



BSc (Hons) Rural Property Management

UCAS code	D440
Institution code	H12
Duration	4 years (full-time) including a one-year work placement
Start date	September 2019
Accredited by	Royal Institution of Chartered Surveyors (RICS)
Location	Harper Adams University campus (and location of work placement)

The course

Rural Property Management prepares students to manage rural estates and all their diverse assets. Students will learn about maintaining and developing estate property and managing agricultural, residential and commercial tenancies.

Students will also learn development and marketing skills enabling them to diversify and enhance rural estates to grow their income stream.

Land and Property Experience Days

These experience days are free one day events for 14-19 year olds to explore land and property management at Harper Adams University. For more information on taster days view our [events calendar](#).

For more information on the work undertaken by rural surveyors, please [watch this RICS video](#).

A-level entry requirements

- Offers tend to be in the region of **104** UCAS points
- Students should typically be studying **3 subjects at A2 level** to be considered
- Applicants are advised to gain a minimum of 1 weeks work experience rural land agent/rural chartered surveyor by the time they commence the course.
- Applicants must have a minimum of **4 GCSEs at grade C/4 or above**, including English Language, Maths
- GCSE Science is not required
- Applicants can expect to receive offers including specific grades in specific subjects (for example, a B or C at A level, or an M or D for BTEC modules)
- Key Skills (and other level 2 variants) and First Certificates/Diplomas are not accepted in place of GCSE passes
- Overseas applicants please check our [English Language Requirements](#)

Note: Entry Requirements are for guidance only, please check the UCAS website or contact Admissions for further information.

Work placement

Placement will give you invaluable experience in your chosen area of work. It may be working with a national firm such as Carter Jonas, Savills, Strutt and Parker, Smiths Gore, or with a local firm such as Fisher German, Halls, Berry's or Balfours.

Alternatively, you may choose to work on a large traditional estate such as Buccleuch, Chatsworth, local authorities or the National Trust.

Students who have performed well have often been offered a job when they graduate.

Accreditation



This degree course is accredited by the Royal Institution of Chartered Surveyors (RICS) for the Rural Surveying Pathway.

MRICS candidates, who have accredited degrees, must in addition, complete the RICS Assessment of Professional Competence (APC). This involves two years of structured work experience, training and assessment. The placement year of this course usually counts as the first year of the APC, with the second undertaken after graduation.

Teaching and learning

What you study

This course shares a common first and second year with the REALM course as both are aligned to the Rural Pathway of the RICS Assessment of Professional Competence. Students will specialise in the final year, post placement, with core modules covering strategic estate management, property development, events management and diversification. Optional modules will allow you to consider the conservation of historic estate assets, the provision of renewable energy or to study how rural property is managed internationally.

Teaching and learning

A typical week in year 1 consists of:

- 8hrs lectures
- 8hrs seminars, site/estate visits, farm walks and surveying practicals

Field trips have included visits to:

- Attingham Park and other local estates
- Earl of Plymouth Estate, Ludlow
- Flax Mill Nr Shrewsbury (the oldest iron framed building in the world)
- Commercial properties

Assessment methods

The course is assessed on a mixture of coursework and examination.

Transfer

Students may transfer between BSc REALM and BSc RPM (and vice versa) at the end of the first two years, before commencing the placement year.

Learning in Higher Education – how is it different?

Whilst a student's prior experience or qualifications should prepare them for Higher Education, most will find that study at university level is organised differently than they might have experienced at either school or college. Higher Education sets out to prepare students to think and learn independently, so that they are able to continue learning new things beyond their studies and into the workplace, without needing a tutor to guide them. This means that the time spent in classes with tutors provides direction, guidance and support for work that students undertake *independently* through:

- finding useful information sources and compiling bibliographies of reading material, in paper and online
- reading and making notes to help make fuller sense of subjects
- engaging with online materials and activities found on the College's own virtual learning environment
- preparing assignments to practise skills and develop new insights and learning
- preparing for future classes so you can participate fully

In order to develop the skills of a graduate (whether at Foundation Degree or Honours Degree levels), students are expected to not only be able to recall and explain what they know but also to be able to:

- **apply** what they know to new problems or situations
- **analyse** information and data and make connections between topics to help make sense of a situation
- **synthesise**, or draw together, the information and understanding gained from a range of sources, to create new plans or ideas
- **evaluate** their own work and also the work of others, so that they can judge its value and relevance to a particular problem or situation

Tutors will expect students working towards a Degree to be able to use what they know to solve problems and answer meaningful questions about the way in which aspects of the world work and not just rote-learn information that they have been told or read, for later recall. This means using all the bullet-pointed skills and to think critically by questioning information, whilst also being rigorous in checking the value of the evidence used in making one's own points. Students will be expected to become increasingly responsible for recognising the areas where they themselves need to develop. Taking careful note of tutor feedback can help to identify the skills and abilities on which attention could usefully be focused. To be successful, students need to be self-motivated to study outside of classes, especially since in higher education, these higher level skills need to be practised independently.

