



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

AFTERNOON PAPER

Wednesday 10th November 2021

TIME ALLOWED 2 ½ HOURS

To be answered on the A4 lined paper 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. 9 RESIDENTIAL AGENCY (15 MARKS)

Your client owns Penmaenau Farm, part of which comprises the farmhouse you will see shown in DARK GREEN on Plan A. In order to release capital, they are considering selling this house and have asked for your advice as to how they should go about it.

You may only view the house from the track and may not go into the garden or house itself. You are therefore to assume:

- The freehold ownership is held with all the surrounding buildings and land and registered with HM Land Registry.
- The house is semi-detached and there is no access between the adjoining property.
- It is in a basic condition and in need of renovation.

Write an email to your clients outlining the important points they must consider in the sale of this property, as well as how it should be sold.

No. 10 PLANNING (15 MARKS)

Your client, the owner of Penmaenau Farm, has just obtained planning consent for the conversion of the listed stone building outlined BROWN on Plan A into tied accommodation for an agricultural worker. The planning consent has pre-commencement conditions relating to ecology, window design, the removal of the adjoining general-purpose farm building (Coloured DARK BLUE) to protect the amenity of occupiers of the new dwelling.

- 10(a) Your client has asked you to act on his behalf to implement the planning consent. Provide notes on the steps that need to be gone through from now to implementing the consent in the order that these steps must be completed **(5 Marks)**
- 10(b) Your client wishes to erect a new farm building to house livestock to replace the building being demolished. Your client has heard of Agricultural Permitted Development Rights but does not know a great detail about these. Prepare notes for a meeting with your client on which class under the GDPO the rights are established and the factors that need to be considered to ensure the proposed building is permitted development **(5 Marks)**
- 10(c) Explain the following **(5 Marks)**
- What is required to be included with a Prior Notification given to the LPA for the new livestock building?
 - Timescale for a decision by the LPA.
 - Timescale for development to be carried out
 - What happens if the agricultural use permanently ceases within 10 years of completion of the building?

No. 11 NITRATE VULNERABLE ZONE (15 MARKS)

Your client has sought your advice in relation to Nitrate Vulnerable Zones (NVZ). Your client has a pasture holding operating sheep and beef enterprises. During the grazing season the livestock graze the fields surrounding the farm and in the winter are kept in straw-based housing identified on Plan B and outlined in BLACK.

Stating your area of practice, your client has asked you to advise them on the following:

- 11(a) The purpose of the rules and how they can check their compliance with them **(4 marks)**
- 11(b) The NVZ records that need to be kept **(4 marks)**
- 11(c) The steps required to prepare a NVZ risk map for their farm. Please outline the key information required that your client should show on a risk map, along with your observations from the site **(7 marks)**.

No. 12 VALUATION (15 MARKS)

Your client, Mrs Flower, would like you to value the field outlined ORANGE on Plan B for Inheritance Tax purposes. Sadly, her mother, Mrs Jones, died on 1st September 2021. She was the sole owner of the field. The land is let on a 10-year FBT from 1st October 2014 at a rent of £75/acre.

- 12(a) Describe the subject property **(3 marks)**
- 12(b) With reference to the subject property, complete, in tabular form, the minimum contents of the valuation report, and any assumptions or information you need to obtain **(8 marks)**
- 12(c) Provide a figure and explain your valuation methodology/ reasoning **(4 marks)**

N.B. Your examiner is more interested in the key factors covered in your report, your assumptions, and your approach than the actual monetary values and appreciates that values differ across the region from which candidates are drawn.

