

Another record year

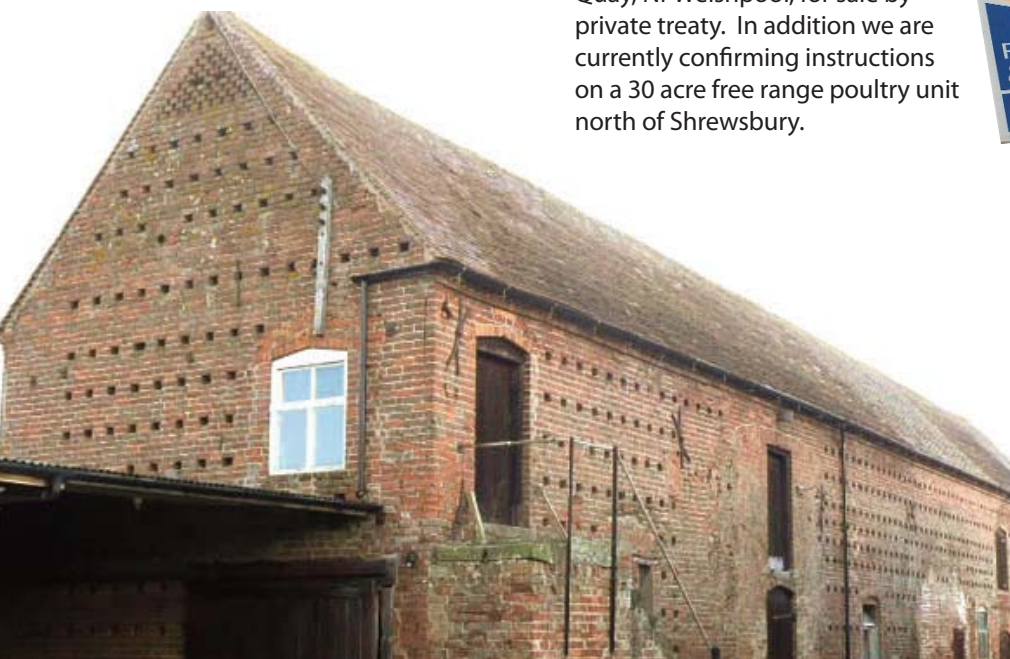
Roger Parry & Partners Agricultural Farm Sales department are proud to report an excellent year as record prices are broken.

Roger Parry & Partners have enjoyed another successful year with a number of farmland sales by auction and private treaty. We were very pleased to be honoured with joint instructions on the sale of Muckleton Hall and Pool House Farms, which at the time of sale in June broke record land prices for agricultural land in Shropshire with potential purchasers coming from as far as Belgium, Denmark and Ireland. This record was again broken in the autumn with the sale of 203 acres at Pickstock, near Newport, which witnessed intense competition between prospective purchasers.

Our land sales for the year totalled in excess of £18 million demonstrating our prominence within land agency throughout Shropshire and Mid-Wales. Major farm and land sales in 2011 included the 660 acre Muckleton Estate; 203 acres at Pickstock, Telford; Manor Farm and Pony House, Crew Green, Shrewsbury; Tramway Poultry Farm, Morton, Oswestry and 103 acres at Wallop, Shrewsbury.

The firm is currently in receipt of instructions to sell 150 acres at Guilsfield, Welshpool, by auction in December and 45 acres at Pool Quay, Nr Welshpool, for sale by private treaty. In addition we are currently confirming instructions on a 30 acre free range poultry unit north of Shrewsbury.

We are expecting the agricultural sales market to remain buoyant during the economic downturn, with the perception that land is a safe investment. This is backed by evidence suggesting it outperformed stocks and shares over the last 10 years. Another factor contributing to high land prices has been the low interest rates and the willingness of the banks to lend to landowners due to the increased security which can be placed against their existing assets, in stark comparison to people looking to get onto the residential property ladder.



If you wish to sell a farm or agricultural land, call one of our offices in Shrewsbury, Oswestry or Welshpool for professional pre-sale advice and guidance with the legal and tax implications.

Use our experience to simplify the process and help you to obtain the best price.

Roger Parry & Partners appointed to Rural Surveyors Panel by NFU



The National Farmers Union (NFU) have appointed Roger Parry & Partners to their Rural Surveyor's Panel in the

West Midlands and Wales. The panel forms part of the NFU's new Tenants' Service, which seeks to put their Farmer and Grower membership in touch with the best rural experts in agriculture.

"The panel has been rolled out across the country and we are delighted to have been selected to provide the new service to members in our area", said partner Mark Morison. "The service aims to put Tenant Farmers in touch with sources of high quality tenancy advice in their area and this is something we have been long associated with delivering."

