

**THE WESTERN COUNTIES AND CORNISH EXAMINATION GROUP**  
**10<sup>TH</sup> TO 11<sup>TH</sup> NOVEMBER 2021**  
**AT**  
**NETHEREXE FARM, THORVERTON, EXETER, DEVON**  
**by kind permission of Ross and Helen May.**

Netherexe Farm is part of a larger holding owned by Ross (56) and Helen May (52) who trade as a partnership being KH May and Partners. They are assisted by their twin boys (21) and their daughter (18) who all work in the business.

The overall farm holding extends to 2,000 acres with arable and livestock enterprises. Mixed cereals are grown along with potatoes, maize, and fodder beet. 120 Ruby Devon Suckler cows, 2000 head of TB finishing cattle and 800 breeding ewes.

Netherexe Farm is rented by the partnership on a tenancy which commenced on 10<sup>th</sup> November 1979 and extends to 200 acres. The rest of the farm is owned freehold.

**WESTERN COUNTIES & CORNISH EXAMINATION GROUP**  
**PRACTICAL EXAMINATION**  
**WEDNESDAY 10<sup>TH</sup> NOVEMBER 2021**  
**9.00 A.M. TO 1.00 P.M**

**8.45 am – 9.00 am Introduction by Examination Secretary/Chief Examiner**

**9.00 am – 1.00 pm Inspection and Exam**

<b>ANSWER ALL QUESTIONS</b>		<b>Marks</b>
<b>1</b>	<b>Farm Buildings – Building A</b>  Your client is considering alternative uses for the courtyard. Provide a description of the buildings and outline the practical issues that need to be considered in order for you to submit a planning application.	<b>10</b>
<b>2</b>	<b>Farm Buildings A</b>  Describe and value the livestock shown to you.  <b>a</b> Value the pen.  <b>b</b> Value the pen.	   <b>2</b>  <b>2</b>
<b>3</b>	<b>Farm Buildings A &amp; C</b>  <b>a</b> Describe and Value the item of machinery for an Auction Catalogue  <b>b</b> Describe and Value the item of machinery for an Auction Catalogue  <b>c</b> Describe and Value the item of machinery for an Auction Catalogue	  <b>2</b>  <b>2</b>  <b>2</b>
<b>4</b>	<b>Farm Buildings - Area B</b>  Identify the commodity, assess the quantity, advise on the total value of the produce and comment on the storage suitability.	<b>5</b>
<b>5</b>	<b>Farm Buildings – Building C</b>  <b>a</b> Identify and describe the building shown to you. Comment on its suitability for its current use.  <b>b</b> The building was erected by the tenant in 1985 without formal consent from the landlord. Consider the valuation treatment of this building assuming a valuation date of 10 <sup>th</sup> November 2021 stating your methodology and any legislation which may apply.	  <b>5</b>  <b>5</b>

<b>6</b>	<b>Farm Buildings – Building C</b>	
<b>a</b>	Identify the crop shown to you, estimate the tonnage and a value per tonne	<b>3</b>
<b>b</b>	Identify the commodity shown to you	<b>1</b>
<b>c</b>	Identify the commodity shown to you	<b>1</b>
<b>7</b>	<b>Farm Buildings – Building C</b>  Your client has been approached by a local internet sales business who wishes to use the building for storage and distribution.  Assume that the building is owned freehold  Advise them on the following:  <b>a</b> Cost of conversion and works required and any practical implications.  <b>b</b> The rental value of the proposed use.	          <b>8</b>          <b>2</b>
<b>8</b>	<b>SS9300 4105 – 0.68 Ha</b>  Identify and assess the growing crop. Assess any claims on behalf of the landlord and tenant assuming the tenancy has ended as of 10 <sup>th</sup> November 2021 under the Agricultural Tenancies Act 1995. State the basis used and any assumptions. The parcel is scheduled as arable in the tenancy agreement.	<b>5</b>
<b>9</b>	<b>Farm Buildings - D</b>  <b>a</b> Comment on the area hatched red and numbered D on the attached plan identifying any issues and the legislation to which it relates.  <b>b</b> The landlord is concerned about the use of the area. Advise the landlord on the regulatory position and what options are at his disposal.	          <b>5</b>          <b>5</b>
<b>10</b>	<b>SS9300 5037 – X-Y</b>  Assess the boundary shown to you between points X & Y on behalf of the landlord assuming the tenancy end date of 10 <sup>th</sup> November 2021.  For clarity the boundary is the hedgebank.	<b>5</b>

<b>11</b>	<b>SS9300 5037 - Arable - 16.78 hectares</b>  Advise your client on the likely parcel-based management options available on a Countryside Stewardship application applicable to this parcel, stating the descriptions, requirements and value.	<b>5</b>
<b>12</b>	<b>SS9300 5037 - Arable - 16.78 hectares</b>  Comment on the practical steps your client can take to protect and enhance the soil structure of the field within the current system.  The previous crop was Winter Wheat	<b>5</b>
<b>13</b>	<b>SS9300 5037 - Arable - 16.78 hectares</b>  Identify and value the growing crop stating the basis of valuation and showing all methods. Assess under the ATA 1995 assuming an end of tenancy date of the 10th November 2021	<b>5</b>

This section of the exam finishes at 1.00 pm when Candidates will hand in their completed valuation books. Lunch will be taken immediately after the end of the morning exams. Candidates are reminded exam conditions still prevail.

