



Welcome

Welcome to the spring issue of Rural Matters, which includes various updates and advice from our team.

You can find out more about our newly elected chairman of McCartneys LLP, Clive Roads, the recent sale of a heritage property, as well as the importance of taking advice when selling land to adjoining property.

John Uffold offers insight into how the Welsh Assembly are proactively preparing for Brexit, and you can also find out more about the latest grant schemes that are available, many of which have approaching deadlines.

There's also a review of our collective machinery sale, not forgetting that the next sale will take place on 27th April. We hope to see you there.

Please do get in contact with our team if you have any questions, or would like any support.

Gareth Wall

Chairman of the rural professional & agricultural departments



Heritage property sells



Our job is full of wonderful surprises and most recently, I received instructions to offer for sale, by informal tender, a unique 14th Century Grade II* listed Tithe Barn.

The building, which was erected in the 14th Century by monks, who built it as a secure storage facility both for crops and livestock, was

an excellent example of its type, and has stood the test of time, with only the roof tiles needing to be updated in the 1980's.

Contrary to my early thoughts, it attracted a huge amount of interest from many potential purchasers, all with imaginative ideas of what they could do with such a wonderful construction.

By the tender date, no fewer than 11 applications had been submitted, resulting in a sale way above the guide price.

Phillip Blackman Howard

Based at Ludlow Market Office



Clive Roads elected as new chairman

It was the partnerships unanimous decision to elect Clive Roads, who runs the most eastern outpost of McCartneys at Worcester livestock market, as the new chairman.

Commenting on his recent appointment, Clive said that he is delighted and privileged to accept the position as chairman. "I've been a 'McCartneys man' since 1984, and this appointment is a culmination of 35 years commitment to the cause."



Glyn Owens (right) Past Chairman presents the gavel to new Chairman Clive Roads (left)

He will continue in his responsibility for the day-to-day running of Worcester market, in addition to the pedigree sales at both Worcester and Brecon. Clive will also continue his work as a Monitor Valuer for the Welsh Assembly Government to oversee TB valuations throughout Wales.

Over the years, Clive has been privileged to judge cattle and sheep classes at most County Shows, in fact judging at the Royal Welsh and the Royal Show on three occasions. His other connections with the livestock sector include, chairing the NBA Beef Expo committee at the Three Counties Showground in Malvern, as well as acting as chairman of council of the Three Counties Agricultural Society.

His 'good looks' have been moulded by a rugby career that took him to county level and he dines out on the fact that he was the 'best back row forward never to play for England' (as quoted by an ex England International)!

Apart from his involvement in country sports, Clive is keen on genealogy with a family tree tracing back to 1532 - in his words 'plenty of history but not much money'.

Clive Roads

Based at Worcester Market Office



Not just agricultural value - always take advice

A large proportion of our landowner clients often get asked if they would like to sell a small area of land to an adjoining property owner. This can be for many uses, sometimes as extra garden space, additional parking or, just extra amenity land to walk the dog or graze a pony. In some instances, they also get asked if they mind a cable being run over their land to supply electricity to a new build, renovation project or such like.

In these circumstances, my advice is that you must take good advice on this to ensure that you have no regrets once the land is sold. If you are selling agricultural land, say of quarter of an acre, the value is not based just on the 'agricultural value' of the land - it also has to include the element of value that it attributes to the property it is being added to.

For example, an extra parking space could add £5,000 to a property but may only cover an area of 15msq. If a property owner approaches you, then they should also

pay your valuers and legal fees. Therefore, if you get sound advice it really should not cost you anything. Some farmers also get approached for rights of way, or easements to cross over their land to property. Again, this can be assessed on a per metre basis, but also on the extra value that right or easement adds to the prospective purchaser's property.

In years gone by, small areas of land were given for little payment without taking sound advice from a valuer, accountant or solicitor.

Please don't make the same mistake. If you are approached, contact a member of the McCartneys rural professional team for sound advice. We have a database of comparable evidence that we have built up over the years and can give you a balanced view to getting the best deal.



