

**THE WEST MIDLAND, MIDLAND COUNTIES AND WELSH EXAMINING  
BODIES OF THE CENTRAL ASSOCIATION OF AGRICULTURAL  
VALUERS**

**PRACTICAL EXAMINATION PAPER**

**Wednesday 13<sup>th</sup> November 2002**

**CANDIDATES MUST NOT CONVERSE WITH EACH OTHER AND  
BREACH OF THIS RULE MAY DISQUALIFY A CANDIDATE**

The holding at Pound Farm, Holme Lacy, Herefordshire in all extends to 153.66 hectares.

The farm is a mixed livestock and arable unit which has begun the process of conversion to an organic unit. However, for the purposes of this examination you are to ignore this and consider the farm as a conventional farming unit.

Pound Farm lies in open countryside, close to the River Wye and is in the Herefordshire Council area.

**ORAL QUESTION**

You will be asked to advise on the future use of the disused railway line between points W and Y on the plan as part of the oral examination on Thursday 14<sup>th</sup> November. Candidates may make notes on the pink paper provided. These notes shall be handed in at the end of today's examination and will be handed to the candidate at the start of the oral interview.

**WRITTEN QUESTIONS**

This afternoon's questions will be based on items seen on the farm during this morning's inspection. Candidates are advised to make their supporting notes on the pink paper provided.

**NOTES TO CANDIDATES**

1. All candidates will be deemed to have read the CAAV Guidelines for Candidates 2002 and be familiar with their contents.
2. **IMPORTANT** in all cases you **MUST** show your Methods and Calculations. The examiners are not just looking for the answer. In a full valuation a valuer would make detailed notes for later reference. You must do the same. Valuation books, however, **MUST NOT BE RE-WRITTEN**. Write just as you would for an actual valuation.
3. Values should be as at today's value.
4. The questions should contain all the information necessary to answer them. If candidates need to make any other assumptions, these should be clearly stated. Examiners will not provide further information if questioned.

5. Marks will be awarded as shown on the attached sheets. In addition, marks will be given for the way in which the valuation book is prepared, the field work set out, general agricultural knowledge, conduct and professionalism.
6. The day's timetable will be:
 

8.45 am – 9.00 am	Chairman's remarks and reading paper
9.00 am – 12.30 pm	Field work
12.30 pm – 1.00 pm	Completion of valuation books in classroom
1.00 pm – 1.45 pm	Lunch
1.45 pm – 4.15 pm	Written questions answered from notes made during morning session.
7. Valuation books will be provided together with sheets of paper for making notes for the afternoon and oral exams. No other paper or books may be taken into the exam. Valuation books will be collected in at the end of the morning session.
8. Answers, where appropriate, to be in accordance with the Agricultural Holdings Act 1986.
9. Marks are available in each section as follows:
 

Practical Examination	150
Written Examination	100
Oral Interview	<u>50</u>
Total	<u>300</u>
10. Candidates should mark their papers with their area of work, and their examination number but NOT their name.
11. The summary of values should be completed in the valuation books as question 7.

## SCENARIO

Mr Dan Seabrooke farms Pound Farm, Holme Lacy.

He rents 53.76ha from Lord Getamore under an agricultural tenancy dated 29<sup>th</sup> September 1972 which commenced 14<sup>th</sup> November 1972.

The land within this tenancy includes the farm buildings at Pound Farm. the repairing liabilities are based on the model clauses. Mr Seabrooke farms other land extending to 90.90ha nearby, most of which he owns and h also has many other diverse business interests.

The tenant has served notice to quit on the landlords to be effective from 13<sup>th</sup> November having decided to relinquish the tenancy of this part of the farm to concentrate on his other farming and business activities.

You are asked to act as sole valuer between landlord, Lord Getamore and the tenant.

