

Rural Matters



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Land & Farms Following Brexit



Prior to the Brexit vote, there was a lot of apprehension as to what the effect on farms and farming would be.

Following the vote, the impact on the pound saw a general increase in cattle, sheep and corn prices. Was all the uncertainty going to affect the sale of land and farms?

Over the past 18 months there has been an easing of land values due to the pressure on farm gate prices. However, Stomer Hall Farm with house, buildings and 330 acres came onto the market in early July for sale by Informal Tender. Interest proved to be exceptional, from most parts of the country. Over forty separate viewings were undertaken during the marketing period, with many looking two or three times. A guide price of £3 million plus was quoted and at the end of the race the guide was well exceeded.

Les Thomas BSc (Hons), FRICS FAVV
Based at Craven Arms Office



A smaller unit just north of Craven Arms, with house, buildings and 166 acres was marketed during the same period. Again, interest exceeded expectations with interest being shown from as far afield as Aberdeen. A guide price of £1.25 million plus was being quoted and again when tenders closed this was well exceeded.

On a smaller scale, a small holding with small cottage, buildings and approximately 30 acres was offered for sale by Private Treaty. This was rapidly snapped up prior to coming officially onto the market.

Let's hope this bodes well for the future so that British farming can thrive and it so deserves to do.

Telecommunications Masts

There is much activity from mobile phone operators, contacting landowners to alter, update or amend current lease agreements. Updates to the leases need to be undertaken carefully, to ensure that the landowner's rights are preserved and any extra rights the operator is requiring, are paid for in rental value. In most instances the operators will pay for the landowners, agents and legal fees.

A number of landowners have also not undertaken rent reviews, which are provided for under their leases, either in line with market value or the retail price index. I have come across a number of leases recently, where the landowner has not activated the rent review since the telecommunication mast was built on their property.

If your rent review within the lease is in line with the retail price index, then the rents rise quite substantially under the provisions of the lease. In most cases the operators will also pay back rent from when the rent reviews should have occurred.

If you have any issues with your telecommunication masts and would like some guidance and assistance with the terms of the lease, or undertaking the rent reviews, please contact Gareth Wall or your local Rural Professional office.



Gareth Wall MRICS FAVV FLAA MBIAC MNAVA
Based at Kington Office

Farm Dispersal Sales

New House Farm, Kinsham Saturday 3rd September 2016

The sale was extremely well attended and the rain did not deter the sale goers. There was a large amount of interest in the farm machinery, sheep and fodder which was on offer for sale.

- **Sanderson 622 telescopic loader £3,600**
- **Opico vary tilth cultivator £2,250**
- **Dowdeswell muck spreader £1,900**
- **Round bale hay to £14/bale**

Sheep on offer on the day of the sale were of good quality and a credit to the vendors. The sheep created a large amount of interest from sale goers and sold to £140 per head for yearlings and 2 year old Welsh ewes.

Luntley Court Farm, Pembridge Saturday 17th September 2016

The sale started with a full contingent of buyers for the Ewe Flock with two year old Suffolk Ewes topping at 275gns to J W Jones, Welshpool.

The Purebred Suffolk Ewe lambs were a real picture and topped at 250gns per head, to average 169gns.

The Suffolk Rams had an excellent following of customers, many of whom normally purchased from the flock at the main NSA Ram Sale for the past 30 years. Suffolk Yearling Rams sold to 1080gns to B & M Chilman, Presteigne. Suffolk Rams averaged 635gns.

Texel Yearling Rams sold to 980gns selling to S C Stell, Canon Pyon to average 473gns.



Stormer Hall 21st September 2016

600 lots of farm machinery, tools and implements
Collection of collectable items, together with 400 sheep and fodder

- Buyer present from Scotland to Devon

Leading prices M.F. 35 tractor £2750, M.F. 35X tractor £3900, M.F. 148 tractor £5050, Fiat 1000 tractor £5000, Case 4230 tractor £6900, Ford 6610 tractor £4250, Ford 7710, Tractor 4100, Manitou teleporter 6400, AW trailers £3800, £3000, £2200



Menutton, Bucknell Saturday 24th September 2016

There was an excellent array of Machinery & Livestock Equipment on offer and some notable prices were as follows:

- NEW HOLLAND TM135 Tractor 4WD W Reg £15,250
- FORD 6600 Tractor £6,000

There was an exceptional show of Texel X Ewes and Ewe Lambs for sale together with a registered flock of Clun Forest Sheep.

