



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

PRACTICAL EXAMINATION PAPER

MORNING PAPER

Wednesday 10th November 2021

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 sheep (3 marks)
- 3(c) Describe and value the pen of sheep (3 marks)

No. 4 IMPLEMENTS AND MACHINERY (9 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 (3 marks)

No. 5 TENANT'S BUILDING (12 MARKS)

For the purpose of this question, you are to assume that Penmaenau Farm is let out and has been occupied by the current tenant since March 1982. The tenant is planning to vacate the farm in Spring 2022.

The building-coloured YELLOW on plan A was erected by the tenant in 1989, without the landlord's written consent. The tenant intends to claim compensation for the building at the end of the tenancy.

- 5(a) Provide a full description of the building and its condition **(6 marks)**
- 5(b) What is the basis of the compensation and assess the amount due to the tenant at the end of the tenancy- your answer should make reference to the relevant legislation and how the legislation treats the building for compensation purposes **(6 marks)**

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

No. 6 HEALTH AND SAFETY (10 MARKS)

The owners of Penmaenau Farm are planning to remove the existing roof covering and replace it on Building coloured BLUE on plan A.

Please only consider the first 4 bays from the eastern end of the building.

In preparing for this work to be carried out you have been instructed to put together a list that.

- 6(a) Identifies the risks associated with such work and
- 6(b) Outlines what mitigation measures you would suggest are implemented to reduce those risks identified

No. 7 UTILITIES (12 MARKS)

Your clients, who are owner occupiers, have received notice from Welsh Water that they propose to lay a new sewer pipe across your client's field outlined in LIGHT GREEN on Plan B. The pipe is to provide additional capacity to the Royal Welsh Showground. The proposed route of the new sewer is illustrated by the YELLOW LINE. The length of the pipe across the field will be 150 metres and the working width will be 25 metres. The works are scheduled to take place in the Spring of 2022. The work will involve 20 metres of the hedgerow being removed at point X as indicated on the attached plan.

Your clients have asked you to prepare a list of the items that they will be able to claim for their behalf. You are to provide just a list of items that would be included in the claim as a costed claim is **NOT** required at this stage.

No. 8 COMMERCIAL LETTING (10 MARKS)

The agent for the Royal Welsh Agricultural Society, Mr Jones, has approached your clients Mr and Mrs Thomas, the owner occupiers of Penmaenau Farm. The Society are interested in using the field outlined in PURPLE on plan B for additional car parking for the showground. Mr Jones has confirmed that the Society would like to be able to use the field for up to 50 days per year and would like to meet you to discuss this.

- 8(a) What are the practical implications for the farm that your clients Mr and Mrs Thomas need to consider in relation to the proposal **(4 marks)**

- 8(b) Write down brief notes for items you would like to discuss during your meeting with Mr Jones. This should include basis of occupation and relevant heads of terms **(6 marks)**