Jenny Layton Mills
Based at Knighton Office

Hats off to the Welsh Assembly

As an Englishman with reservations about devolution, I never thought I would be singing the Welsh Assembly's praise. What is it that they say? 'Wise men seldom change their minds, fools never'. Perhaps that's rather apt at a time of unparalleled political and economic turmoil. That besides, I attended a meeting at the Royal Welsh Showground on the 'Capability, Sustainability and Climate Programme' which is basically the upgrading of the previous land classification maps for the whole of Wales.

In this instance, their creation on a much larger scale based on 50 metre grids, and the building into the model of the effects of climate change, and what will and will not be possible to grow in the future.



In a previous life, I was a senior surveyor with the Land Service, part of the Agricultural Development Advisory Service (ADAS), which was then part of the old Ministry of Agriculture Fisheries and Food. At that time, the preservation of the best agricultural land (Grade 1) was stated as a political and economic objective with such land being regarded as a national asset. The Ministry would often oppose gravel extraction in particular because of this objective. That was at a time before Mrs Thatcher, and the laissez faire attitude she encouraged, and in England it seems to me it has long dropped off the radar.

The Welsh Assembly has resurrected and renewed the policy for Wales, with land classification now being updated so that policy decisions can be looked at using this tool in order to determine land use from building to agriculture, to forestry to habitat provision, to environmental goods, to carbon retention by pasture and so on. It is a powerful tool that recognises the fragility of the environment and looks at soil as the golden thread. President Roosevelt said 'a nation that destroys its soil destroys itself'.

There is no doubt that any agricultural policy in the future will be targeting soil preservation and enhancement. There is no doubt land policies, and uses, and land values will be affected by such policies. England will need to resurrect and re-use all of the data collected in the 1960's and 70's when agriculture did matter, if it's not to be left behind by the principality. The Welsh Assembly's fore sight is to be commended.



John Uffold
Based at Ludow Market Office

Grant schemes open for applications

In England, the following grant schemes are now open for applications. If you are interested in applying, we advise to get the ball rolling to ensure all deadlines are met, as outlined below.

For example, this year, Catchment Sensitive Farming (CSF) officers have advised that they will not be completing late visits, which have been tolerated in the past.

- **Countryside Stewardship Scheme (CSS) Mid-Tier**
Application pack request deadline/consent for some options: 31st May 2019
Submission deadline: 31st July 2019
- **Countryside Stewardship Water Grants (Previously Catchment Sensitive Farming scheme)**
Application pack request deadline/request for Catchment Sensitive Farming Officer approval: 31st May 2019
Submission deadline: 31st July 2019
- **Hedgerow & Boundary Grant Scheme**
Submission deadline: 3rd May 2019

Mid-Tier

A five year scheme that replaces ELS/HLS. If your current ELS/HLS ends before 31st December 2019, or you are not currently in a scheme, you are eligible to apply.

A wide variety of land management options are available to choose from to allow you to create a scheme that fits your farming system. You don't have to include all of your land in the scheme, but can select the most suitable areas.

The scheme includes capital grants for items, including hedging and fencing and Water Grant capital items (see below). However, unlike the Water Grant and the Hedgerow & Boundaries Grant Scheme, there is no maximum on the amount payable for capital items.

The application process is competitive, so consideration needs to be given to choosing the options that will best achieve Natural England's priorities.

Water Grants

Offers up to £10,000 to complete works to improve water quality. For example, concreting yards, covering handling areas and manure store, etc.
To be eligible, you need to be located within a priority catchment and gain approval for the desired works from your local Catchment Sensitive Farming Officer (CSFO) prior to 31st May 2019.

Hedgerow & Boundary Grant Scheme

Offers capital grants of up to £10,000 for works including hedgerow laying, coppicing and gapping up, stone wall restoration, stone-faced bank repair and restoration, earth bank restoration

How can McCartneys help?

