

### Front Cover

· Everyone's a winner at Royal Three Counties Show

### Page 2

· Basic Payment Scheme England Update  
· Basic Payment Scheme Wales Update

### Page 3

· Barn Door Open in England  
· Continued Training and Development Key to Professional Standards  
· Royal Three Counties Show 2014

### Page 4

· Plant & Machinery Sales  
· Show Dates  
· BPS Roadshow Dates  
· McCartneys Staff & Contacts

# Everyone's a winner at Royal Three Counties Show



McCartneys had the privilege of sponsoring the prestigious RASE Beef Burke Trophy, the FA cup equivalent of the pedigree beef world at this year's Royal Three Counties Show. The Trophy presented from 1951 to 2009 at the Royal Show has rotated around regional shows since that date.

What an attraction it proved to be, not only for the show whose entries have grown in recent years but also local auctioneers McCartneys who are now Official Society Auctioneers to 8 cattle and 14 sheep breed societies. The coveted Beef Pairs Championship was competed for by 13 beef breeds and judged by Mrs Kay Adam, Forfar, Scotland.

The overall winners were the Limousin breed, both from local breeder Paul Dawes' "Dinmore" herd with an imported bull "Diamant" and an in calf heifer "Dinmore Glorious" a superb pairing expertly shown by the Dimore livestock manager Richard Bartle. Runners up in the competition were the South Devon pairing of "Mells Park Bertie" shown by Johnny Ward, Mells Park Herd and "Trevassack Mayflower 259" shown by A & C Farms.

Royal Three Counties Show Chief Beef Steward, Richard Bradstock put on record the Society's appreciation saying "We are extremely grateful to McCartneys for supporting this prestigious award".

Clive Roads, Partner and Agricultural Chairman of McCartneys said "McCartneys are very proud and privileged to be sponsors and involved in what must be regarded as the pinnacle of every pedigree beef breed ambition and the kudos that award carries".

Final selection of the Supreme Championship was made in the main ring by Judge Kay Adam and featured the Society President Dame Janet Trotter and McCartneys Chairman John Uffold who made the presentations.

**Clive Roads FLAA**  
Based at Worcester Market Office



Keep up to date with forthcoming sales, property for sale and to let, news and events at [www.mccartneys.co.uk](http://www.mccartneys.co.uk)  
Visit the webpage and read our profiles to find out more about each member of the McCartneys team.

Want to keep up to date with McCartneys Averages, Sales & News? Like us on Facebook  
[www.facebook.com/pages/McCartneys/208842339184326](https://www.facebook.com/pages/McCartneys/208842339184326)

[www.mccartneys.co.uk](http://www.mccartneys.co.uk)

# Basic Payment Scheme

## England Update

On 10th June, Defra announced the Greening Rules for England only. Greening will make up 30% of your farming subsidy, with 70% coming from the Basic Payment Scheme (which replaces the SPS Scheme)

There will be 3 greening rules:

- 1. Crop diversification:** if you have 10 or more hectares of arable land, you will have to follow the crop diversification rules on the number of crops you grow and the areas they cover – unless you qualify for an exemption.
- 2. Ecological Focus Areas:** if you have more than 15 hectares of arable land, you will need 'Ecological Focus Areas' – unless you qualify for an exemption. If you do need Ecological Focus Areas, these will need to be equivalent to at least 5% of your total arable land.
- 3. Permanent grassland:** in England the overall percentage of permanent grassland, compared to the agricultural area, must not fall by more than 5%.

Crop Diversification rules are as follows:

If your holding has:	You must grow:
Between 10 hectares and 30 hectares of arable land	At least 2 different crops on your arable land. Your largest crop must not cover more than 75% of your arable land.
More than 30 hectares of arable land	At least 3 different crops on your arable land. Your largest crop must not cover more than 75% of your arable land. The two largest crops together must not cover 95% of your arable land.

We can help advise our clients on what crops qualify and if you need to follows these rules. Some with over 75% permanent and temporary pasture will be exempt.