- Yearling Texel Ewes topped at £165 to average £146 per head.
- Texel X Ewe Lambs to £102 per head to average £92 per head.

Registered Clun Ewes sold to £125. Registered Clun Ewe Lambs to £270. Registered Clun Ram Lambs to £294. Texel Rams to £577.50



Hill Farm, Presteigne Saturday 1st October 2016

The sale included a large entry of farm machinery together with 1,500 sheep. The sale was attended by a huge crowd and all items and livestock sold to an exceptional trade.

Top prices being:

- Kawasaki 650 Quad bike at £3950
- 14' Ivor Williams trailer at £3600
- 2x Pratley sheep handling systems at £6500 and £7800 each
- JCB 406 loader £5,750

The stock were a credit to Robin and Jo Ransome:

- Texel X yearlings selling to £130 per head
- Texel X ewe lambs sold to £85 per head
- Texel X store lambs sold to £68 per head.
- Texel tups sold to £378 for a full mouthed tup.



Hill Farm Saturday 8th October 2016

All items sold well with a good crowd of purchasers forward for a small sale. Noticeable prices were as follows:

- ZETOR 5011 TRACTOR with Quicke Front-End Loader - £3300
- KAWASAKI 300 4x4 Quad Bike - £3200
- New Holland Baler - £360



Firs Farm, Bromsgrove 13th October 2016

A dispersal in any context is always a sad occasion and the farm sale conducted for Messrs Rainbow Partners in October at Bromsgrove, Worcestershire would be no exception – however with a crowd that would complement “Old Trafford” and many travelling from across the mainland and the Irish Sea all items were well supported and sold well up to and above the vendors expectations. “Topping the bill”

- Claas Targo K70 Telehandler at £11,800 going to Yorkshire
- Case International CX90 4WD at £8,400, secured by a local farmer
- McCormick CX80 2WD at £7,400
- “Y” registration International 2WD at £3,400
- Marshall Bale Trailers sold to £2,250 (x2)
- Ford Connect Van to £2,400
- Ford Dropside Transit to £2,100
- Browns Sawbench to £1,200
- Albutt Brain Bucket at £680
- Bale Squeezer £560
- Small Vicon Fertilizer Spinner £340
- Kuhn Haybob £1,000

All in all a very satisfactory and pleasing result for the Rainbow family as they retire from farming after over 60 years and take a deserved rest to enjoy other pursuits.

Compulsory Purchase & Compensation

Mid Wales has become a hive of activity for compulsory purchase and compensation matters over the last 12 months, with three major schemes taking place. We are currently representing clients and landowners in relation to the Welsh Government Newtown bypass scheme, Severn Trent Water's Elan Valley conduit replacement scheme and the Western Power underground cable in connection to the Garred Llwyd After 16km windfarm development.

Western Power/Garred Llwyd After 16km windfarm underground powerline - McCartneys are acting on behalf of over 20 local landowners to negotiate, with RES UK & Ireland Ltd and Western Power Distribution, the installation of a 66kV underground power cable to link the windfarm to the sub-station in Knighton. The cable length is in excess of 16km.

Severn Trent Water Elan Valley Conduit Replacement Scheme - We are acting on behalf of a number of effected landowners. The scheme, which will take place over 5 years, is a major piece of engineering works. It is renewing sections of the pipe that transport water over 70 miles from the Elan Valley in Mid Wales to Frankley Reservoir to supply water for the city of Birmingham.

Newtown bypass - McCartneys continue to act on behalf of various land and property owners effected in varying ways by the scheme. Compensation matters connected to the scheme will continue after the bypass is completed and in use, with effected properties within its vicinity potentially coming within the statutory compensation provisions.

Although the three schemes vary quite considerably in nature we offer consistent and appropriate advice on each to ensure landowners get what they are entitled to. Our work commonly includes liaising with project engineers, designers and contractors; agreeing accommodation works to ease the impact of the scheme where possible; negotiating access agreements and fees; taking detailed photographic records of condition; regular site visits to oversee the works; valuing crop losses, reinstatement costs and disturbance; compiling and negotiating compensation claims.

At McCartneys we advise on all compensation matters, from a burst on a water main to something on the scale of the above. If you are approached by an authority who wish to gain access on to your land it is vital you take sound professional advice. Let us help you with an experienced professional service that can guide you through the process and ensure you receive adequate and fair compensation.