"NFU members are entitled to a 12.5% discount on our standard charges for certain services so let us know if you are a member."

For more information contact Mark Morison on 01691 655334.

Dual Use of Land in Wales to Continue until 2014

On 19th October 2011 Alun Davies, Deputy Minister for Agriculture, Food, Fisheries and European Programmes, issued a written statement confirming that the Welsh Government will enhance controls from 2012 to allow dual use of land to continue in Wales, where the individual scheme eligibility requirements are met. Dual use of land will come to a natural end by 2014 with the conclusion of the older Agri-environment Schemes. Dual use of land is not permitted for Glastir and the Organic Farming Conversion Scheme.



A financial incentive to go green

Defra's Rural Development Programme for England (RDPE) has launched the £20 million Farming and Forestry Improvement Scheme (FFIS) to assist farmers, foresters and horticulturalists in England in reducing their impact on the environment and use greener and more efficient ways of working. Up to £25,000 will be available to projects that save energy and reduce emissions, save and recycle water, promote woodland management, improve animal health and welfare and reduce dependence on artificial fertilisers. Money will also be invested in new mechanical equipment to process timber more efficiently to encourage woodland management and improve biodiversity.

The application window is now open and the RDPE would encourage applications as soon as possible before the deadline of the end of January 2013. Please contact one of our offices for further information.



Collective Sales

2011 saw the completion of a successful year of Collective Sales with four sales attracting good support and high levels of trade.

This year's sales began on Saturday 2nd April 2011 with our Inaugural Oswestry and District Collective Machinery sale at Oswestry Showground. The sale was extremely well supported with over 600 lots including a Ford 6610 F Reg - £5550.00, Massey Ferguson 698T 4WD MX with Chilton Loader B Reg - £5200.00, New Performance Super Dexta - £2900.00, Massey 35 3 Cylinder - £3600.00, Fordson Super Dexta Tractor (for restoration) - £2000.00 and a Rangerover 52 Diesel HSE - £10500.00.

Our second sale of the year was the Mid Wales & South Shropshire Machinery Sale on Saturday 11th June at Harry Tuffins, Churchstoke, with again over 600 lots of collective machinery plus cattle, pigs and poultry from the Delves family. The sale was very successful and some notable prices include: £2250 for an Ifor Williams Tipping Trailer, £1150 for a Browns Sawbench and £980 for a 14 Tonne Grain Trailer.

On Friday 8th July 2011 the firm, in joint instruction with Barbers, conducted a highly successful major dispersal sale at Muckleton Hall Farm. Top prices were achieved for lots, which included tractors, loaders, combine harvester and cultivation equipment.

On Saturday the 27th August we were back at Oswestry Showground for our second Oswestry and District Collective Machinery Sale, the sale coincided with our first Oswestry and District Rare Breed Poultry sale at the same venue. There was a large turnout of poultry enthusiasts and machinery buyers which resulted in a very successful sale. In the Poultry section highlights were four Chamois Poland pullets at £105, three laced Wyandotte pullets at £90 and £70 respectively, a trio of blue mottled Pekins at £75, three Ancona pullets at £68, two Cochin pullets at £64 and a trio of Welsh Harlequin Ducks at £70.

The year concluded on Saturday 22nd October with the autumn Mid-Wales and South Shropshire Collective Machinery sale at Harry Tuffins, Churchstoke. This again also included livestock from the Delves family. A pleasing entry of over 500 lots met a large crowd of bidders and resulted in a Thomas Bobcat making £2,600, a Deutz compressor £340, an Ifor Williams Stock Trailer £920 and in the livestock section Llamas sold for £500!

Roger Parry & Partners can already confirm three sales dates for 2012 and very much look forward to a successful year.

CAP Reform, what's in store for my farm?

Mark Morison, partner with property specialists Roger Parry & Partners LLP considers the question by looking at direct payments.



The Common Agricultural Policy (CAP) budget for 2014-2020 is expected to be about 5% down on current levels. In the UK our share is expected to be largely unchanged following the redistribution of funds between member states. Within the UK it is likely that funds will be retained to mirror current allocations between regions. Good news so far.

Direct support will be delivered through the Single Payment Scheme replacement, the Basic Payment Scheme. Depending on regional uptake funds will be cut back to finance initiatives for the proposed schemes for Small Farmers (up to 10%), Young Farmers (up to 2%) and areas with 'natural constraints' (up to 5%). 30% of the Basic Payment will be subject to greening.

Greening imposes 3 main requirements:

Ecological focus on 7% of farmland (excluding permanent pasture).