**AFTERNOON QUESTIONS**  
**ESTIMATED START TIME 1.45 PM - TWO AND A HALF HOURS ARE ALLOWED**  
**FOR COMPLETION OF THE PAPER**

<b>ANSWER FOUR OUT OF FIVE QUESTIONS</b>		<b>Mark</b>
<b>14</b>	<p><b>NETHEREXE FARM</b></p> <p>Your clients are considering raising bank finance over the land and buildings you have seen in order to fund a diversification project elsewhere on their holding. You should assume the property is held freehold for this purpose and assume that the building 'A' has full planning permission for a courtyard barn conversion development of 8no. residential dwellings.</p> <p><b>a</b> State the principle matters that need to be included in the valuation report as bullet points.</p> <p><b>b</b> Advise how you would approach the valuation of the various assets/elements and provide your calculations stating any assumptions.</p>	<p><b>7</b></p> <p><b>8</b></p>
<b>15</b>	<p><b>NETHEREXE FARM</b></p> <p>You act for the Landlord of the parcels 1145, 2619 &amp; 5037.</p> <p>The current rent passing is £4,300 per annum and was last reviewed in 2001</p> <p>After inspecting the land write a letter to your client advising the following.</p> <p><b>a</b> Your view on the current rent passing and on the practical factors to take into account.</p> <p><b>b</b> The relevant legislation to which it relates, the process and timescales to review the rent and the basis on which it is assessed.</p> <p><b>c</b> The process to follow if agreement cannot be reached.</p>	<p><b>4</b></p> <p><b>8</b></p> <p><b>3</b></p>

16	<p><b>NETHEREXE FARM – Building A</b></p> <p>Your client has now decided that they wish to pursue a residential conversion of building A and would like advice on the steps required to seek planning consent.</p> <p>The building is Grade II listed.</p> <p>Write a letter to your client giving the following advice:</p> <ul style="list-style-type: none"> <li>• Planning process to be followed</li> <li>• Documents required</li> <li>• Additional professional support required</li> </ul> <p>You can refer to local planning policy as it applies in your area of practice.</p>	15
17	<p><b>SS9300 1145 – Arable ~ 10.68 hectares</b></p> <p>Your client has been approached by the Environment Agency looking to provide flood protection downstream on the river Exe by using field 1145 as a flood plain. Assume the land is owned freehold.</p> <p><b>a</b> Outline using bullet points advice to your client on the nature of the works involved, how this would affect the adjoining land, the practical implications of the works and any ongoing maintenance</p> <p><b>b</b> Outline any statutory powers available and detail any compensation which may be due to your client</p> <p><b>c</b> How might any compensation vary if the acquirer was a private developer who was constructing 100 houses further downstream from the field?</p>	<p>7</p> <p>4</p> <p>4</p>
18	<p><b>NETHEREXE FARM</b></p> <p>The family have identified an opportunity to rent a further 200 acres of arable land adjacent to the rented Netherexe Holding. The particulars state that the land will be let from the 29<sup>th</sup> September 2022 on a 5 year Farm Business Tenancy (FBT). The family have asked you to provide advice to assist them in the preparation and submission of a tender for the land.</p> <p><b>a</b> In order to advise on the correct rent to tender for the land prepare gross margins for the arable cropping on the basis the first years cropping would be Winter Wheat.</p> <p><b>b</b> In the form of a letter please advise the family on any other relevant factors that you feel they should take into consideration when tendering for the land.</p>	<p>5</p> <p>10</p>

## **ORAL QUESTION THURSDAY 11<sup>TH</sup> NOVEMBER 2021 - PM**

The oral question in the examination to be held on the Tuesday afternoon will involve approximately a 10/15-minute discussion on the following area:

*The family has recently acquired the freehold of Netherexe Farm from the Landlord. They wish to discuss the next generation and the need to create additional housing for one of the family members without the loss of any of the existing buildings.*

*35 marks*

The remainder of the oral examination will comprise two brief discussion questions and ten short questions drawn from questions set nationally on relevant general knowledge.

*15 marks*