

**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 13th November 2019**

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

**No 1 AGRICULTURAL 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 HARVESTED CROPS (8 MARKS)**

2(a) Describe and value the quantity of produce shown to you.

2(b) Describe and value the quantity of produce shown to you.

**No 3 LIVESTOCK (12 MARKS)**

3(a) Describe and value the pen of cattle. Assume that they are commercial

3(b) Describe and value the pen of cattle . Assume that they are commercial

3(c) Describe and value the pen of sheep. Assume that they are non pedigree

**No 4** **TENANT’S 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 25th March 2012. The tenant will vacate the farm in March 2020. He has asked you to advise him in respect of the value and treatment of Building B,coloured green on PLAN A , at the end of the tenancy.

The tenant erected the building in March 2015 with the Landlord’s written consent.

1. Describe the building, noting any matters which you should consider in assessing its value at the end of the tenancy(3 marks)
2. Set out the procedure and legal basis for claiming compensation at the end of the tenancy.(4marks)
3. Assess the amount of compensation likely to be payable to the Tenant, stating any assumptions that you make (3marks).

**No 5 IMPLEMENTS AND MACHINERY (8 MARKS)**

Select **TWO** items of machinery from those shown to you and referenced A to 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 6 HEALTH AND SAFETY (10 MARKS)**

The owners of Rhaydr Farm are planning to re-clad the roof of Building C,.coloured blue on PLAN A

In preparing for this work to be carried out you have been instructed to put together a list that:

1. Identifies the risks associated with such work and
2. Outlines what mitigation measures you would suggest are implemented to reduce those risks identified

**No 7 GROWING CROPS (7 MARKS)**

Your client gave up an Agricultural Holdings Act 1986 tenancy on 29th September 2019. As part of his outgoing claim he has shown you field NG7144 which has a gross area of 8.57 acres (3.47 hectares) as shown coloured pink on PLAN B. The field is scheduled as arable in the tenancy agreement and the tenant tells you that he established the crop in autumn 2017.

1. 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. (2 marks)
2. What basis of valuation would you use? Adopting that basis provide a valuation stating any assumptions you need to make. (5marks)

**No 8 COMPULSORY PURCHASE COMPENSATION (10 MARKS)**

Your client’s family purchased the freehold of part of the dismantled Usk to Pontypool railway line when British Rail closed it in 1965, being the area of land marked ’E’ and coloured orange on PLAN A Your clients have informally used the remainder of the line since then, without any objections, as one of the main internal access tracks on the farm.

Monmouthshire County Council are to improve the road network in the area by building the Usk Western Bypass along the approximate route of the dismantled railway line. The scheme requires the acquisition of your client’s land marked ’E’ and coloured orange on PLAN A. They have served on your client, a Notice to Treat and a Notice to Enter in order to acquire their interest in 0.3 hectare of land. Your client, the freehold owner–occupier of the farm has instructed you to prepare a claim and has been told that entry will be taken shortly.

Prepare heads of claim on behalf of your client. State what accommodation works you would seek on their behalf from the acquiring authority.

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

**No 9** **DILAPIDATIONS (8 MARKS)**

You are acting for the landlord. The farm was let under an Agricultural Holdings Act tenancy which terminated on 29th September 2019. The repairing obligations were model clauses.

Inspect the boundary between the disused railway and field NG4658 from the northern corner (Point X) to south of the gateway (Point Y). These points are marked on the ground by electric fencing poles. The length of boundary concerned and Points X and Y are shown on PLAN B.

A schedule attached to the tenancy agreement makes reference to a stock fence, hedge, ditch and field gate.

1. Prepare notes for a schedule of dilapidations along with an indication of any works and materials you feel are required to remedy the dilapidations you have identified for the boundary between points X and Y (7marks)
2. What is the date by which your client’s claim has to be submitted? (1 mark)

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**AFTERNOON PAPER**

**Wednesday 13th November 2019**

**TIME ALLOWED 2 ½ HOURS**

**To be answered on the A4 lined paper provided or using the laptop 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 10 VALUATION (15 MARKS)**

You have been instructed by the local building society to provide an opinion of market value for the purpose of secured lending, of field number NG 7068 coloured yellow on PLAN A.

You are to undertake an inspection of the land and report upon the following:

1. Identify the factors that you feel affect the market value of the field that are apparent from your inspection and explain why you feel those factors affect the market value of the field (8marks)
2. Having inspected the field, outline your preferred methodological approach to establishing your opinion of value. Highlight the strengths and weaknesses of that approach and any challenges you foresee in using your preferred approach in valuing this field. (7marks)

**No 11 CONTROL OF POLLUTION (15 MARKS)**

The owners of Rhadyr Farm are currently reviewing the farm’s compliance with current farm pollution regulations and have asked for your advice in relation to two specific matters:

1. You are to advise on the extent to which the 3 Bay silage clamp shown edged red on PLAN A is compliant with current pollution regulations (7 marks)
2. The farmer plans to use one bay of this 3 bay silage clamp for the storage of farm plastics for collection by a recycling company and for the storage of wood waste which is to be burnt on the farm. You are asked to outline any site specific matters that ought to be taken into account for carrying out these activities **AND** you are asked to outline the regulations that the farmer must comply with (8 marks)

**No 12 RENEWABLES (15 MARKS)**

Your client Breta Ghunberg owns the freehold of Rhadyr Farm ,Usk which includes the field identified on PLAN B coloured green and referred to as NG 4658

Miss Ghunberg has been approached by Sun Burn Ltd, a renewable energy firm who have identified field NG4658 as being suitable for a solar farm.

1. In bullet point format .outline the issues which should be taken into account by both parties in considering this field for such use.
2. Negotiations have progressed and Heads of Terms are required for solicitor’s use in drafting the lease. Again in bullet point format, set out those headings you would expect to see within these Heads of Terms.

**No 13 PLANNING (15 MARKS)**

Your client wishes to convert the former farm building marked ’A’ and coloured pink on PLAN A into a restaurant over 3 floors. The building is listed grade 2 and has stood vacant for 5 years. Your client intends to extend the hard standing onto the grassed are in front of the building to provide additional parking for customers and to use the hard standing to the rear of the building for staff parking. Please do not enter the building.

Based on your practice area, state whether your answer is based on the building being in either England or Wales.

1. Prepare notes for a client meeting where you need to explain the process your client needs to go through to obtain the necessary consents to convert the building, including a list of the items that may be needed to accompany any application.(5Marks)
2. From your observations on site, prepare notes on the factors that need to be considered when preparing the design of the exterior elevations. ( 5Marks)
3. What other site specific practical considerations does your client need to consider as part of the conversion scheme.(5marks)

**No 14 BUSINESS LETTING (15 MARKS)**

Building D,coloured pink on PLAN A is no longer needed as a farm office. Your client, the owner of Rhadyr Farm, wishes to explore letting the building for an alternative use and has requested preliminary advice from you. Prepare notes for your meeting with your client covering the following points:

1. What does your client need to consider before drawing up letting particulars, including practical considerations.(6 Marks)
2. Explain the different types of letting agreement which could be used for the building. Which one would you recommend to your client? Outline the procedure for granting this. (7 marks)
3. How would you propose to calculate the rent for the building, and suggest a guide rent together with your recommendations for the basis of future rent reviews. (2 Marks)

**ORAL SUBJECT MATTER**

The oral interview will be based upon the pasture field adjoining the south eastern boundary of the farm buildings complex known as NG 7068 and shown coloured yellow on PLAN A.