Focus will include field margins, fallow land, buffer strips and landscape features (hedges and woods, for example) but will incorporate hedges. This feature is seen as a 7% set aside requirement and may have implications for those considering entry or re-entry into agri-environmental schemes from 2012.

Fortunately the landscape in Shropshire and Mid-Wales naturally offers plenty to help towards compliance on many farms, but for those with few features blocks of set aside are likely to be necessary.

Maintenance of permanent pasture at 95%.

A real issue for farmers with long rotations (5 years plus) but one which must be addressed cautiously before finding the plough as conversion to arable land runs into ecological focus (above) or rotational (below) scheme requirements.

Cropping diversity. Cultivate at least three crops on arable land of more than 3 hectares (7 acres), none more than 70% and none less than at least 5% of arable area. Confused? A potential nightmare for dairy farmers growing maize only, for example.

A Tax or an opportunity?

Paul Middleton considers recent changes to planning policy.

Prior to the adoption of the new unitary authority core strategy, Shropshire Council was limited on what it could allow in planning terms to be done with its stock of traditional farm buildings. Thankfully this all changed in April of this year when it became apparent that a mechanism now existed which gives an opportunity for traditionally built buildings to be considered for residential conversion.

Obviously the buildings have to be suitable in terms of Structural Stability, location, architectural merit/landscape character etc. But subject to agreeing to an affordable housing payment, which is presently set at £11,700 (per unit over 100m²) an application can be put forward to the Council.

We have been successful in obtaining approvals for a number of clients using the new policies and this has also involved going back with new schemes for full residential conversions on previously approved live/work conversion because a) the live/work scenario was difficult to sell and b) a full residential permission is more valuable and more appealing to a wider audience.

As for my original question, well it is up to you to decide, but it may be worth an informal phone call to us to obtain some friendly advice. Please remember that the affordable housing payment is only payable on commencement of development, so the Council will not be seeking payment prior to releasing the approval.

Finally you may have become aware of a new charging mechanism that is coming forward from Shropshire Council called The Community Infrastructure Levy (C.I.L.). It becomes effective from Jan 1st 2012 and will require payments for certain forms of development. It is primarily aimed at new residential

developments and house extensions over 100m². The payments have been set at £40/m² for new houses in towns (Shrewsbury, Ludlow etc) and £80/m² in the countryside. The payments area calculated on the internal floor area of the new dwelling, so a modest 4 bedroom house of 150m² in the countryside equates to a payment on commencement of £12,000. Local needs dwellings and agricultural tied dwellings etc. do not qualify.



We have a dedicated planning team with proven expertise throughout our 3 offices, and we would welcome an opportunity to discuss your planning requirements.

Renewable Heat Incentive Scheme opens



The long-awaited Renewable Heat Incentive (RHI) finally opened for applications on the 28th November 2011, despite last minute delays due to alterations to satisfy European Commission demands. The RHI is good news for renewable projects and is intended to incentivise heat generation alongside support for electricity production.

“The scheme’s arrival is good news for rural areas where biomass boilers, ground source heat pumps and solar water heating have offered useful

alternatives to fossil fuels. Delays have left many seeking benefit from the supply of heat discouraged by repeated delays, so the scheme’s launch is welcome”.

Payments will be based on the metered amount of heat generated (except for biomethane producers who get a payment based on the metered amount of biomethane injected to the grid) and will be paid for 20 years for eligible technologies that have been installed since 15 July 2009, with payments for each kWh of heat produced.

LEVELS OF SUPPORT - 2011 PRICES

Tariff name	Eligible technology	Eligible sizes	Tariff rate (pence/ kWh)	Tariff duration	Support calculation	
Small commercial biomass	Solid biomass including solid biomass contained in Municipal Solid Waste and CHP	Less than 200 kWth	Tier 1: 7.9 Tier 2: 2.0	20 years	Metering. Tier 1 applies annually up to the Tier Break, Tier 2 above the Tier Break. The Tier Break is: installed capacity x 1,314 peak load hours, i.e.: kWth x 1,314	
Medium commercial biomass		200 kWth and above; less than 1000 kWth	Tier 1: 4.9 Tier 2: 2.0			
Large commercial biomass		1000 kWth and above	1.0			
Small commercial heat pumps	Ground-source heat pumps; Water-source heat pumps; deep geothermal	Less than 100 kWth	4.5		20 years	Metering
Large commercial heat pumps		100 kWth and above	3.2			
Solar collectors	Solar collectors	Less than 200 kWth	8.5			
Biomethane and biogas combustion	Biomethane injection and biogas combustion	Biomethane all scales, biogas combustion less than 200 kWth	6.8			

Wind Turbine Open Day

Roger Parry & Partners LLP has teamed up with TGC Renewables Limited to host an Endurance Wind Turbine Open Day.

