

**THE WEST MIDLAND & WALES**

**EXAMINING BODY**

**OF THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS**

**P R A C T I C A L E X A M I N A T I O N P A P E R**

**MORNING PAPER**

**Wednesday 12th November 2014**

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

**No 1 AGRICULTURAL KNOWLEDGE (15 MARKS)**

1.1 General Knowledge **(7marks)**

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

 1.2 Commodities **(8 marks)**

 Identify and give the current market value in £s per tonne of the 8 items labelled A – H.

**No 2 LIVESTOCK (8 MARKS)**

 Describe and give current market value of the following animals shown to you.

 2.1 (a) Pen of Cattle

 2.2 (b) Pen of Sheep

**No 3 HARVESTED CROPS (6 MARKS)**

3.1 Describe and Value the quantity of produce shown to you.

 3.2 Describe and Value the quantity of produce shown to you.

**No 4** **IMPLEMENTS AND MACHINERY (6 MARKS)**

 Select two items of machinery from the items shown to you and referenced A – E. For each:

1. Identify the item and describe the item as if for auction catalogue purposes
2. Estimate the likely hammer price achievable at auction
3. Identify at least two main factors affecting value

**No 5 END OF TENANCY COMPENSATION (5 MARKS)**

 For the purposes of this question only, you are to assume the farm has been occupied by the current Tenant since Lady Day 1982. The Tenant is vacating the farm as at Lady Day 2015.

 The building marked ‘A’ together with the facilities marked ‘B’ on the attached Plan No.1 was erected by the Tenant in 1990, with the Landlord’s un-conditional consent.

1. Describe the building marked ‘A’ and the facilty marked ‘B’ (2 marks)
2. Assess the amount of compensation due to the Tenant at the end of the tenancy, clearly stating any assumptions you have made. (3 marks)

**No 6 END OF TENANCY COMPENSATION (5 MARKS)**

 For the purpose of this question, you are to assume the farm has been occupied by the current Tenant since Lady Day 1982. The Tenant is vacating the farm on Lady Day 2015.

 The lean-to structure standing between buildings ‘D’ and ‘F’ on the attached Plan No.1was erected by the Tenant in 1994, without Landlord’s consent.

1. Describe the structure. (2 marks)
2. What options are available to the Tenant and Landlord (with reference to statute, notices and time limits? Assuming the Landlord has elected to acquire the structure, assess the amount of compensation due to the Tenant at the end of the tenancy, clearly stating any assumptions you have made. (3 marks)

**No 7 BUILDING RISK ASSESSMENT (10 MARKS)**

Your clients are looking to remove and replace the asbestos cladding to the roofs of the buildings labelled C & D on the attached Plan No.1

 You are required to prepare a risk assessment for the proposed works for your clients review prior to the commencement of the works. This should set out the risks you perceive that will arise from the work and any mitigation measures that you feel will be necessary.

**No 8 TENANT’S PASTURE (5 MARKS)**

 For the purpose of the following parts of this question, assume that Neuaddhen is let on an Agricultural Holdings Act 1986 tenancy incorporating SI 1973/1473.

 Set out your valuation and notes for Field No 5158 (5.36ha) as shown on Plan No.2 as a Tenant’s Pasture for a Michaelmas end of tenancy claim. The ley was put down in autumn 2011.

**No 9 DILAPIDATIONS (5 MARKS)**

 For the purpose of the following parts of this question, assume that Neuaddhen is let on an Agricultural Holdings Act 1986 tenancy incorporating SI 1973/1473.

 Provide a costed schedule and notes in respect of the fence and hedge coloured red on Plan No.2 and forming part of the southern boundary of field No.3154 acting for the landlord.