At Harper Adams students are gradually supported to become less reliant on class-based learning, so that they are able to spend a greater proportion of their time in their final year working on projects of interest to themselves and in line with their future career aspirations. In the first year of a course, a student has 16 hours contact per week with staff in lectures, seminars, estate/site visits, farm walks etc. In the second years students are given some independent study weeks to enhance their independent learning skills including project work and reading around subject areas.

Harper Adams has an extensive estate and great facilities for students to use as a source of information and inspiration, we also have a well-stocked library and access to countless specialist sources of paper-based and online information. Many of the staff at Harper Adams are involved in research work, which helps ensure the content of the courses is at the forefront of the discipline. This also means that amongst the library books and online journals that students use, there may be some familiar names.

The [Bamford Library](#) and [Faccenda Centre](#) each have spaces in which students can work, either individually or in small groups, using either their own laptop computers or the provided desktop computers, all of which can access the network. Working spaces are zoned to reflect different working conditions, so there is a study space for everybody, whether they need silence or work better in a livelier environment.

Careers

Rural Property Management graduates are likely to progress to positions in the management of rural property, estates and land, often within a firm of chartered surveyors specialising in this work or in some instances as a resident agent on a larger estate.

What will I study?

Year	Study time (The percentage of time spent in different learning activities)			Assessment methods (This is the breakdown of assessment methods)		
	% time in lectures, seminars and similar	% time in independent study	% time on placement	Written exams	Practical exams	Coursework
1	33%	67%	0%	44%	0%	56%
2	27%	73%	0%	25%	0%	75%
3	0%	0%	100%	0%	0%	100%
4	20%	80%	0%	21%	0%	79%

Year 1		Year 2		Year 3		Year 4	
Professional Practice Skills Development (R4004C17)	15	Land Information and Research Skills (R5012C17)	15	Placement year		Honours Research Project (HRPROJ)	30
Estate Management Law (R4002C17)	15	Agency and Tenancy Law (R5013C17)	15			Advanced Landlord and Tenant (R6001C17)	15
Introduction to Business for Rural Advisors (R4003C17)	15	Taxation (R5017C17)	15			Strategic Estate Management (R6020C17)	15
Valuation and Estate Management (R4007C17)	15	Valuation (R5014C17)	15			Conservation of the Historic Environment (R6007C17)	15
Rural Geography and Economics (R4006C17)	15	Planning and Development (R5011C17)	15			Property Development and Management (R6019C17)	15
Construction (R4001C17)	15	Compensation and Utilities (R5016C17)	15			Events Management and Diversification (R6008C17)	15
Animal Production (Land Management) (A4012C17)	15	Farming Systems and Environment (R5015C17)	15			Options	
Sustainable Crop Production (C4017C17)	15	Options				Sustainable Energy (R6022C17)	15
		Forestry, Game and Land Management (C5014C17)	15	International Rural Property Markets (R6014C17)	15		
		Forestry and Forest Products (C5013C17)	15	UK and Global Forest Systems (C6015C17)	15		

Professional Practice Skills Development

Year of study 1

Code R4004C17

Credits 15

Core/option Core

Module contact [Deena Webster](#)

This module supports the development of your written and oral communication, independence in your studies, IT, numeracy and research skills. It provides a basis for the subsequent Professional Scholarship Programme module (Land Research Information, the placement period and an individual major project), and also supports learning in every other module. It helps provide you with the essential tools that will enable you to maximise your academic achievements and learning. Learning resources and assessments will be tailored to the Rural Enterprise and Land Management, Rural Property Management and Real Estate courses. The module links to the Learner Support and Library Services through appropriate scheduling of support workshops and drop-in computer sessions. It is further supported by additional resources within The Learning Hub Virtual Learning Environment.

You will:

- Apply independent study skills, including enquiry based research and evaluation of information sources, required for success in Higher Education and in a professional career.
- Appraise personal performance and learning and develop study patterns which maximise learning.
- Identify and develop key digital skills required for success in higher education and in professional employment.
- Develop sound health and safety practices in relation to study and work.

