



THE WEST MIDLANDS & 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

AFTERNOON PAPER

Wednesday 8th November 2023

ANSWER FOUR OUT FIVE QUESTIONS ON THE LAPTOP PROVIDED

No. 10 ALTERNATIVE USES (15 MARKS)

Your clients are the owner occupier of Netherton Farm. They have been approached by a group to run a small festival, based around the Wild West. As the festival is in its infancy, the 5.73 acres identified on the plan are considered to be suitable. The festival itself will run over a bank holiday weekend.

Your client is interested in hosting but has requested your advice.

- 10(a) Make brief notes on a bullet point basis about all the site-specific issues you consider your client will need to take into account **(8 marks)**.
- 10(b) Assuming that it is to proceed, provide heads of terms assuming that you have agreed to offer a licence **(7 marks)**.

No.11 PLANNING (15 MARKS)

Mr and Mrs Halfacre have a range of traditional stone and tile barns that form a courtyard complex, adjacent to the farmyard and farmhouse at Netherton Farm. The Farmhouse is Listed and further to making a site inspection you have confirmed the traditional barns are also Listed. Your clients have decided that the conversion of the barns into visitor accommodation (holiday lets) would make a promising farm diversification project for them whilst being a responsible way of conserving the heritage of the barns.

Your clients wish to fully understand what is involved as part of the planning process and have recently instructed your firm to proceed with preparing and submitting a planning application to the Local Authority, for the Change of Use of the barns. They also intend to relocate the steel portal frame building (footprint: 540 sqm), that you have seen situated in front of the traditional barns, elsewhere on the farm and continue using it for the same purpose.

- 11(a) Provide a brief 'checklist' of bullet points, outlining the criteria that must be met for your clients to benefit from using Permitted Development Rights (Schedule 2, Part 6, Class A) as a planning mechanism to relocate the steel portal frame farm building. **(5 marks)**
- 11(b) Provide a list of documents and requirements needed to accompany a Full Planning Application, together with a brief description of the information each document provides in order for the Local Authority to determine the proposed project. **(10 marks)**

No. 12 VALUATION (15 MARKS)

This question relates to the farmhouse shown to you coloured **ORANGE** on the site plan.

You are acting for the Executor of your deceased client's freehold estate, of which the property forms a part. The date of death was the 15th September 2023 and the property is occupied by the Deceased's surviving son, having been gifted to him 6 years prior to his father's death. The surviving son will inherit the surrounding farm.

You have been instructed to provide a valuation of the property for tax purposes.

It is agreed that you do not need to inspect the property internally and you are to confine your inspection as from the surrounding yard. You may assume that the property is in good condition internally.

- 12(a) Describe the building and note down any relevant factors that need to be considered within your valuation. **(7 marks)**
- 12(b) Set out the appropriate checks and procedures to be adopted prior to accepting a valuation instruction of this type. **(2 marks)**
- 12(c) In bullet point form, set out the report headings and likely contents under each appropriate to the report required **(4 marks)**
- 12(d) What tax reliefs might be relevant to the estate? **(2 marks)**

No. 13 COMPULSORY PURCHASE & COMPENSATION (15 marks)

Dwr Cymru Welsh Water (DCWW) have served notice on Howard McSpreader, the owner occupier of Netherton Farm to lay a new 600mm diameter water main through the land shown edged in red on the plan and labelled **Q13**. The route of the pipe across the field to the north of the traditional farm buildings is shown with a solid blue line.

The covering letter states DCWW would like to take entry on Monday 4th December 2023. The length of the pipe will be 50m at a depth of 1m, and the working width required, which includes the protected strip width is 15m.

A valve chamber will be installed at point 'X' on the plan. You have been instructed by Mr McSpreader to act on his behalf in connection with this pipe.

Using bullet points throughout:

- 13(a) List the initial information you require from Mr McSpreader with respect to the instruction, identify the legislation under which access will be taken, and what you expect in advance from the utilities company. **(5 marks)**
- 13(b) Draft a Heads of Claim. Costings are not required. **(10 marks)**

No. 14 COMMERCIAL LETTING (15 MARKS)

Your clients, Mr and Mrs Halfacre, are the owner occupiers of Netherton Farm. They have been approached by a neighbouring farmer, Mr Keen, whom has diversified and runs a marquee hire business alongside his main enterprises. Mr Keen wants to expand and is looking for a suitable building within which to store and dry marquees between hires, Mr Keen has suggested the Dutch barn as coloured **PINK** which has an approximate Gross Internal Area of 1,350ft².

Mr Keen has reported that the activity would be limited to storage, cleaning / repairs of the equipment and delivery vehicles, and has suggested an initial term of five years.

Mr and Mrs Halfacre wish to be supportive, and having discussed the matter with their son they expect that letting certain buildings for alternative uses will likely form a part of their operations in the future, though they have not done so previously. You have seen the building on previous visits and agree to meet and discuss the proposal.

Produce an aide memoir for the meeting covering:

- 14(a) The terms you would expect to include for this tenancy, where appropriate note your advice on the matters you raise, or what further action may be required **(8 marks)**
- 14(b) A summary of possible practical or wider implications for the farm as a result of this proposal, or any future lettings, that you wish to discuss with your client **(5 marks)**
- 14(c) A brief assessment of the rent which you feel should be negotiable **(2 marks)**

ORAL SUBJECT MATTER

The oral interview will be based upon the Shooting Lodge-coloured **PURPLE** on the attached plan.