of future developments.

# Current Developments

## Meadow View, Ystrad Mynach



Brinsons are proud to present Meadow View, an exclusive, bespoke and unique development of 5 detached homes situated within the small town of Ystrad Mynach. The properties will be finished to an extremely high specification offering fitted kitchens, gas combination central heating system and oak laid flooring.

## Buttrills Road, Barry



An opportunity to purchase this bespoke, modern and originally architecturally designed four bedroom detached property set in an imposing position within the flourishing residential town of Barry. The highly regarded developer, Oakwater Interiors & Developments, undertakes all work through the Federation of Master Builders and is an LABC approved developer. They offer award winning bathroom & kitchen design.

## Kingsley Court, Senghenydd



An excellent opportunity to purchase one of these brand new, modern and highly unique, three bedroom, semi-detached properties in the quaint village of Senghenydd. Senghenydd is a village in the Aber Valley, roughly four miles north west of Caerphilly town centre.

## Millers Wood, Penmaen



A wonderful development of 45 exclusive properties, both semi – detached and detached, by Rectory Homes part of the Miller Holdings Group of companies.

The properties comprising of 3 and 4 bedroom houses are situated within a popular elevated position in Woodfield Park, Penmaen.

# A Buyer's Journey with Brinsons

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All at the Cowbridge office have known Katie and Rob for many years, and when they came into the office to let us know they were anxious to leave the hustle and bustle of Cardiff to come back to their roots within Cowbridge vicinity we were more than happy to accommodate. With their young family in toe the journey was becoming treacherous to find somewhere, until they popped into the showroom at Brinsons & Birt in Cowbridge.

Met with a friendly voice on arrival they booked in viewings on a couple of places, having been let down on a previous property with a local agent. Upon sitting down with a cup of tea and chat with David Birt they booked in to see a couple of properties with ourselves after having a browse around the showroom looking through details, photographs, as well as floor plans.

They were fortunate enough that they fell in love with a property just outside Cowbridge, on what was our first viewing with the couple on their return back into the purchasing process, further

to this we carried out a second and then third viewing to make sure that this really was the right property for them.

Thankfully for us it was! They saw potential to extend to the rear, coupled with a fantastic private plot and beautiful lawned garden with patio terrace. All of which meant we got to offer acceptance relatively quickly.

After only eight weeks of conveyance and carrying out our weekly follow ups on sales progression they finally got to an exchange of contracts, unfortunately the solicitors for the purchasers we hacked on the day of completion so we went out of our way to deliver the key at 6.30pm to Katie and we are happy to see them settled in perfectly to their new home. The feedback we received from them was fantastic, "David Lakin & David Birt were excellent. They put in the extra effort on exchange day when there was a problem transferring the money due to a solicitor hack"

"David Birt's wealth of experience, calm manner and shrewd advice was greatly appreciated; many thanks for all his efforts on our behalf.





# A Seller's Journey with Brinsons

You know a property is special when the first three viewers through the front door had been waiting for the property to come to market since birth. It was the perfect family home, within a popular location to any new occupier. The eventual buyers were ever so taken with the original features and beautiful stained-glass window.



Mr & Mrs Hughes faced the age-old problem of downsizing when they decided to sell in Pontyclun after a happy 25 years at the property. The property was built in 1950 for famous welsh rugby international Cliff Jones and was a fine example of the imposing bay fronted style of the period.

**“Our thanks go to both David Birt and David Lakin. You could not have been more professional and helpful.”**

It still sits very well in its large garden enjoying delightful views to the front over the park opposite and beyond and the rear towards the distant wooded hills. Mr & Mrs Hughes had done much to the house over the years to bring it up to date in terms of standard of appointment, but it still retained the character of the house, including converting the integral garage to provide more living space.

The team as a whole within Brinsons & Birt took the property on and it sat wonderfully within their growing portfolio of premium property and were delighted to have the opportunity to not only market but sell such a prestigious home.