## EXAM PAPER

Morning paper to be answered in valuation books

No. 1 Implements and Machinery

10

Describe and value five only of the items lettered A-H

- No. 2 Livestock 10  
Describe and value the following animals shown to you:  
a) cattle  
b) cattle  
c) sheep  
d) sheep
- No. 3 Harvested Crops 10  
Describe and value to an ingoing tenant the following:  
a) clamp of silage (gross measurements are 27.2m x 7.9m x 2.7m av. height)  
b) quality of produce  
c) quantity of produce
- No. 4 Dilapidations  
Assuming that the appropriate end of tenancy notices have been served and disregarding the case of Robertson Aikman v George prepare a schedule of dilapidations on behalf of the landlord, for a claim together with your costings for the following items. Repairing obligations under the tenancy agreement are stated to be in accordance with SI 1973 No 1473 (as amended).  
a) the elevation of the farm building as indicated to you.  
b) The roadside boundary of the cricket field paddock (it has been agreed that a claim is justified in respect of the hedge)
- No. 5 Fixtures and improvements 10  
Appropriate notices have been served by the tenant on the landlord prior to the end of the tenancy.  
a) Describe and value to the ingoing tenant the 'Howard' above ground slurry store erected by the tenant in 1970.  
b) Please value the Dutch barn and the attached lean to to the ingoing tenant. The building was constructed in 1965 by the tenant with the landlord's prior written consent.
- No. 6 Growing Crops 15  
Describe and value to the ingoing tenant the crops in the following fields.  
Please show your calculations and the basis of your valuation.  
a) Line Bank 2.71 ha sown autumn 2001  
b) Reed Bridge 3.58 ha  
c) Bowling Green 7.33 ha  
d) The Glebe 2.62 ha
- No. 7 Prepare a summary in your valuation books of the answers to question numbers 1, 2, 3, 4, 5 and 6.
- No. 8 Items to value 5  
Value the items listed on the separate valuation sheet
- No. 9 Commodities to identify 5

Identify the ten items indicated

No. 10 Compulsory purchase 10

The widening of the highway leading to Holme Lacy House Hotel has been approved under a Compulsory Purchase Order with the land to be vested in Herefordshire Council by a General Vesting Declaration to take effect from 12<sup>th</sup> December 2002. The land to be acquired is shown coloured pink on the land acquisition plan attached.

Restricting your answer to pony walk 1 and pony walk 2 fields only and acting for the owner occupier of Pound Farm, with whom you are due to meet next week, provide briefing notes for that meeting outlining:-

- a) The accommodations works you will expect to negotiate and agree with the acquiring authority on behalf of your client.
- b) The heads of claim you will pursue on behalf of your client arising from the compulsory purchase to enable you to submit a request for a 90% advance payment of compensation.

No. 11 Freehold Valuation 15

Field known as pony walk 1 extending to 1.68ha and including the track along the south-east boundary is to be sold.

- a) Advise your owner/ occupier client on the possible methods of sale and make recommendations.
- b) In note form prepare sales particulars.
- c) Set out the factors you would take into account in valuing the field and provide a reasoned recommendation as to an appropriate guide/ asking price

No. 12 Environmental Issues 20

Your client, an incoming purchaser of Pound Farm has asked you to advise him concerning various matters:-

- a) The silage clamp. He has heard they are subject to pollution regulations and is worried about his potential liability. Advise your client about this clamp on any remedial action.
- b) 1.1 ha of field Red Bridge has been planted with trees 3 years ago under the farm premium woodland scheme. It was formerly IACS registered arable land. Outline the provisions of the scheme, the period of payments, and at what rate. Indicate the interaction with any other grants or subsidies.
- c) Your client would like to enter field Red Bridge into a conservation scheme. You recommend Countryside Stewardship or Tir Gofal. Depending on your area of practice, advise him on the various options under these schemes that would be suitable for this field, and the boundary marked YZ. Indicate the rates of grant.

No. 13 Report writing 15

You are asked to set out in a letter form a report on the substantial range of traditional farm buildings as shown on the attached plan.

Your client is a recently retired company chairman from Yorkshire who is looking to invest money in rural property and has been offered these buildings by a friend who has told him that he could make a fortune.

Your client has little agricultural knowledge but has been a hard-nosed businessman.

## POUND FARM

### TENANCY

FIELD NAME	HECTARES	DESCRIPTION
Ox pasture	5.00	Ley
Red Bridge	3.58	Arable
Line Bank	2.71	Ley
Post Office field	1.20	Permanent pasture
Pony walk 1	1.68	Ley
Pony walk 2	1.64	Orchard/ permanent pasture
Cricket field	2.60	Ley
Cricket field paddock	0.85	Ley
Glebe	2.62	Arable
Wilsley meadow	4.35	Permanent pasture
House meadow	4.83	Arable
Brick kiln	9.57	Arable
Hospital pond	5.80	Ley
Bowling green	7.33	Arable
Mill field	10.57	Arable
Birch grove 1	8.76	Arable
Birch grove 2	8.27	Arable
Primrose bank	11.47	Arable
Saw mills	7.39	Arable
Park house	9.20	Arable
The banks	8.67	Permanent pasture
Sam's bank	5.79	Permanent pasture
Sam's patch	6.51	Arable
Gannah	8.32	Arable
Reservoir	2.19	Ley
Deer park 1	4.25	Ley
Deer park 2	3.55	Ley
Apostles	4.96	Arable
Total	153.66	