**CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS**

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**CAAV EXAMINATIONS – 9 NOVEMBER 2017**

**NATIONAL ORAL QUICKFIRE QUESTIONS**

Please select ten questions from these seventeen to ask of all candidates in your Group.

Ask each of your chosen ten questions no more than twice – the answers are either right or wrong.

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1. What are the following a variety of: Anastasia, DK Cabernet, Exclaim and Excalibur?

**Winter Oilseed Rape**

2 What is the average seed rate in Kg/Ha for autumn sown wheat?

 **170 to 200 Kg/Ha**

3 What is the accepted percentage of open market value in respect of a deemed cost valuation of home bred sheep for stocktaking purposes?

 **75%**

4 If a farmer’s Basic Payment Scheme payment is over €150,000, by how much is any excess scaled back in your part of the United Kingdom?

 **England - 5%**

**Scotland – 5%**

**Wales – 15% to €200,000; 30% to €250,000, 55% to €300,000, then 100% (i.e. capped)**

5 What are Stabiliser and Wagyu?

 **Breeds of Cattle**

6 What is the value of UK residential property at which Annual Tax of Enveloped Dwellings (ATED) becomes payable?

 **Over £500,000**

7 What is the general limit on floor space for an agricultural building to qualify for permitted development rights?

 **465m² (cumulative over two years)**

8 What is the approximate cost of a 12’ galvanised steel gate including posts, furniture and labour to erect it?

 **£350 (reasonable allowance to be given)**

9 Gains arising prior to which date are not chargeable to Capital Gains Tax?

 **31 March 1982**

10 Under which section is a notice served to review the rent of (ask as appropriate):

- *England and Wales* – a Farm Business Tenancy

- *Scotland* – a 1991 Act tenancy

 **England and Wales -** **Section 10 (Agricultural Tenancies Act 1995)**

**Scotland - Section 13 (Agricultural Holdings (Scotland) Act 1991)**

11 What is the time limit for service of a notice of intention to make a claim on the termination of an Agricultural Holdings Act 1986/Agricultural Holdings (Scotland) Act 1991 tenancy?

 **Before the expiration of 2 months from the termination of the tenancy**

12 What is the date of valuation of compensation under compulsory purchase?

 **The earlier of the date of possession, the date when the value is agreed and the date of the Tribunal decision.**

13 How many kilograms of which elements are there in a tonne of 20-5-10 compound fertiliser?

 **200 Kg of Nitrogen, 50 Kg of Phosphate and 100 Kg of Potash**

14 *England and Wales* - In rights of way terminology, what is a BOAT?

 **A Byway Open to All Traffic**

15 *England and Wales* - If the parties to a business tenancy wish to contract out of the right to renew provisions, which sections of the Landlord and Tenant Act 1954 will not apply to the tenancy?

 **England and Wales only** - **Sections 24 to 28 (Part II of the Act)**

16 *Scotland* – Who is the Tenant Farming Commissioner?

 **Bob McIntosh**

17 *Scotland* – when does the Amnesty period for tenant’s improvements end?

 **12th June 2020**