### Greening – Ecological Focus Areas (EFA)

Where a farmer has more than 15 hectares of 'arable' land he must have the equivalent of 5 per cent of his arable area as EFA, unless he can make use of the available exemptions.

From the list of possible EFAs in the European Regulations, DEFRA has decided to offer a more limited range to avoid unnecessary complexity. There is clearly a concern around consequential mapping requirements and inspections.

The EFA options to be available in England from 2015 are:-

- Land lying fallow
- Buffer strips
- Catch and cover crops
- Nitrogen fixing crops - the broadest range of qualifying crops possible is to be allowed and no additional restrictions are to be imposed
- Hedges

Wales will be announcing more on the Schemes in late July 2014.



Jenny Layton Mills BSc (Hons) MRICS FFAV FLAA  
Based at Knighton Office

# Basic Payment Scheme

## Wales Update

The Welsh Government has made a number of further decisions about how BPS and direct payments (Pillar 1) will operate in Wales;

### Allocation of entitlements in 2015

Any historic value to be fed into the new entitlements will be based upon the value of SPS entitlements held as at 15th May 2014, rather than actual SPS 2014 payments received.

BPS entitlements will be allocated to farmers who either claimed SPS in 2013 or if they produced agricultural products in 2013, irrespective if they did not make a SPS claim in that year.

### National Reserve

This will be established for all three payment regions (SDA, moorland, DA/lowland) with priority given to new entrants and young farmers; all other applications will be dealt with on a first come first served basis.

### Active Farmer

The Welsh Government have decided "to define 'agricultural activity' in ways that set high standards of activity to encourage claimants to either work the land themselves, or to rent the land to someone who would work it and claim the CAP payments".

When entitlements are allocated they will be taking the approach that where there is a dual claim, the person who can prove they are undertaking the farming activity and has the land at their disposal will be granted the entitlements.

### Greening

The following will be permitted in Wales to count as Ecological Focus Areas:

- Fallow
- Hedges
- Short rotation coppice
- Stone walls
- Afforested land
- Nitrogen fixing crops

There will be no joint EFA's.

### Young Farmers Scheme

There will be no additional eligibility criteria. Payments will be based on a maximum of 25 hectares.



Gareth Wall MRICS FFAV FLAA  
Based at Kington Office

Please turn to back page for  
Basic Payment Roadshow dates

Keep up to date with forthcoming sales, property for sale and to let, news and events at [www.mccartneys.co.uk](http://www.mccartneys.co.uk).

# Barn Door Open in England

New legislation has been published by the Government on new Permitted Development allowances for the reuse of agricultural buildings for residential purposes without the need for a planning application.

Town and Country Planning (General Permitted Development Amendment and Consequential Provisions) (England) Order 2014 will introduce a new Use Class MB with permitted development rights to allow the change of use of agricultural buildings to dwellings in England from 6th April 2014 in defined circumstances. This applies in England only.

A development will not be permitted if the site was not used solely for agricultural use as part of an established agricultural unit on 20th March 2013, the floor area of the building exceeds 450m<sup>2</sup>, the number of dwellings generated exceed 3, the development extends beyond the external dimensions of the existing building, the building is listed and the land is designated AONB, conservation, SSSI etc.

To establish the principle of a residential development on a site, a prior notification would need to be submitted to the Local Authority under Use Class MB of the amended General Permitted Development Order that the building will be converted to residential use. Under these provisions the Local Authority is unable to challenge the principle of residential development but their approval is required for all the usual planning criteria of highways, drainage, contamination, flood, ecology, proposed elevations, etc.

For further information please contact your local McCartneys office or the survey department on 01584 813766 or at [survey@mccartneys.co.uk](mailto:survey@mccartneys.co.uk).



David Hughes BSc MRICS MCIQB MASI  
Based at Ludlow Market Office

## Continued Training and Development Key to Professional Standards

In a growing company like ours it is essential in all departments to keep up to date with change and ensure that those of us providing advice to clients are as knowledgeable as we can be.



