

farming focus

WINTER 2010

Meet the team Property Sales Buck Trend



Tony Rimmer
MRICS, FAAV
Director

Despite a lacklustre property market, Rostons has seen its property sales increase in 2010, helped by its innovative marketing campaigns.



Pendine Farm, Wrexham
House, Buildings and 73 acres
- under offer within a week



Ros Rimmer
Director

The company's commitment to specifically targeting marketing techniques to suit the type of property to be sold has led to increasing instructions.



56 Acres of Land, Nantwich
Sold prior to launch,
well in excess of guide price



Johnjo Roberts
MRICS
Chartered
Surveyor

In previous issues of Farming Focus we have highlighted that it's not even been necessary to put a for sale board up. Because of our in depth of market knowledge, coupled with the type of purchasers for specific types of properties, we have achieved premium values by direct marketing to a number of interested parties.



Hucknall Farm, Knutsford
House, Agriculturally Tied Bungalow,
Buildings and Land - Sold



Sam Catling
Graduate
Surveyor

Properties sold range from farmhouse and buildings to small parcels of land, often referred to as pony paddocks, and larger blocks of land of 50 acres plus and anything in between.



Land at Cuckoos Nest
17 acres of land - Sold



Holly Walker
Undergraduate
Placement

So what is 2011 likely to have in store for us?

Rostons Director Tony Rimmer believes the trend could continue. He said: "The market will continue to be strong for agricultural land from both the investor and the farmer.



Barley Farm, Scarisbrick, Ormskirk
Office/Workshop Building, Two Mushroom
Tunnels and 16.17 Acres - Sold



Cerys Stockton
Professional
Support

"Good, well-equipped farms will continue to be in demand and if anything the tricky element of the market will be the development type properties - tired farmhouse that needs work or the range of farm buildings with planning consent."



Land at Barnhouse Lane, Barrow
10.82 Acres of Land - Sold



Keighley Stranger
Professional
Support

While banks are lending to the right proposition, anything requiring development in it will lead to a more difficult market.



Sheila Ashdown
Accounts
Manager

There are signs that the lifestyle buyer from the city is once again thinking about returning to the countryside but more often than not it is not on the back of a large bonus but in some cases on the back of a large redundancy payment.



Fodder Bank



Do you need to buy or sell fodder this winter?

Available

(Full list and analysis available from office)

1000	Tonnes Clamped Grass Silage	- Chester
600	Quadrant Bales of Haylage	- Chester
100	Small Bales of Hay	- Frodsham
550	Tonnes Fodder Beet	- Ruthin
150	Round Bales of Grass Silage	- Malpas
200	Tonnes Clamped Maize Silage	- Shrewsbury

Wanted

50	Tonnes Sugar Beet	- Pwllheli
15	Tonnes Wheat Straw	- Betws-Y-Coed
200+	Tonnes Maize Silage	- Corwen

Mixed hardwood trimmings up to 15 inches (38cm) in diameter

Do you have the capacity or need to house/graze livestock during the winter months?

Please contact Sam Catling to register your interest.

Tony, Ros and all their staff would like to wish you a Merry Christmas and a Happy New Year



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Caernarfon to Bontnewydd by-pass

A second public consultation relating to the route of the planned Caernarfon to Bontnewydd by-pass was held in November, following the feedback received on the completed questionnaires and written responses in March.

Results from the second consultation will be used to help finalise a route for the by-pass and it will be at this stage that property and landowners will begin to discover if they are going to be affected by it.

As soon as you know you could be affected it is vital you seek professional advice, because the compulsory purchase procedure will start shortly after approval of the route. It is at this stage negotiations can start to ensure your interests are protected as much as possible.

The route can still be slightly amended, objections can be raised and thoughts about mitigation works can start for them to be included in the scheme.

If you believe you could be affected by the by-pass, act now to protect your interest and instruct an agent.

Rostons will constantly be monitoring the progress of the scheme and will keep clients updated throughout. We have a huge level of experience in dealing with compulsory purchase matters for road schemes, pipelines and cables and our fees are paid by the acquiring authority.

Glastir

The deadline for this year's application has now passed. If you submitted an application, confirmation should be sent to you from the Welsh Assembly Government. If you have not received one, call them to check.