Estate Management Law

Year of study 1

Code R4002C17

Credits 15

Core/option Core

Module contact [Ms Carrie de Silva](#)

The manager of an estate, farm or other business needs to have an awareness of the legal environment within which he or she operates. This module develops an understanding of what the law is, how it develops, how legal disputes may affect business and how disputes can be resolved. After setting the law in the context of the English legal system, the module develops an understanding of the intervention of law in matters of contract, employment, business structure, elements of tort, real property and landlord and tenant.

Introduction to Business for Rural Advisors

Year of study 1

Code R4003C17

Credits 15

Core/option Core

Module contact [Jane Headley](#)

Students need to develop an awareness of the main business areas of marketing, finance and human resources to support their careers as professionals working in and with businesses. The module will present basic managerial concepts and techniques that you need to understand to contribute to the operation of a business. Through familiarisation with aspects of marketing, finance and human resource management, you will develop transferable skills and the ability to participate in various business activities.

You will:

- Identify market segments and appreciate the differing wants and needs of customers so as to develop effective marketing strategies.
- Apply basic accounting information to control the business and contribute to the management decision making process.
- Explain the importance of interpersonal skills in people management and explain how personnel can be selected, developed and evaluated.

Valuation and Estate Management

Year of study 1

Code R4007C17

Credits 15

Core/option Core

Valuation and estate management are both central concerns of the estate manager and valuer. There is a tendency at a later stage in a professional career for these topics to diverge into separate disciplines. It nevertheless remains the case that a sound grasp of the essentials of asset value and valuation are a crucial consideration in the formulation of estate management plans and strategy. Equally the valuer must appreciate the day to day workings of a rural estate or land holding if he or she is to appreciate the nuances which might affect the value of that asset in one way or another. This module therefore offers students a

thoughtful introduction to these two important themes of study.

Rural Geography and Economics

Year of study 1
Code R4006C17
Credits 15
Core/option Core
Module contact [Susan Ragbourne](#)

This module underpins the second year module *Planning and Development*, providing students with an understanding of key changes in rural areas and the need to balance economic, social and environmental demands on the countryside. The module also underpins the second year module *Farming Systems and the Environment* and the final year module *Farm Business Management* by introducing core economic concepts and studying agricultural and agri-environment support and subsidy mechanisms.

Construction

Year of study 1
Code R4001C17
Credits 15
Core/option Core
Module contact [Mr Simon Keeble](#)

This module is designed to familiarise students with the basic principles of construction, mostly for domestic buildings but which can also be relevant for farm and commercial buildings. Land and countryside managers may have to deal with the design and appearance of new buildings and field engineering, and landscape.

Land managers also need to be familiar with land surveys, levelling, mapping measurement and be able to carry out building surveys. The module will enable students to familiarise themselves with a variety of types of contract administration and documentation during the construction process, which is useful for dealing with and talking to construction professionals and contractors.

Animal Production (Land Management)

Year of study 1
Code A4012C17
Credits 15
Core/option Core
Module contact [Dr John Donaldson](#)

An understanding of livestock production underpins many careers within the land based sector and forms a significant part of the global food industry. As such, an understanding of livestock systems is required across a range of courses.

The module will provide learners with a knowledge of the main livestock systems and how these systems inter-relate with other sustainable land based activities.

The various systems will be considered in terms of input requirements, production and husbandry and analysis and interpretation of physical and financial performance data.

The module will also consider aspects of sustainable production both in terms of changes to EU support and in light of global population changes.

Sustainable Crop Production

Year of study 1
Code C4017C17
Credits 15
Core/option Core
Module contact [Dr Ivan Grove](#)

The module will cover the main crop production systems characteristic of NW Europe with some reference to energy crops, grass and forage production and global crop production. The module will also familiarise students with aspects of soil and water, farm mechanisation and farm buildings relevant to the subject area in order to provide a greater understanding of elements which can affect production costs and land management and values.

The module will introduce the basics of crop production and then focus on key elements within the production cycles which contribute to the costs and value of the enterprises. Crop production 'best practice' for a range of food and non-food crops and will be related to the need for resource efficient, economic and environmentally acceptable production linked, where necessary, to the current UK farm subsidy schemes in operation.

The module will provide the necessary basic understanding of crop production practices and the related regulatory framework appropriate for higher level study.

Land Information and Research Skills

Year of study 2
Code R5012C17
Credits 15
Core/option Core

Please contact the course manager for details of this module.

Agency and Tenancy Law

Year of study 2
Code R5013C17
Credits 15
Core/option Core
Module contact [Andrew Black](#)

A key attribute of a successful rural practice Chartered Surveyor is the ability to bring together different skills, knowledge and experience to the task at hand. This module draws on and integrates material that the students will have studied in the first year of the course and material that is being studied concurrently during the second year.

