

**THE WEST MIDLAND, MIDLAND COUNTIES AND WELSH EXAMINING
BODIES OF THE CENTRAL ASSOCIATION OF AGRICULTURAL
VALUERS**

PRACTICAL EXAMINATION PAPER

Wednesday 7th November 2001

**CANDIDATES MUST NOT CONVERSE WITH EACH OTHER AND
BREACH OF THIS RULE MAY DISQUALIFY A CANDIDATE**

The holding at Lodge Farm, Moulton, Northamptonshire in all extends to 128.58 hectares.

The farm is a mainly arable. Mr Bennett has purchased Lodge Farm, Moulton, with completion set for 9th November 2001.

The sale contract specifies the method of valuation for each item you are asked to value.

The purchase includes various other items and these are detailed in the attached questions.

Lodge Farm lies in open countryside and is within the Daventry District Council area. There are deposits of gravel beneath parts of the farm, although not scheduled in the local minerals plan.

ORAL QUESTION

The steel framed and asbestos building formerly used as a pig building will be pointed out to you on site. This building will be the subject of an oral question on Thursday 8th November.

WRITTEN QUESTIONS

This afternoon's questions will be based on the farm so candidates are advised during the morning to make supporting notes about the farmstead.

NOTES TO CANDIDATES

1. All candidates will be deemed to have read the CAAV Guidelines for Candidates 2001 and be familiar with their contents.
2. **IMPORTANT** in all cases you **MUST** show your Methods and Calculations. The examiners are not just looking for the answer. In a full valuation a valuer would make detailed notes for later reference. You must do the same. Valuation books, however, **MUST NOT BE RE-WRITTEN**. Write just as you would for an actual valuation.
3. Values should be as at today's value.

4. The questions should contain all the information necessary to answer them. If candidates need to make any other assumptions, these should be clearly stated. Examiners will not provide further information if questioned.
5. Marks will be awarded as shown on the attached sheets. In addition, marks will be given for the way in which the valuation book is prepared, the field work set out, general agricultural knowledge, conduct and professionalism.
6. The day's timetable will be:

8.45 am – 9.00 am	Chairman's remarks and reading paper
9.00 am – 12.30 pm	Field work
12.30 pm – 1.00 pm	Completion of valuation books in classroom
1.00 pm – 1.45 pm	Lunch
1.45 pm – 4.15 pm	Written questions answered from notes made during morning session.
7. Valuation books will be provided together with sheets of paper for making notes for the afternoon and oral exams. No other paper or books may be taken into the exam. Valuation books will be collected in at the end of the morning session.
8. Answers, where appropriate, to be in accordance with the Agricultural Holdings Act 1986.
9. Marks are available in each section as follows:

Practical Examination	150
Written Examination	100
Oral Interview	<u>50</u>
Total	<u>300</u>
10. Candidates should mark their papers with their area of work, and their examination number but NOT their name.
11. The summary of values should be completed in the valuation books as question 7.

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|-------|--|----|
| No. 1 | Implements and machinery
Describe and value five only of the items lettered A-H | 10 |
| No. 2 | Harvested crops and commodities
Describe and value the items which is shown to you. The sale contract states that the valuation is to be in accordance with SI 809 (as amended) and CAAV guidelines (consuming value to be applied where appropriate) | 15 |
| | a) 4 marks | |
| | b) 4 marks | |
| | c) 4 marks | |
| | d) 3 marks | |
| No. 3 | Items to value
Value the items on the separate valuation sheet. | 5 |
| No. 4 | Items to identify
Identify the ten items indicated | 5 |
| No. 5 | Dilapidations | 15 |

The sale agreement provides that the purchaser (as if he were a landlord) will be able to deduct from the sale price a claim for dilapidations against the vendor on the basis of Section 71 (1) of the Agricultural Holding Act 1986. Repairing obligations are specified in the agreement to be as set out in SI 1973 No. 1473 (as amended). You will be shown the building which will be the subject of this question.

Prepare a schedule of dilapidations together with costings for the length of field boundary between the 2 numbered posts. You are to assume that the 2 adjacent fields, though in arable cultivation at present, are scheduled as permanent pasture on the sale agreement on a livestock farm.

No. 6 Fixtures and improvements 15

The following items are described in the sale particulars.

Please describe and value:

- a) The 2 EB feed silos adjacent to the pig building
- b) The sheep collecting and handling pens
- c) Please value the former pig building, which was erected in 1988 at a cost of £35,000. Prior written consent was obtained from the landlord and compensation terms agreed with a write off period of 25 years reducing to £100.

No. 7 Growing Crops 10

Describe and value the crop in the following fields showing your calculations and stating the basis of your valuation

- a) Brown hills
- b) Lodge Close
- c) Tank field
- d) Botany bay – sown autumn 2000

No. 8 Conservation/ environment 10

Depending on your area, list the various options under either Countryside Stewardship or Tir Gofal that could be suitable for the field known as 'Brown hills' and its boundary with 'Lodge Close' together with rates of grant.

No. 9 Compulsory purchase and compensation 15

The county council are going to construct a single carriageway bypass for Moulton. The line of the new road crosses through the north side of the farm, as shown on the plan provided. They have served on the freehold owner a notice to treat dated 17th October 2001, to acquire the land. The county council have appointed a main contractor and aim to begin construction next spring. The contractor has been appointed on a 'design and build' basis. You have been instructed by the owner/occupiers to negotiate the resulting compensation claim.

Restricting your answer to the 'tank field' and the concrete track to the east of that field only, outline what accommodation works you would seek on behalf of your client. The area to be compulsorily acquired from the 'tank field' is 1.62 ha (4 acres).

Outline the heads of claim for the owners compensation. Indicate any further information you require from your clients and the county council.

The general valuation basis should be outlined, but a priced claim is not required.

No. 10 Planning

10

You have been recommended by the owner of Moulton Farm to advise a friend who is considering a sale of his smallholding nearby.

Little Acres Farm is a permanent pasture holding extending to 18 acres with a 60' x 40' cattle yard built in 1972 subject to an Agricultural Occupancy Condition. The owner farms the land but no longer lives in the house, which has been let to a local plumber, Mr W Works, for the last eight years. Mr Works is now 65 and is considering retirement to a smaller property.

Draft a letter to the owners of Little Acres Farm setting out the options available to your client for the removal of the agricultural tie prior to selling the farm in due course.

No. 11 Livestock

10