**THE WEST MIDLANDS & WALES**

 **EXAMINING BODY**

 **OF THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS**

 **PRACTICAL EXAMINATION PAPER**

 **Wednesday 14th November 2018**

 **Morning Paper**

 **Answer all the questions in this section in the Note Book**

**Question 1 AGRICULTURAL KNOWLEDGE**

**1.1 General Knowledge (5 marks)**

**Answer the general knowledge questions on the separate sheet provided.**

**1.2 Commodities (6 marks)**

 **Identify and give the current market value in £’s per tonne of the six items**

 **labelled A-F.**

**Question 2 HARVESTED CROPS (8 marks)**

**2.1 Describe and value the produce as marked.**

**2.2 Describe and value the produce as marked.**

**Question 3 TENANTS BUILDING (10 Marks) You are to assume in this question that the farm is let under the terms of a farm business tenancy which commenced on the 25th March 2004. The Tenant will vacate the farm in March 2019. He has asked that you advise him in respect of the value and treatment of the building, as shown to you and marked “E” on Plan 2, at the end of his tenancy. The Tenant erected the building in 2009 without the Landlord’s consent.**

**(a) Describe the building, noting any matters which you should consider in assessing value at the end of the tenancy (3 marks).**

**(b) Set out the procedure and legal basis of compensation at end of tenancy (4 marks).**

**(c) Assess the amount of compensation payable to the Tenant, stating any assumptions you make (3 marks).**

**Question 4 DILAPIDATIONS (10 marks)**

**Your client is the Landlord of Ockeridge Farm which is let under a written Agricultural Holdings Act 1986 tenancy. The tenancy is due to end on the 24th March 2019. The repairing liabilities are in accordance with the Model Clauses.**

**Your client has asked you to act on his behalf in end of tenancy matters relating to dilapidations.**

**In bullet point form:**

**(a) Make a list of the dilapidations to the building, marked “D” on Plan 2 ( only external inspection of the two elevations shown to you). (3 marks)**

**(b) Outline the procedures and time limits a claim should take in respect of the end of tenancy dilapidations on the building. (4 marks).**

**(c) Set out costings in respect of 3 of the dilapidation items identified. (3 marks).**

**Question 5 LIVESTOCK (10 marks)**

**5.1 Describe and value the cattle in the pen.**

**5.2 Describe and value the sheep in the trailer.**

**Question 6 COMPULSORY PURCHASE COMPENSATION (10 marks)**

**Midlands Electricity PLC has received full consent to place underground their existing 66kV electricity transmission line, to improve the visual amenity of the district. The underground cable will follow the route of the existing line and will cross your client’s owner occupied farm between points X and Y marked on Plan 3*.***

**A 10m x 10m substation compound will be installed at point “X” to connect with the existing 11kV farm supply. Midlands Electricity PLC will be acquiring a permanent 40m wide easement to install and maintain their cable. Access to remove and replace underground the existing line will be at point “Z” on Plan 3.**

**Your client has asked to meet with you about the compensation they will receive. Prepare heads of claim for a meeting with your client.**

**Confine your answer to valuation principles as a priced claim is NOT required.**

**Question 7 GROWING CROP (10 marks)**

**You have been instructed to complete an end of tenancy valuation under the Agricultural Holdings Act 1986. The outgoing Tenant has shown you a field 7783, which has a gross area of 3.58 acres (1.49 hectares) shown on Plan 1. The field is scheduled as arable within the tenancy agreement and the Tenant tells you that he established the crop in autumn 2016.**

**(a) Describe the crop and field taking account of the factors you should consider in assessing its value. Note any questions you may have for your client. (5 marks).**

**(b) What are the bases of valuation you should consider? (1 mark).**

**(c) Provide a valuation stating any assumptions you need to make. (4 marks).**

**Question 8 HEALTH AND SAFETY ( 8 marks )**

**The owners of Ockeridge Farm are planning to re-clad the roof of Buildings “A and B” marked on Plan 2. In preparing for this work to be carried out you have been instructed to put together a risk assessment covering the proposed works. This risk assessment should identify all the potential risks that you foresee will be associated with the works as well as any possible mitigation measures you feel appropriate.**

**Question 9 IMPLEMENTS AND MACHINERY ( 8 marks)**

**Select two items of machinery from the items shown to you referenced A-E, for each:**

**(a) Identify the item and describe the item as if for auction catalogue purposes**

**(b) Estimate the likely hammer price achievable at auction**

**(c) Identify two main factors affecting value**