This module is designed to provide students with an opportunity, before they start on their year of professional placement to cover key areas of professional work including Agricultural, Residential and Commercial law and practice.

The method of delivery will be diverse, in reflection of the nature of the material covered and will include lectures, tutorials, site visits, case studies and guest speakers.

Taxation

Year of study 2
Code R5017C17
Credits 15
Core/option Core
Module contact [Ms Carrie de Silva](#)

The implications of taxation weigh heavily in many decisions affecting the management of rural land, farms

and other businesses. It is important that students achieve a high level of understanding of Income Tax, VAT, National Insurance and Local Taxation as they affect farms, rural land and businesses, together with an understanding of the principal capital taxes and an awareness of the less common taxes which may be encountered.

Valuation

Year of study 2
Code R5014C17
Credits 15
Core/option Core

Valuation is a, if not the, central discipline for a practising chartered surveyor. Valuation itself has become more specialised in recent years, and has been subjected to increasingly detailed scrutiny by the professional body itself (RICS), the courts, and key stakeholders including the main financial institutions, the accountancy profession and others. Part of this development has been the introduction by the RICS of the Valuer Registration scheme, as a self-regulating alternative to the prospect of official regulation by the financial authorities. This module will build on the pre-requisite module in order to equip students to deal with a variety of rural and commercial valuation tasks, and in particular to enable them to embark on the Valuation professional competency of the RICS Assessment of Professional Competence in their placement year.

Planning and Development

Year of study 2
Code R5011C17
Credits 15
Core/option Core
Module contact [Emma Pierce-Jenkins](#)

This module seeks to build-upon the level 4 modules, Introduction to Rural Geography and Economics and Contemporary Countryside and Environmental Issues. The module provides a broad understanding of the statutory spatial planning system, covering both national and local planning policy, whilst exploring the particular challenges associated with rural development and the delivery of sustainable development.

This will include an analysis of policy and practice in a range of topics such as housing, agriculture, renewable energy, infrastructure planning and protection of designated areas.

The module will provide a grounding in spatial planning, upon which the level 6 modules, such as Environmental Assessment and Management, can be developed.

Compensation and Utilities

Year of study 2
Code R5016C17
Credits 15
Core/option Core
Module contact [Andrew Black](#)

The infrastructure industry is one of the fastest sectors of growth for the rural surveyor as a result of multi-billion pound public and private projects such as the new High Speed 2 and High Speed 3 lines, new electricity transmission cabling routes for new power stations and high pressure gas mains. This sector now demands an unprecedented number of trainee and qualified surveyors who are experienced in the unique demands of this type of work.

This module is designed to provide students with the skills, knowledge and practical experience of a wide range of matters relating to the utilities and compensation industry. It will cover the history of the utilities industry, both pre and post nationalisation, the different responsibilities placed on each of the utility companies such as transmission and distribution of products and commodities and the types of work a rural practice surveyor will be likely to undertake.

Farming Systems and Environment

Year of study 2
Code R5015C17
Credits 15
Core/option Core
Module contact [Mark Simcock](#)

Please contact the course manager for details of this module.

Forestry, Game and Land Management

Year of study 2
Code C5014C17
Credits 15
Core/option Option

Please contact the course manager for details of this module.

Forestry and Forest Products

Year of study 2
Code C5013C17
Credits 15
Core/option Option
Module contact [Jim Waterson](#)

Forestry and forest products have an increasingly important role in the management of land and in making a series of significant contributions to sustainable living and development. This is closely reflected in national and international policy.

This module will give students a comprehensive and detailed understanding of sustainable forest management policy and practice in the UK. It will also provide an overview of global forestry issues and a full appreciation of both traditional and contemporary products and services sourced from forests and forest management.

Students completing the module will be able to critically evaluate different approaches to silviculture and forest management in terms of the range and quality of products/services supplied and the economic, social and environmental implications of the management and conservation processes adopted.

Placement year

Year of study 3
Core/option Core

Read our dedicated [Placement Learning](#) pages for information on the many benefits of the placement year.

Honours Research Project

Year of study 4
Code HRPROJ
Credits 30
Core/option Core

To qualify for an honours degree a student must demonstrate the capacity for sustained, independent and high quality work. One of the most important vehicles for the demonstration of this capacity, and for

developing the necessary skills, is the individual Honours Research Project. Each student will therefore be required to complete such a project under the general supervision of a member of staff and present the results in a project report and in a viva voce exam, with two tutors, which will also test to a high level, skills of communication and rational argument. This major exercise represents one-quarter of the final year studies and will therefore have an important influence on the classification of award.

