



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
MORNING PAPER

Wednesday 8th November 2023

Answer all the questions in this section in the Notebook.

No. 1 KNOWLEDGE (12 MARKS)

1(a) General Knowledge **(6 marks)**

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

1(b) Commodities **(6 marks)**

Identify and give the current market value in £s per tonne of the 6 items labelled A – F.

No. 2 IMPLEMENTS AND MACHINERY (6 MARKS)

Select **TWO** items of machinery from those shown to you and referenced A to E. For each:

2(a) Identify the items and describe the item as if for auction catalogue purposes **(4 marks)**

2(b) Estimate the likely hammer price achievable at auction **(2 marks)**

No. 3 LIVESTOCK (6 MARKS)

3(a) Describe and value the pen of cattle - assume they are commercial **(3 marks)**

3(b) Describe and value the pen of sheep - assume they are commercial **(3 marks)**

No. 4 HARVESTED CROPS (8 MARKS)

4(a) Describe and value the quantity of produce shown to you **(4 marks)**

4(b) Describe and value the quantity of produce shown to you **(4 marks)**

No. 5 TENANTS BUILDING (12 MARKS)

Netherton Farm is let to your client under the terms of a written tenancy which commenced in March 1991. Your client has decided to retire from farming and will be surrendering his tenancy in March 2024. In 2003 the Tenant erected the building coloured **GREEN** on the attached plan having obtained written consent from the Landlord. When the tenancy comes to an end the Tenant intends to claim compensation for this building.

- 5(a) Provide a full description of the building coloured **GREEN**. **(4 marks)**
- 5(b) Outline the legal basis for compensation? **(4 marks)**
- 5(c) What would be a reasonable amount of compensation for the Tenant? **(4 marks)**

No. 6 GROWING CROPS (10 MARKS)

- 6(a) Identify the Growing Crop in the field shown to you as coloured in **RED** on the attached plan and provide the average yield taking into consideration land and soil type. The previous crop was winter beans. **(2 marks)**
- 6(b) Assuming your client engages a contractor for a 'stubble to stubble' basis, provide a full gross margin detailing all operations and inputs for the crop shown. Please note the field measures 9.24 ha / 22.83 acre **(8 marks)**

No. 7 HEALTH & SAFETY (7 MARKS)

The building-coloured **YELLOW** has been recently assessed due to concerns about the safety of the roof. A decision has been taken to replace the current roof with tin sheets. Your client has contacted you to seek advice ahead of work commencing as he has read articles in the Farmers Weekly about accidents on farms and has become concerned about his potential liability.

- 7(a) Under which legislation are most prosecutions brought for accidents in the workplace and who is the investigating authority. **(2 marks)**
- 7(b) Identify 5 potential hazards and suggest appropriate control measures. **(5 marks)**

No. 8 PLANNING (12 MARKS)

During a recent meeting with your clients, Mr and Mrs Halfacre, at Netherton Farm it was mentioned that they have been considering the possibility of converting some of the traditional barns as coloured **LIGHT BLUE** from Agricultural Use into Holiday Lets. The barns are adjacent to the farmyard and your clients are concerned there are some on site matters that would need to be considered ahead of any development taking place and have therefore asked for your assistance.

- 8(a) Identify the physical and practical constraints associated with the proposed development of the traditional barns. **(8 marks)**
- 8(b) What, if any, implications this project would have on day-to-day farming activities. **(4 marks)**

No. 9 AGENCY (12 MARKS)

Your clients are the owner occupiers of Netherton Farm. To assist with debt reduction, they have asked you to advise on the possible sale of the field **HATCHED PURPLE**.

Following inspection of the field and in preparation for a meeting with your clients:

- 9(a) Prepare bullet points of the items observed during your inspection that will assist you in producing particulars of sale. **(3 marks)**
- 9(b) Following your site inspection, outline the additional information and documents you need to obtain from your client and your further due diligence checks. **(3 marks)**
- 9(c) Write short notes on the methods of sale available, your recommendation (with reasoning) and your main terms of business including marketing strategy. **(6 marks)**