The next stages are:

- Keep your maps safe and ensure they are completed. You will need to take these with you to the meeting.
- Ensure you get all the necessary indemnities signed and tenancy agreements completed prior to the meeting and take these with you.
- The WAG will contact you to arrange a meeting at the office stated on your form.
- Meetings will commence in January 2011.
- Successful applications will be signed off and contracts will start on January 1, 2012.
- All capital works chosen as part of an option must be completed within two years from the start of the agreement.

COMMON LAND AND SHARED GRAZING

Recruitment is now underway by WAG to find common land officers, who will be responsible for Glastir applications relating to common land and shared grazing.

It is believed that they will start work on these applications in the Spring. The cost of putting these agreements will be met by the WAG and all work should be completed for the agreements to start in 2012.

Rostons successfully completed a number of applications for clients, so if you are thinking of looking at entering the scheme next year; register with us now and we will be able to assist you.

Young Entrants Support Scheme (YESS)

The application window for the YESS scheme, aimed at new entrants into agriculture including sole traders or sons and daughters entering the Farming Partnership, is now open but only until December 20, 2010.

If you meet the criteria and would like to make an application, you need to do so soon. Applicants must be under the age of 40 and have set up their agriculture business or joined the Farming Partnership within the past 12 months.

Funding is available towards the cost of a capital project, machinery purchases or business equipment. The scheme will fund 50% of the total cost up to a maximum of £15,000.

If you have a son or daughter working on the farm this could be the time to look at the Partnership Structure and benefit from this funding towards a project or purchase on the holding.

Pylons, poles and compensation

New energy schemes throughout Wales and Ireland are putting a strain on existing energy networks across North Wales leaving lines unable to handle the additional electricity being generated. This in turn is leading to the need for replacements and upgrades - and with it the need for new Wayleaves.

While this work is essential, it's also essential land owners and farmers aren't put under pressure to sign easements for a single one-off payment. It's vital that the full implications are studied and understood and that thorough negotiations are carried out early, before any paperwork is signed.

If you are going to be affected by an upgrade or new line you should:

- Discuss the works with the acquiring authority at an early stage.
- Check they have the right to come onto the land - Do not take their word for it.
- Appoint an agent to ensure you are properly represented - Our fees are paid for by the power company.
- Keep a diary note of all time spent dealing with anything to do with the scheme.
- Take photos of any damage that occurs.

CAERGILIOG TO AMLWCH

The majority of Wayleaves and Easements have been signed for this upgrade and work is expected to start in Spring 2011.

If you are affected by this work you will be entitled to disturbance and damage claims. Contact Johnjo Roberts now and we will ensure you get maximum compensation. Our fees will be paid by Scottish Power.

Waste Exemption - Do you need to register?

Environmental Permitting (England & Wales) Regulations 2010 has consolidated a number of regulations relating to the use, treatment, disposal and storage of waste under one heading. Permits will be required for sites deemed to be undertaking high risk waste activities.

Many activities carried out on the farm are exempt activities, such as the use of waste in construction or the spreading of waste on agricultural land to confer benefit.

There are 60 new exemptions split into four categories:

- Use
- Treatment
- Disposal
- Storage.

But to benefit from these exemptions you must register with the Environment Agency (EA). Registering an exemption is free of charge and can be done by filling in and submitting a standard form online or by post.

If an exemption is not registered the EA can take enforcement action. It is important to note that registration is only valid for three years and currently there is no provision for the EA to notify impending expiry.

If you believe you may be carrying out an activity that may involve registering for an exemption then please contact Sam Catling to discuss further.

Wind farms and renewables



The need for renewable energy sources is rarely out of the news at the moment - and while everyone knows they are necessary, each scheme isn't without controversy.

In Cheshire there has been much debate over wind farms and schemes will continue to be explored within the county. We are already aware of a number of options being completed currently.

In North Wales on the other hand, there is less resistance from the local community and equally the operators in both cases look to ensure they achieve the best terms.

We would recommend advice is taken about what - on the face of it - might appear a lucrative venture because it can be diluted, particularly if the terms do not protect your future ability to farm. In many cases, temporary areas are taken for access and construction and roadways are laid for future access as well as the construction.

Terms need to be in place to ensure that your single payment/stewardship/Glastir agreements are not adversely affected. Similarly, compensation could be payable for the temporary losses. The rental stream which most people focus on is equally important but all too often people focus on the main headline rent and forget about the other terms which can cause significant issues.

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