

Central Association of Agricultural Valuers

Northern Group Practical Examination

Wednesday 8th November 2023

Morning Paper

8.45am – 1.30pm

FARM INSPECTION/COMPLETION OF NOTEBOOK

Important Notes

1. You are required to answer **ALL** questions on this paper.
2. **20 marks are allocated to Question 1, 15 marks are allocated to Question 2 and 10 marks to each of the remaining 5 questions.**
3. In addition, 5 marks are available for presentation of the notebook.
4. Answers to all questions on this paper should be completed in the Notebook provided. (These books will be taken from you for marking at the end of the morning session. Therefore any additional notes you wish to make to assist with the afternoon paper or the oral interview should be made on separate paper provided).
5. In answering the questions show all workings, any assumptions, and basis of valuation where applicable.
6. Your attention is drawn to the afternoon paper and the note regarding the oral interview. Your observational powers will be tested.
7. All candidates must answer the questions on the basis of English conditions/law.
8. The pink paper will be collected at the end of this paper and returned to you before the oral interview

YOU NEED TO READ BOTH PAPERS AT THE COMMENCEMENT OF THE EXAMINATION, MAKE WHATEVER NOTES YOU NEED TO ASSIST YOUR ANSWERS FOR THE AFTERNOON PAPER DURING THE MORNING AND THE ORAL TOMORROW.

QUESTION 1

Note: All produce is from the 2023 harvest,

- a) Describe and value the item of machinery identified 1 (2 marks)
- b) Describe and value the item of machinery identified 2 (2 marks)
- c) Describe and value the item of machinery identified 3 (2 marks)
- d) Describe and value the item of machinery identified 4 (2 marks)
- e) Describe and value the item of machinery identified 5 (3,333 hours). (Ignore the front-end loader) (2 marks)
- f) Identify and value the heap of produce marked A, the dimensions are 9.00m x 9.75m x 2.75m (2 marks)
- g) Identify and value the heap of produce marked B, the dimensions are 10.65m x 10.00m x 3.00m (2 marks)
- h) Describe and value the contents of the four (4) bags marked C (2 marks)
- i) Describe and value five (5) bales of produce marked D (2 marks)
- j) Describe and value the animals in the pen marked E.
The examiner will confirm their age in months. Do not enter the pen. (2 marks)

(Total 20 marks)

QUESTION 2

Your client is the Tenant of Cedar Tree Farm and you are acting for them in respect of end of tenancy matters. The farm is let on an Agricultural Holdings Act Tenancy and the Tenant has served notice to end the tenancy in April 2024. Building number 5 on Plan 1 was erected 25 years ago by your client.

- a) Describe and assess the condition of building number 5 **(6 marks)**
- b) Set out the process the tenant will have followed to end the tenancy in April 2024 **(1 mark)**
- c) Your client obtained written consent for building number 5 from the Landlord. Set out in bullet points the process to follow for end of tenancy compensation including the basis of compensation **(4 marks)**
- d) If your client had not obtained written consent how would end of tenancy matters and the compensation be dealt with? **(4 marks)**

(Total 15 marks)

QUESTION 3

Please inspect the growing crop in Field 0684 (8.53Ha) shown on Plan 2. The previous crop was Oilseed Rape.

- a) Identify the growing crop **(1 mark)**
- b) Describe the soil type **(1 mark)**
- c) What seed rate (kg/Ha) would you expect the crop to have been drilled at and what is the likely seed cost per tonne **(1 mark)**
- d) List the probable field operations that will have been undertaken to establish the crop to date along with costs per Ha **(2 marks)**
- e) Prepare a detailed gross margin per Ha for the growing crop. Include details of what is applied and the application rates for fertiliser and the types of sprays applied, but exclude Basic Payment or Delinked payments **(4 marks)**
- f) Assume that Field 0684 lies within a Nitrate Vulnerable Zone (NVZ), detail the maximum amount of Nitrogen (N Max) either from organic manure or manufactured fertiliser that can be applied to the crop **(1 marks)**

(Total 10 marks)

QUESTION 4

Your client, the owner occupier of Cedar Tree Farm, has been asked by the owner of 'The Granary' (identified on Plan 1) if they would be willing to consider selling Field 5185 (shown on Plan 2), as they need between $\frac{1}{2}$ and 1 acre to bury pipes for a ground source heat pump for The Granary.

Your client does not want to sell any land but wants to help their neighbour, and so has asked for your advice about possible alternative arrangements for the pipe to be laid.

Having inspected the land, and in anticipation of a meeting with your client, make bullet point notes on the following;

- a) The physical and practical matters that will need to be considered, with your comments as to how you would recommend each should be addressed. **(5 marks)**
- b) What alternative type of arrangements might be suggested to the neighbour, which would you recommend, and why? **(2 marks)**
- c) For your preferred type of arrangement:
 - (i) what alternative methods could you expect to use to calculate an appropriate payment for the facility; and
 - (ii) assuming that 1 acre of land is used for the pipework, what sort of figure would you expect to negotiate? **(3 marks)**

(Total 10 marks)

QUESTION 5

Your client is the owner of Cedar Tree Farm. He is undertaking a review of the holding to put in place measures to comply with current Health and Safety Regulations.

From the position marked A on Plan 1 (360°) identify and describe 5 potential issues/hazards which your client should consider and in each case suggest the best practical actions and measures to be implemented to mitigate risk **(Total 10 marks)**

QUESTION 6

Your client is seeking to review their assets and would like you to assess and report on the development opportunities of field 4455 shown on plan 2, in order to maximise value.

- a) To assist your client, outline the physical characteristics of the field and how this might impact any development opportunities **(4 marks)**
- b) Your client would like to raise some capital. Detail the possible types of agreement and options available to try and maximise the value to your client and the positives and negatives of each option **(6 marks)**

(Total 10 marks)

QUESTION 7

Your client is the owner-occupier of Cedar Tree Farm and he has expressed interest in entering into the Sustainable Farming Incentive or planting some trees. Ahead of a meeting with your client:

- a) Using field 4695 as an example, outline four actions that are available to your Client under the Sustainable Farming Incentive providing details of the payments available and the management requirements. **(6 marks)**
- b) Your Client would like to plant a block of woodland within fields 3393, 4455 and 4695:
 - i) Identify on the Plan 3 where you would recommend the trees are planted, for what purpose and the practical considerations **(2 marks)**
 - ii) Outline the grant funding options available including payment rates and grant requirements. **(2 marks)**

(Total 10 marks)

