

## Question 1/5

### No. 1 PROPERTY AGENCY (15 Marks)

Your client, Mr T. Jones, is the owner occupier of Grange Farm outlined in Red on Plan 3. Mr Jones wishes to dispose of the holding in a way that maximises its value to facilitate the purchase of a smaller property. As part of his planned retirement, he wishes to dispose of the holding and maximise its value to ensure that the proceeds can be used to create a retirement fund, and purchase a smaller property.

In advance of your forthcoming meeting, please prepare a briefing note setting out the following:

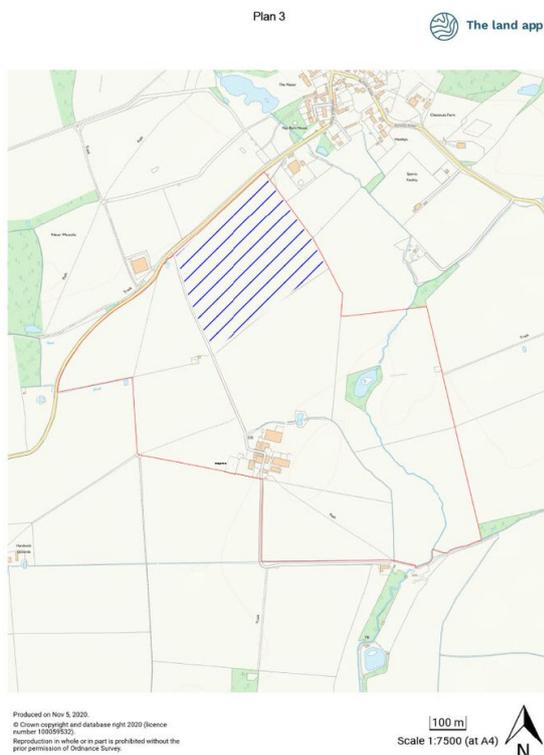
**1.1** Outline the main methods of sale available, their advantages and disadvantages, along with your recommended approach  
**(3 marks)**

**1.2** Explain the practical, statutory and regulatory procedures required to be undertaken in advance of marketing the property  
**(2 marks)**

**1.3** In bullet point form, prepare notes to aid the preparation of the sales particulars, including any assumptions or further information required from your client  
**(4 marks)**

**1.4** Taking account of the farm plan and photographs, prepare recommendations to your client as to how the value of the property could be maximised as part of the sale  
**(4 marks)**

**1.5** Advise your client of any tax considerations arising from the sale of this asset  
**(2 marks)**





## Question 2/5

### No. 2 DEVELOPMENT (15 MARKS)

Part of Grange Farm, as shown hatched blue on Plan 3 has been allocated as part of an urban extension of Priors Marston in the draft Local Plan. Your clients, Mr and Mrs D Trump, have been struggling to make ends meet for a while and have asked for your advice on how best to move forward with the site.

2.1 Ahead of the meeting prepare briefing notes on the following:

- The options available to your clients
- Risks and benefits of each

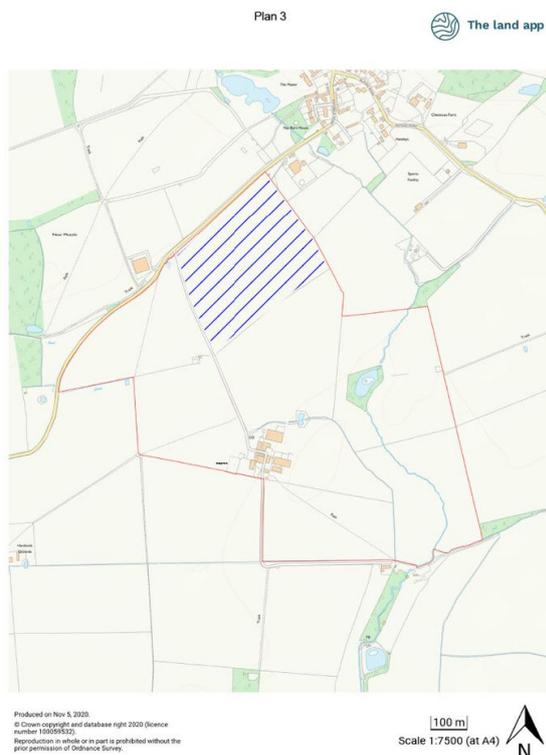
**(5 marks)**

2.2 Following a meeting where you have discussed the above, your client has asked for your further advice.

Write a letter covering the following points:-

- Which you believe to be the best option and why
- Set out your site-specific Heads of Terms with explanatory notes for each

**(10 marks)**



### Question 3/5

#### No 3. GENERAL REGULATIONS AND HEALTH AND SAFETY (15 MARKS)

Your owner occupier client has recently obtained the necessary consents to extend the farmhouse outbuilding shown marked E on Plan 1 to build a farm office. The project will involve the complete construction of the extension. To save costs your client is planning to manage the build himself and employ local contractors to carry out the necessary works.

Initially your client has asked a self-employed handy man from the village to undertake the foundations and brick laying works. The handy man is 70 years old and works alone. Whilst undertaking the ground works the handy man found some asbestos pipe. The handy man has suggested burying the asbestos elsewhere on the farm.

