



**THE WEST MIDLANDS & WALES
EXAMINING BODY
OF THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS**

PRACTICAL EXAMINATION PAPER

MORNING PAPER

Wednesday 9th November 2022

Answer all the questions in this section in the Notebook

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

No. 3 LIVESTOCK (9 MARKS)

- 3(a) Describe and value the pen of cattle **(3 marks)**
- 3(b) Describe and value the pen of cattle **(3 marks)**
- 3(c) Describe and value the pen of sheep **(3 marks)**

No. 4 IMPLEMENTS AND MACHINERY (8 MARKS)

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

For each:

- 4(a) Identify the items and describe the item as if for auction catalogue purposes **(4 marks)**
- 4(b) Estimate the likely hammer price achievable at auction **(2 marks)**
- 4(c) Identify at least two main factors affecting value **(2 marks)**

No. 5 END OF TENANCY DILAPIDATIONS (12 MARKS)

You have been instructed to assist with a claim at the end of tenancy under the Agricultural Holdings Act 1986 (the Act). Your client, the Landlord, has shown you the building-coloured **LIGHT GREEN** on the plan provided. The Landlord erected the eastern half of the building (5 bays) at their own cost 30 years ago, and they propose to claim dilapidations against the outgoing Tenant. You are asked to provide the following:

- 5(a) Describe the building, providing a list of dilapidations **(6 marks)**
- 5(b) Given condition, how would you recommend your client approach repair and claim? Provide an estimated cost of the dilapidation **(4 marks)**
- 5(c) What is the basis of claim and what must your client do to ensure a valid claim can be made under the Act **(2 marks)**

No. 6 SOIL HEALTH (12 MARKS)

Your client has been reading about regenerative agriculture and has commissioned you to assess the soil health across the Estate.

A soil pit has been dug at the location marked **BROWN** on the plan.

- 6(a) As part of a field survey, you have been asked to assess the key observations noted from this pit that provide an indication of the soil health for the field. Please list the observations you would expect to make and give your view on the soil health in this field **(4 marks)**
- 6(b) As part of the assessment, you have been asked to obtain chemical laboratory analysis for a soil sample from this pit. Please list the minimum information that you would require from the analysis **(2 marks)**
- 6(c) What farming practices would you recommend that could positively influence soil health on the estate. Please answer in bullet points **(6 marks)**

No. 7 TENANT'S BUILDING (12 MARKS)

For the purpose of this question, please assume that Kings Head Farm is let out under the terms of an agricultural tenancy that commenced in March 2002. The current tenant is planning to vacate the farm in Spring 2023. The building-coloured **PINK** on the attached plan was erected by the tenant in 2003, with the landlord's written consent. The landlord's consent required the building to be left on the end of the tenancy.

The tenant intends to claim compensation for the building at the end of the tenancy.

- 7(a) Please provide a full description of the building. Comment on its structure, use and condition, and any other matters you consider relevant to the usefulness of the building to the holding **(5 marks)**
- 7(b) What is the basis of the compensation? Comment on the applicable legislation, definition for compensation, timescale for the claim, and any other matters you consider relevant **(2 marks)**
- 7(c) Assess the amount of compensation due to the tenant at the end of the tenancy. Methodology and approach are just as important as the figures **(5 marks)**

Please remember to list all assumptions made as part of the answer.

No. 8 PLANNING (12 MARKS)

Mr and Mrs Brown live in the farmhouse at King's Head Farm. The farmhouse is listed grade II. Mr and Mrs Brown are considering converting buildings coloured **YELLOW** on the attached plan into self-contained units which they can let to local businesses as office space.

Mr and Mrs Brown do not have any experience of converting buildings but know they will need to seek permission from the Local Planning Authority (LPA). Mrs Brown approached the LPA for pre-application advice but at this time the service is not being provided. However, the LPA did suggest that their planning policies support the conversion and re-use of traditional buildings.

Therefore, Mrs Brown has asked your firm to advise on the issues connected with the conversion. Mr and Mrs Brown have a meeting with your managing partner next week to discuss the project.

Ahead of the meeting your managing partner has asked you to prepare bullet points with notes on the following:

- 8(a) The physical on-site issues that need to be considered **(3 marks)**
- 8(b) What will be required to submit a planning application to convert the building into offices? Please list each element required with a brief explanation of why these are required **(9 marks)**