We offer experienced advice on eligibility, creating the best scheme for you and making a competitive application. For further advice and information, contact your local rural professional office.

Scheme updates

The submission deadline for BPS forms in England and Wales is **15th May 2019**.

Wales

The Single Application Form (SAF) 2019, to make a claim for your annual payment for the following schemes, is available to complete:

- Basic Payment Scheme (BPS); Glastir Entry; Glastir Advanced; Glastir Organic; Glastir Woodland schemes and Improved Land Premium scheme.

All SAF's must be completed online via the RPW online system. All requests for mapping changes must also be completed online. If you hold a Glastir Advanced/Woodland Creation agreement, and in the last twelve months areas have been fenced off (e.g. woodland), and you haven't already updated your maps on RPW online, please be mindful this will need to be done and will increase the work and time required to complete your SAF.

England

BPS application forms are available to complete online. The RPA has been undertaking mapping update work, although, on a lesser scale than that seen in 2018. However, it is still important to carefully check if mapping details for all land are correct, and if not request the necessary amendments.

If you hold an agreement for Environmental Stewardship (ELS, HLS) or Countryside Stewardship Scheme (Mid-Tier, Higher Tier) you must complete an annual claim form to receive your annual payment. ELS/HLS annual revenue claim forms will be posted out to agreement holders, while Mid-Tier/Higher Tier annual revenue claim forms can be completed online.

BPS Entitlement Trading

We are now trading both Welsh and English entitlements. Please check your BPS payment statements for any excess entitlements and enter them for sale.

If entitlements are unactivated for two years, they are automatically clawed back to the National Reserve. It is therefore better to try and sell spare entitlements than lose them and receive nothing.

Trading deadlines

Welsh entitlement trading deadline - 30th April 2019

English entitlement trading deadline - 15th May 2019

Contact your local rural professional office for further information:

Brecon 01874 610990

Kington 01544 230316

Knighton 01547 528621

Ludlow 01584 872251

Katie Davies

Based at Knighton and Welshpool Office



Collective machinery sale update



McCartneys reports a very successful collective machinery sale, including poultry and plants, held at The Beech sale field at Little Hereford, Ludlow, on Saturday 23rd February 2019, with over 1,300 lots for sale.

Poultry section

There was a large entry of laying hens, cockerels, ducks, pigeons, guinea fowl, quail and rabbits, together with hatching eggs. This section is very well supported and has a large following, with the best laying hens selling up to £15/head.

Plant section

This section was well supported, again, with a good following, which gives an excellent opportunity to potential purchasers to buy good quality garden flowers, hedging plants, fruit and ornamental trees.

Collective machinery

The collective machinery part of the sale is wide ranging, from small tools and household equipment, to livestock equipment, and larger agricultural machinery and tractors.

This part of the sale has a large following on a monthly basis and is an excellent outlet for small tools, workshop tools, garden maintenance equipment, household contents, livestock equipment, machinery and tractors. The machinery section is offered to a wide range of purchasers and good interest and prices are achieved on all items forward.

Gareth Wall

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 Crofts-Hill.

Upcoming collective machinery sales

McCartneys run their collective machinery sale, together with plants and poultry, on the last Saturday of each month starting in February and finishing in November.

The collective machinery sale team will undertake free valuations of items, machinery and equipment at your home and can also arrange transport to our sale site.

Further details can be obtained from the auctioneers in charge:

Gareth Wall

01544 230 316 or 07974 143 336

Michael Thomas

01584 872 251 or 07890 898 239

Future machinery sale dates are as follows:

- **Saturday 27th April**
- **Saturday 25th May**
- **Saturday 29th June**
- **Saturday 27th July**
- **Saturday 31st August**
- **Saturday 28th September**
- **Saturday 26th October**
- **Saturday 30th November**

Bespoke on site dispersal sales

Alternatively, we can offer bespoke on site dispersal sales for all types of builders, commercial, agricultural and miscellaneous equipment and machinery. Contact your local McCartneys office for further information.



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