Katie Morris BSc (Hons) MRICS FAAV
Based at Knighton and Welshpool Office

Milk Production Reduction Scheme

The Rural Payments Agency have launched a scheme called the Milk Production Reduction Scheme, which provides money to milk producers who volunteer to reduce their cows milk deliveries.

The scheme, which is voluntary, provides money to milk producers who reduce their amount of cows milk they deliver to first purchasers during a 3 month period, known as the reduction period. This is compared with the same 3 month period in the previous calendar year, known as the reference period.

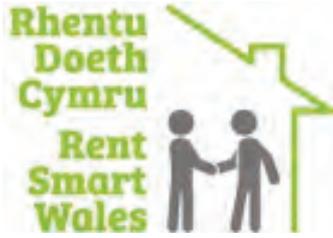
There are four, 3 month reduction periods, commencing on 1st October 2016 and ending on 31st March 2017. If your application is successful you will be paid approximately 14.42 euros/12.23 pounds per 100 litres, for the amount of cows milk eligible for payment. The terms of the scheme state that you must plan to reduce your cows milk deliveries by at least 1,457 litres in the relevant 3 month reduction period. The maximum that you can apply for is a 50% reduction from the cows milk you produced in the reference period.

For advice regarding Milk Production Reduction Scheme, please contact Gareth Wall or your local Rural Professional Office.



Gareth Wall MRICS FAAV FLAA MBIAC MNAVA Based at
Kington Office

Rent Smart Wales



2016 is proving to be an eventful year for the residential letting market in Wales. We have seen tax and stamp duty changes take effect, along with the Renting Homes Bill potentially becoming law which could see significant changes to the way in which residential tenancies are written in Wales.

Furthermore, one of the biggest changes to the letting market in Wales is going to be the compulsory registration of landlords and agents in the form of the Rent Smart Wales Scheme under the Housing (Wales) Act 2014.

Under the Rent Smart Wales Scheme, any landlord who has a rental property in Wales which is rented on an assured, assured shorthold or regulated tenancy is required to register by November 2016. Now is the time for landlords to consider how they are going to comply with these new requirements.

Simon Edwards MRICS IRRV MARLA
Based at Brecon & Llandrindod Wells Office



Registration needs to be undertaken through Rent Smart Wales and there is a fee for doing this. The fee is presently £33.50 if completed on-line or £80.50 if completed in a paper format. The cost for registration does not increase if more than one rental property is part of the registration. A landlord's registration lasts 5 years after which time a landlord must re-register.

Landlords who are involved in setting up tenancies and managing their own rental properties will also need a licence. This licence needs to be obtained in addition to the landlord registration. For those landlords who are not involved in setting up tenancies and managing their rental properties they will need to use a 'licensed agent'. A licensed agent is one that will also be registered with Rent Smart Wales, such as McCartneys LLP.

The residential letting market is undergoing some significant changes and the importance of staying up-to-date with these changes is more important than ever. McCartneys has experienced, qualified and professional letting experts across the region to assist you with these changes. We also offer a fully managed rental service to assist landlords meeting their new obligations. If we can be of assistance to you please contact your local office.

An Inspector Calls... Cross Compliance in Wales

Cross Compliance is a mandatory element of claiming Basic Payment in both England and Wales. Whilst we very often hear reports regarding inspections in England, Wales is often less documented.

A recent inspection of one of our clients farming in Wales outlined the following information that will be required, should you receive notification of an inspection:

- Pesticide records
- Animal medicine books/records
- Maps of the farm indicating water courses
- Farmyard manure plan
- Adequate muck and slurry storage facilities
- Adequate fuel and oil storage facilities
- Certificate of competency for spraying
- Hedgerow removal permissions (*should they be required*)
- Purchase of animal feeds, together with paper trail of where purchased from
- Looking at ancient monuments for potential damage

- Ploughing up of habitat area and old pasture - checking whether there are any necessary consents required/received
- Nitrate pollution in water
- Storage of feed in suitable buildings/storage facilities to prevent vermin and other contamination
- Separate storage of medicated feeds to ensure that they are stored separately and managed appropriately
- Appropriate feed is fed to the right category of animal
- Documentary evidence of where produce is sold i.e. animals and crops
- Traceability and paper trail

Failure to provide such information could lead to a penalty against your Basic Payment claim. For further advice and clarification on any of the above, please do not hesitate in contacting one of our Rural Professional offices.



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.

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