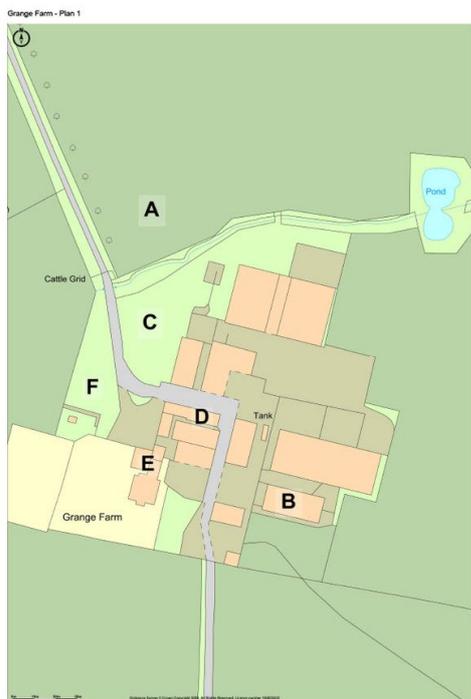
**3.1** Identify any relevant risks associated with the construction of the extension and what measures should be put in place to mitigate those risks? **(6 marks)**

**3.2** What checks should your client undertake on the contractors before he undertakes any of the work? **(3 marks)**

**3.3** What document should your client provide to a contractor who undertakes any work in or on the building and what information should the document contain? **(2 marks)**

**3.4** What are CDM regulations and under what circumstances would they apply? **(2 marks)**

**3.5** What rules govern the disposal of asbestos containing materials? **(2 marks)**





### Question 4/5

#### No. 4 PLANNING AND DEVELOPMENT (15 MARKS)

Your client, Mr C. Virus, is the owner occupier of Grange Farm, which extends to approximately 67.54 ha (166.89 ac), as shown outlined red on Plan 3.

The livestock enterprises consist of 150 head of beef cattle and 500 breeding ewes. The client's daughter, Miss D. Virus, has been working part time away from the farm and part time on the family farm for the last five years but wants to take on the fulltime running and management of the farm as her parents look to retire. Miss Virus currently lives in a rental property approximately 15 miles from the farm.

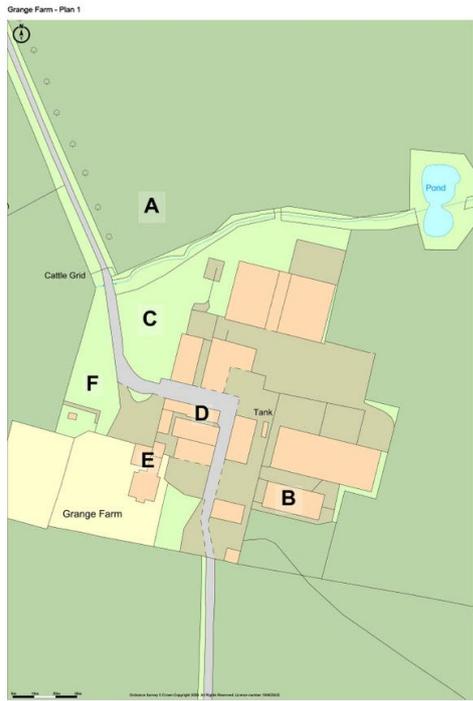
Mr Virus has asked you to advise on obtaining a permanent farm worker's dwelling on the holding for his daughter. He would like to locate it at point F on Plan 1. Mr Virus has confirmed they have used all their permitted development rights on the holding.

**4.1** Please write a letter to your client, referring to any relevant planning guidance (both past and current) and case law, outlining the following:

- a. the information you require in order to complete and submit a planning application;
- b. the theoretical and practical justification he would need to demonstrate for an additional rural worker's dwelling.

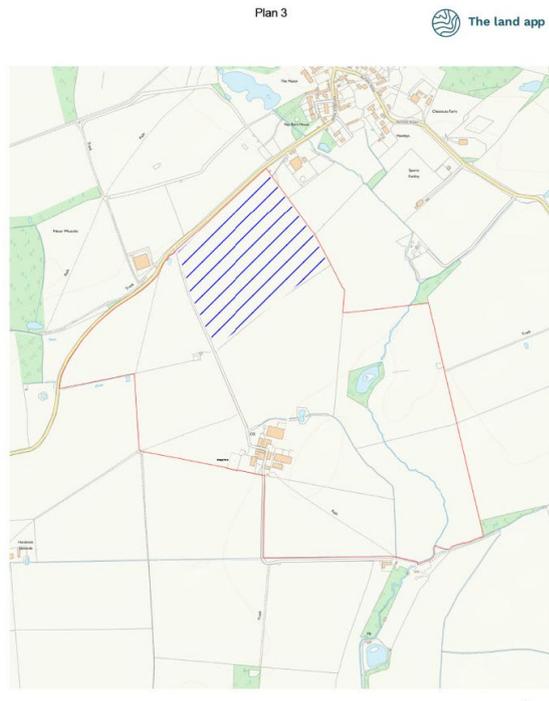
**(10 marks)**

**4.2** Making your assumptions clear, write an outline design and access statement for the proposed application, in bullet point format. **(5 marks)**



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## Question 5/5

### No. 5 GRANTS, SUBSIDIES AND SCHEMES (15 MARKS)

Your client Mr K. How, is the owner occupier of Grange Farm, outlined in red on Plan 3. Mr How has heard his neighbour has a Countryside Stewardship Scheme (CSS) on his land, but he doesn't know anything about CSS and would like your advice on whether he should apply. Mr How currently claims Basic Payment Scheme on the land.

**5.1** Write to Mr How providing a brief summary of the CSS, in particular Mid-Tier and Offers for Wildlife. Include any eligibility requirements and key dates he should be aware of **(5 marks)**

**5.2** Based on the information you have gathered about the farm, prepare a briefing note setting out:

- Options which might suit the farm
- Information relating to the implementation/management of these options
- Likely payment rates **(6 marks)**

### **5.3**

Provide a briefing note to Mr How on the changes that have been announced for Basic Payment Scheme in 2021. **(4 marks)**