Advanced Landlord and Tenant

Year of study 4
Code R6001C17
Credits 15
Core/option Core
Module contact [Susan Ragbourne](#)

This module builds on earlier studies in Estate Management Law and Agency and Tenancy Law by extending the knowledge of students in the areas of agricultural, business and residential tenancy law.

A sound understanding and a high level of competence in agricultural holdings law is an essential requirement for a rural practice chartered surveyor. The module considers in depth the law as it relates to those tenancies regulated by the Agricultural Holdings Act 1986 and those by the Agricultural Tenancies Act 1995 building on the basics covered in Agency and Tenancy Law.

Strategic Estate Management

Year of study 4
Code R6020C17
Credits 15
Core/option Core
Module contact [Susan Ragbourne](#)

This module is core to both rural land management courses and encapsulates what rural estate management is about. It builds on earlier modules in valuation, taxation, tenancy law and business, requiring students to integrate knowledge and skills and teaching them to think strategically about the future management of estate assets to best meet their clients' objectives.

Conservation of the Historic Environment

Year of study 4
Code R6007C17
Credits 15
Core/option Core
Module contact [David Jasper](#)

The rural surveyor is likely to be involved in some way during their career, in the professional management of historic structures such as country houses, farm buildings, estate cottages, historic sites etc. This module will seek to expand the student's knowledge, understanding and confidence in the management, maintenance, repair and development of historic buildings, to enable them to make informed decisions. The module supports Royal Institution of Chartered Surveyors guidance that professionals dealing with historic buildings should have a good knowledge and understanding of such structures.

Property Development and Management

Year of study 4
Code R6019C17
Credits 15
Core/option Core
Module contact [Mr Simon Keeble](#)

This module is designed to familiarise students with property development and the management of buildings and other assets as part of a property portfolio.

Land managers need to be familiar with planning policies, land assembly, surveys, economic appraisal and valuations for development sites. They also need to manage property portfolios for clients, undertaking operational and strategic facilities management.

Events Management and Diversification

Year of study 4
Code R6008C17
Credits 15
Core/option Core
Module contact [Andrew Black](#)

Hundreds of thousands of people attend public events each year, however only a fraction of these visitors will have any comprehension as to the level of planning and organisation that goes into planning, delivering and financing a safe and successful event.

This module is designed to develop and evaluate the student's awareness and appreciation of how a successful event is planned, designed, costed, implemented and assessed. Whilst the module will primarily focus on events taking place in a rural setting (for example as a diversification on a country estate), many of the skills and techniques learnt will be relevant to the successful operation of any public event.

Sustainable Energy

Year of study 4
Code R6022C17
Credits 15
Core/option Option
Module contact [Emma Pierce-Jenkins](#)

Concerns about the sustainability of fossil fuels with their inherent greenhouse gas impacts, finite reserves and vulnerable supply chain have led people to consider whether there are more sustainable alternatives and to look at ways in which scarce, expensive energy supplies can be used more efficiently. This module examines both these issues, with an exploration of the potential to reduce energy consumption within buildings and an evaluation of the energy production potential of renewables, together with the feasibility of their development and consent processes. The sustainability of land use change associated with such developments will also be considered.

International Rural Property Markets

Year of study 4
Code R6014C17
Credits 15
Core/option Option
Module contact [Susan Ragbourne](#)

As agricultural markets have become increasingly globalised, so interest in investment in agricultural land overseas has risen. Farming companies and foreign investors are looking to invest in overseas markets in order to diversify their investment portfolios and spread risk or to enhance food security in their home nations. The ability to advise a range of investors about the suitability of different international rural land markets is a skill that rural chartered surveyors are well placed to develop as it will build on their underpinning knowledge of farm and land management, valuation and agency.

UK and Global Forest Systems

Year of study 4
Code C6015C17
Credits 15
Core/option Option
Module contact [Jim Waterson](#)

Forestry and forest products have significant functional importance in the management and conservation of land, the supply of raw and processed materials, environmental protection and in contributing to sustainable living and development. This is closely reflected in UK and global forest policies.

This module will enable a comprehensive and detailed understanding of sustainable forest management policy and practice in the UK. It will also provide a current overview of global forestry issues and an appreciation of mainstream and innovative products and services sourced from forests and sustainable forest management worldwide.

Students completing the module will be able to critically evaluate different approaches to forest management in terms of the range and quality of products/services supplied and the economic, social and environmental implications of the management and conservation processes adopted.