Whether it be BPS updates, valuation principles, sale or letting of assets, planning and diversification advice or how to obtain financial assistance in a continually difficult marketplace, we need to remain on top of our game.

McCartneys education programme is imperative at all levels; from apprenticeship schemes to those with many years practical experience. We insist upon customer service training at all levels, hold an annual drovers conference advising on health and safety, stockmanship and regulation issues and regular seminars on all aspects of sale, letting and survey of properties.

To not only offer expert advice but a complete service, we encourage membership of professional bodies to include the Livestock Auctioneers Association, Central Association of Agricultural Valuers, National Association of Estate Agents, Association of Residential Letting Agents, the Royal Institution of Chartered Surveyors, British Institute of Agricultural Consultants, National Association of Valuers & Auctioneers and the Agricultural Law Association.

In order to benefit clients and keep up to date with current topics, we hold in-house seminars on a wide range of issues as varied as Inheritance and Capital Gains Tax, Landlord and Tenant laws and procedures, and invasive weeds such as a Japanese Knotweed and its implications on valuations!

So next time you need some advice remember McCartneys don't just sell livestock. Contact your local office and I am sure we will have an expert who can help.



Jeff Williams BSc (Hons) MRICS  
Chairman of Education Committee

## Royal Three Counties Show 2014



The Inter Hunt challenge at the Royal Three Counties show has become an integral part of the show and of the main arena entertainment.

McCartneys have long established links with the show and have sponsored this event for several years.

This year's competition attracted no less than 11 teams from the counties of Herefordshire, Worcestershire & Gloucestershire.

The eventual winners in a hotly contested final were the team from the North Cotswold Hunt who are pictured receiving the McCartneys Inter Hunt Challenge trophy from the chairman of McCartneys Mr John Uffold.



Phillip Blackman-Howard  
Based at Tenbury Wells Office

Visit the webpage and read our profiles to find out more about each member of the McCartneys team.

# Plant & Machinery Sales

On the last Saturday in the month crowds gather at The Beech, Little Hereford in pursuit of a wide range of items from poultry and fowl to tools and larger farming and plant equipment.

Being situated between livestock and arable country there is a diverse range of equipment offered; from larger cultivation equipment to animal handling races all being offered on the same day.

There is quite literally something for everyone, from warren hens to show bantams. Often smaller dispersal sales find their place at The Beech where buyers come from far and wide.

Please do not hesitate to contact us if you have any items to sell, large or small, old or new.

**Gareth Wall**  
01544 230 316 / 07974 143 336  
**Michael Thomas**  
01584 872 251 / 07890 898 239  
**Nick Baxter**  
01584 872 251 / 07934 617 501

**Forthcoming sale dates:**  
**30th August**  
**27th September**  
**25th October**  
**29th November**



**Gareth Wall** MRICS FAAV FLAA Based at Kington Office  
**Michael Thomas** ALAA MNAVA Based at Ludow Market Office  
**Nick Baxter** BSc (Hons) Based at Ludow Market Office

## Show Dates

As a local firm we are committed to supporting local shows and the countryside at large. Please feel free to come and join us for some light refreshments where you will also be able to talk with a variety of members from our Rural Professional, Agricultural, Planning, and Property teams.

McCartneys will be attending a number of shows throughout the summer:

**Royal Welsh Show**  
Monday 21st - Thursday 24th July

**NSA Sheep Event**  
Malvern - Wednesday 30th July

**Tenbury Show**  
Saturday 2nd August

**Brecon Show**  
Saturday 2nd August

**Burwarton Show**  
Thursday 7th August

**Kington Show**  
Saturday 13th September

**Welsh Winter Fair**  
Monday 1st & 2nd December

## BPS Roadshows

With the ongoing changes and announcements regarding the Common Agricultural Policy (CAP) in England and Wales McCartneys are committed to providing our clients with up to date information.