No. 13 RENEWABLES (15 marks)

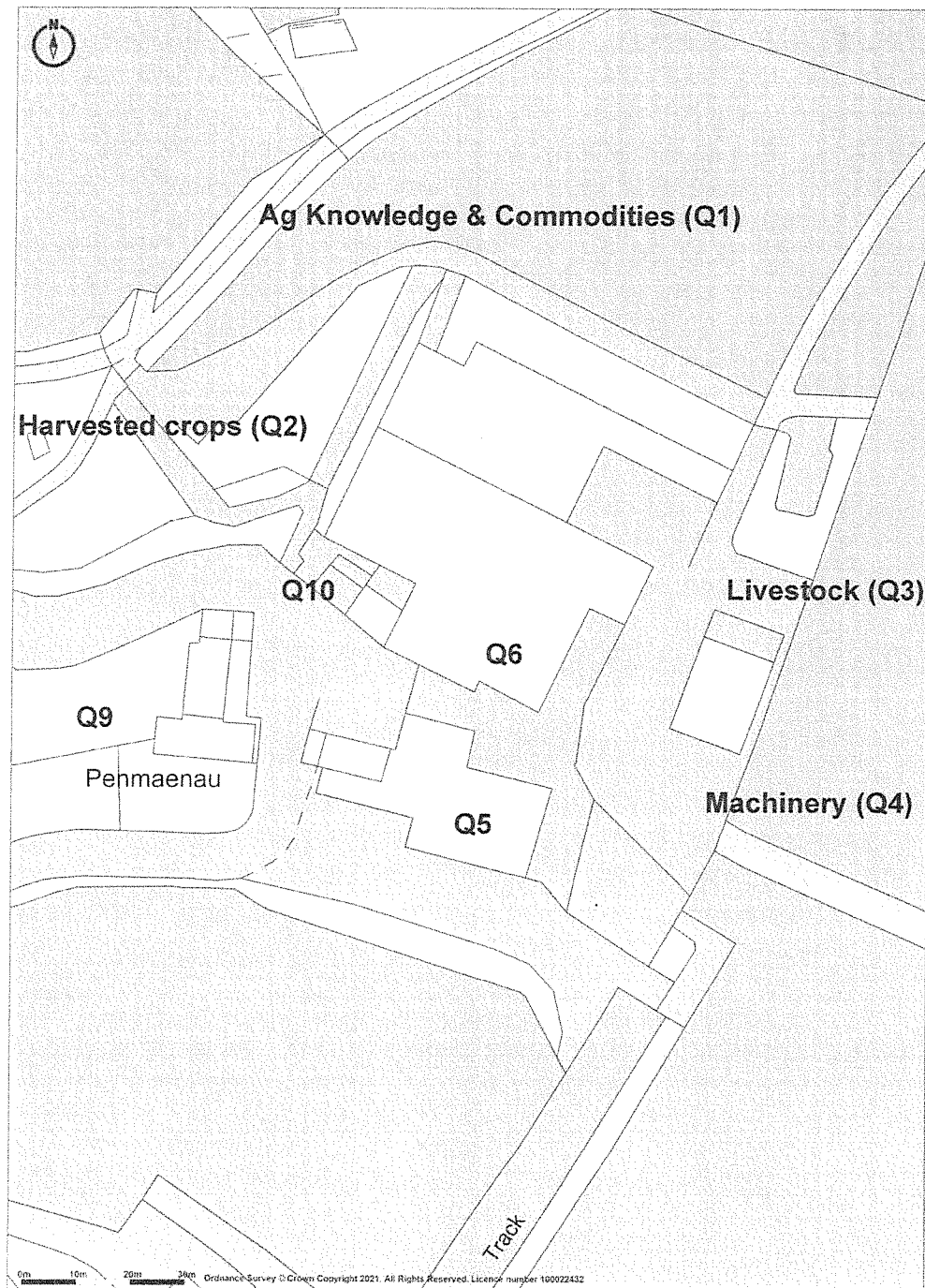
Your clients have been approached by an organisation with a proposal to lease the field-coloured PURPLE on Plan B on a 25-year lease, which amounts to approximately 6.7 acres (2.7 ha), from them in order to install solar panels.

Your clients seek your initial advice as to the merits and limitations of the proposal with a specific emphasis on the possible impact the proposal may have on the normal operations of the business at Penmaenau Farm and any specific matters that you feel need to be considered. Your advice should take the form of a letter to your client.

You are asked to **NOT** advise on planning matters at this time.

ORAL SUBJECT MATTER

The oral interview will be based upon the field edged GREEN on Plan B.



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Plotted Scale - 1:1250. Paper Size – A4

Morning Q1 - Q8
Afternoon Q9 - Q13
Oral - Q14