Mr Hughes had nothing but glowing reviews; “Our thanks go to both 'Davids', Birt and Lakin. You could not have been more professional and helpful.



The location of this particular property was ever so convenient within easy walking distance of the centre of Pontyclun with its extensive range of local facilities including main line railway station. On the day of completion, we were lucky enough to meet both the buyer and Hughes' at the property.

They were kind enough to give some comments “We thank you for providing a first-class service in every way. We particularly appreciated the way in which you kept us informed every step of the way. This was so helpful to us”



# What our clients say...

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**"David Lakin is a massive asset to Brinsons and Birt. "**

He is intelligent, good socially and sensible with a sense of humour even in tricky situations. I believe he made the whole sale happen for which I am very grateful. I would recommend them."

**"Very prompt and friendly team. "**

Any issues or questions asked are never too much. Matthew Thorne in particular has been very attentive and has helped with any queries that I have had. Very smooth transition. I would recommend the caerphilly brinsons branch as the place to go searching for a property

**"David and his team were excellent"**

Very helpful nothing was too much trouble. We were given good advice and guided through this house selling system with the utmost care.

**"We have worked with Brinsons and Birt on several occasions, both as a buyer and a seller. "**

They are a great team who are knowledgeable, discrete and professional. Nothing is too much trouble. In our opinion, the best agent in Cowbridge and the surrounding area for attention to detail, service and results

**"A speedy and excellent service from the beginning to the end"**

Everyone was most helpful and kept me informed throughout the sale of my property. I have no hesitation whatsoever in recommending Brinsons Estate Agents in Caerphilly"

**"We were very pleased with the service received from Brinsons in Caerphilly. "**

Loti, Shanee and Trudy were very enthusiastic and professional selling our slightly unusual property. They found 3 buyers. We wouldn't hesitate in recommending their service.

**"Professional to deal with, from initial valuation right through to sale. "**

Kept us informed of all developments and answered all questions effectively. Marketed property well. A really nice team to deal with - would not hesitate to use them again

**"I sold and property and purchased a property through Brinsons in Caerphilly."**

The staff in the estate agent were great and could not do enough for you. The sale of my property was smooth and fast and so was the purchase of the new property. Overall the service was great and look forward to use Brinsons again in the future.

# Our Property Marketing Strategy

High quality property marketing is vital to achieving a sale in today's competitive market

We offer imagination and innovation in our approach and firmly believe we add great value to your sale by ensuring that your home is seen by the right people, in the right place at the right time.

Working in partnership with you, we will ensure that your property is showcased correctly to appeal directly to suitable purchasers.

## We offer our clients:

- Exposure on leading property portals including Rightmove and OnTheMarket
- Print advertising in suitable newspapers and magazines
- Eye catching sales particulars with high quality photography
- Online virtual tours
- Highly visible 'for sale' board
- Access to our extensive database of waiting buyers
- Accompanied viewing six days a week
- Constructive feedback after EVERY viewing
- Professional skilled negotiators working on your behalf
- Regular marketing updates
- Competitive fees



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[swpropertyphotography@gmail.com](mailto:swpropertyphotography@gmail.com)



# Do you need property advice?

Ingram Evans Care is a traditional firm of general practice Chartered Surveyors established in 1990. Based in Cardiff, we offer surveys, valuations and professional services relating to residential dwellings, commercial property, development land and agricultural holdings throughout South Wales.

## Our services include:

RICS Homebuyers Reports | Building Surveys | Valuation Reports | Leasehold Matters  
Party Wall Act Advice | Landlord & Tenant Matters | General Professional Services

We pride ourselves on our professional but friendly approach to our work.  
If you require the advice of a fully qualified Chartered Surveyor,  
then please contact us and we will be delighted to assist.

**INGRAM EVANS CARE**  
CHARTERED SURVEYORS

029 2061 4411  
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# Cardiff

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