We will be holding a series of BPS Roadshows throughout the first week of September whereby presentations will be given with information on the new rules and legislation you will need to adhere to under the new CAP regime, followed by a question and answer session at the end of each presentation. This will give you the opportunity to ask any questions you might have for both England & Wales.

Roadshows will take place at the following locations:

**Monday 1st September** at The Knighton Hotel, Knighton

**Tuesday 2nd September** at Worcester Livestock Market

**Tuesday 2nd September** at The Royal Oak, Welshpool

**Wednesday 3rd September** at Ludlow Livestock Market

**Thursday 4th September** at Brecon Livestock Market

This is an open invitation to all of our clients, old and new. Each evening will start at 7pm, followed by questions and answers at the end.



**Amelia Illingsworth** BSc (Hons)  
Based at Kington Office

With a long standing heritage in supporting the needs of the countryside economy McCartneys is one of the oldest and largest multi disciplined private practices in the United Kingdom. Offering a wide and comprehensive range of services across the Midlands and throughout Wales, McCartneys has a large dedicated team of professional experts specialising in all aspects of rural property, planning and business advice.

Please contact one of our professional staff for sensible and impartial advice. For any further information about any of the content of this newsletter please contact the editors Gareth Wall and Amelia Illingsworth.

## Rural Professional Offices

**Bishops Castle Office**  
Mr G Wall MRICS FAAV FLAA MBIAC MNAVA  
Telephone: 01588 630 070  
Email: bishopscastle@mccartneys.co.uk

**Brecon Market Office**  
Mr C Jones FAAV FLAA  
Telephone: 01874 622386  
Email: breconmarket@mccartneys.co.uk

**Church Stretton Office**  
Miss J Wall BSc (Hons) FAAV  
Telephone: 01694 722 288  
Email: churchstretton@mccartneys.co.uk

**Craven Arms Office**  
Mr L Thomas FRICS FAAV  
Telephone: 01588 672385  
Email: cravenarms@mccartneys.co.uk

**Hay on Wye Office**  
Mr R Williams BSc FRICS IRRV  
Telephone: 01497 820778  
Email: hay@mccartneys.co.uk

**Kington Office**  
Mr G Wall MRICS FAAV FLAA MBIAC MNAVA  
Mr R Gwilliam FRICS FAAV FLAA  
Miss A Illingsworth BSc (Hons)  
Telephone: 01544 230316  
Email: kington@mccartneys.co.uk

**Knighton Office**  
Mr G Owens FRICS FAAV FLAA  
Mrs J Layton Mills BSc (Hons) MRICS FAAV FLAA  
Miss K Morris BSc (Hons) MRICS FAAV  
Telephone: 01547 528621  
Email: knighton@mccartneys.co.uk

**Leominster Office**  
Mr P Blackman Howard  
Telephone: 01568 610222  
Email: leominster@mccartneys.co.uk

**Llandrindod Wells Office**  
Mr S Edwards MRICS  
Telephone: 01547 823 300  
Email: llandrindod@mccartneys.co.uk

**Ludlow Market Office**  
Mr J Uffold BSc (Hons) MRICS FAAV FLAA MNAVA  
Mr M Thomas ALAA MNAVA  
Mr N Baxter BSc (Hons)  
Telephone: 01584 872251  
Email: jo@mccartneys.co.uk

**Newtown Office**  
Mr W Jones  
BSc (Hons) Dip Surv FRICS MCIArb MEWI MAE  
Telephone: 01686 623123  
Email: newtown@mccartneys.co.uk

**Tenbury Wells Office**  
Mr P Blackman Howard  
Telephone: 01584 811999  
Email: grw@mccartneys.co.uk

**Welshpool Office**  
Miss K Morris BSc (Hons) MRICS FAAV  
Telephone: 01938531000  
Email: welshpool@mccartneys.co.uk

**Worcester Market Office**  
Mr C Roads FLAA  
Telephone: 01905 769770  
Email: worcester@mccartneys.co.uk