**No 10 ADDITIONAL LAND RENTAL (10 MARKS)**

 You have been instructed by Mr Rowlands, the owner of Neuaddhen Farm, following an approach by his neighbour who has recently inherited the land and lives in London. He has offered to to rent to Mr Rowlands OS.7160 an additional 8.79 acres, as indicated on the Plan No.3. Your advice is required on:

1. The issues that need to be considered and the likely rental level (5 marks)

 2. Draft heads of terms for approval (5 marks)

**No 11 COMPULSORY PURCHASE COMPENSATION (10 MARKS)**

 National Grid has received full consent for their 400kV electricity transmission line, to serve the growing number of wind farms in the area.

 The line will cross your client’s owner occupied farm between points P and Q *on the Plan No 1 provided.* A conventional 46m high pylon will be constructed at point R on the plan. The line will continue into the valley to the north of the farm towards a substation at Builth Wells. National Grid will be acquiring a permanent 30m wide easement to install and maintain their line. Access to construct the pylon and line will be taken at point P on the Plan No.2.

 Your client has asked to meet with you about the compensation they will receive. Prepare heads of claim for a meeting with your client. State what accommodation works you would seek on their behalf from National Grid.

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

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**AFTERNOON PAPER**

**Wednesday 12th November 2014**

**TIME ALLOWED 2 ½ HOURS**

**To be answered on the A4 lined paper provided**

**Please start each question on a fresh sheet of paper.**

**Write your CANDIDATE NUMBER ONLY on the top right hand corner of each sheet of your answer paper**

**ANSWER FOUR QUESTIONS ONLY OUT OF THE FIVE SET**

**All Questions carry 15 marks each**

**No 12 RESIDENTIAL LETTING (15 MARKS)**

Your client has asked you for advice regarding the proposed letting of Neuaddhen Farm House. Please supply your client with the following information.

(External inspection only and refer to floor plan provided, please clearly state assumptions that you have made).

1. A draft set of letting particulars for his approval together with a suggested asking rent.
2. Detail what advice you would give to your landlord client regarding the requiremements for letting the residential property.
3. Detail what other options your client may have for raising revenue from the farm house.

**No 13 LAND FOR A WIND TURBINE (15 MARKS)**

Your client has been approached by a Wind Energy company who is interested in siting a 50kw wind turbine on your client’s land at the approx position shown “X” on Plan No.3.

1. Set out discussion notes for a meeting with your client concerning the potential impact on the farm that proceeding with such an installation could have. (5 marks)
2. On the basis that your client is keen to move forward with the proposal, set out detailed Heads of Terms which are to be sent to the Wind Energy company for letting the site extending to 100m2 to them for the installation of a 50kw wind turbine.

**No 14 PLANNING/ALTERNATIVE USE OF BUILDING (15 MARKS)**

Your clients are considering letting out the building labelled A on the attached Plan No.1 for light industrial use to complement their agricultural activities on the farm. You have been instructed to write a letter to your clients addressing the following points:-

1. To advise them on all the practical and site specific matters that will need to be addressed if they proceed with the proposal.
2. To advise them on all the relevant planning matters that will need to be considered if they proceed with the proposal.

**No 15 VALUATION (15 MARKS)**

Your client’s bank has asked for a valuation of the building and land outlined blue on the Plan No.2.

1. Following your inspection this morning, set out your notes describing the property and your observations in readiness for your report. (5 marks).
2. Compile a ‘Red Book’ valuation (headings only) for loan security. Include notes on any preliminary matters you must address. (10 marks).

**No 16 LETTING OF FIELD FOR SHOW/FESTIVAL (15 MARKS)**

 Your client is the owner occupier of Neuaddhen Farm. He has been approached by the local Morris Dancing Society who are looking to put on a weekend event to celebrate their 25th anniversary and have identified field 5158 (13.24 acres) as shown on Plan No.2 as being an ideal location. Your client’s father in law is a keen Morris dancer; therefore he would like to assist. It is anticipated that the event will be held at the end of July 2015.

 Make brief notes on a bullet point basis about all the issues you consider your client will need to take into account in order to advance his proposal to a stage at which he could make a decision as to whether or not to proceed.

 Please group your bullet points logically under appropriate headings.