The Turbine Open day is on 27th January 2012 in Corwen, North Wales, where you can see the Endurance E-3120 Turbine. There will be members of the planning, build and install

teams available on the day, along with representatives of the turbine manufacturer, all of whom will be delighted to discuss the deployment benefits and processes.

For further information regarding the open day, please contact Richard Corbett on 01691 655334 or email: richard@rogerparry.net



Going local

The Localism Bill has been applauded by Government as “the biggest transfer of power in a generation”, but will it assist in generating the best development for the country? Guy Maxfield examines what impact the Bill may have.

Long-awaited Royal Assent for the Localism Bill was received on Tuesday 15th November, paving the way for a radical new planning regime to be introduced in an attempt to transfer power away from central government. It is with some trepidation that we dissect the Act to find out what exactly the Government’s aspirations are for this new regime.

The retention of the Community Infrastructure Levy (CIL) will require councils to produce charging schedules. It is anticipated that the New Homes Bonus and the CIL will be an attractive incentive for communities to support development; provision is made for the funds raised by the charging authority under the CIL to be passed to another body, such as a town or parish council, therefore contributing towards the area on which the development will impact. Some would question whether an extra charge to developers during the current economic circumstances will encourage investment.

With the abolition of Regional Spatial Strategies comes the introduction of neighbourhood plans to be led by communities and business groups in

non-governmental neighbourhood forums. So, what does this mean? Parish or town councils and local community groups will have the power to apply neighbourhood development plans setting out their policies and neighbourhood development orders, which will grant actual planning permission. In effect, local councils and groups become the decision making bodies. On one hand this does create the opportunity for developers to work more closely with local councils for the good of the community, but will this create the mindset of “it’s who you know that matters”?

Much Wenlock is one of the first communities in England chosen to pilot neighbourhood planning and a strategy has already been road-mapped for the creation of a community led plan for the area. Roger Parry & Partners are very keen to engage with developers and local communities to assist with the formation of Neighbourhood Plans.

Elsewhere, the Bill makes pre-application consultation a statutory requirement for certain types of development, making it crucial for

developers to begin consultation at an early stage; developers will have an obligation to publicise the proposed application, making those with an interest within the vicinity of the development land to be made aware of proposals. Developers should have regard to all responses received during consultation and upon submission of an application; evidence must be provided of this consultation, thus ensuring objections to the application can be minimised.

The Bill also deals with a multitude of issues, including the determination of retrospective planning permission, planning enforcement orders and planning offences. We are pleased to see that the third party right of appeal that was included in the green paper has been left out of the Bill.

It will be some time before we can assess whether the implementation of the Localism Bill will have a positive impact on the planning system but in the meantime, we will have to work with the current system in place. The planning team at Roger Parry & Partners are happy to discuss any queries you may have on the Localism Bill.

Roger Parry & Partners LLP are delighted to announce two new promotions

With immediate effect the partnership is delighted to say that Richard Corbett has accepted an appointment to Partnership Member of the LLP. Richard will continue to develop a growing client base from our Oswestry office and will be a valuable addition to the partnership.

“The promotion is not least in recognition of his considerable entrepreneurial and client development skills, which are both essential to the continuing development of Roger Parry & Partners LLP”, said Roger Parry. Richard joined the practice in 2003 on graduating from Harper Adams University College with a degree in Rural Estate and Land Management. After an initial 12 month spell at the firm’s Shrewsbury office, Richard went on and helped the firm in establishing a new office at Welshpool, during which time he qualified as a Member of the Royal Institution of Chartered Surveyors and Fellow



of the Central Association of Agricultural Valuers. In 2009 he moved to Oswestry, to coincide with the successful establishment of our office there.

We are also delighted to announce that Guy Maxfield has been appointed to Associate of the firm. Guy has developed an unsurpassable grasp of the complexities of modern day planning and environmental requirements and the rules governing major planning and development schemes. “This has seen him achieve considerable success for clients and recognition for the firm in this field of expertise”, said Roger Parry. After completing a degree in Estate Management at Seale Hayne, Guy joined Roger Parry & Partners in 2004. After obtaining Membership of the Royal Institution of Chartered Surveyors, Guy has since developed specialism in planning and the environment, recently working towards Membership of the Institute of Environmental Management & Assessment.

Training for success

In an ever-changing and competitive business environment Roger Parry & Partners recognises that it is essential for their Clients that the firm stay at the forefront of changes and developments within all property sectors. We have a keen focus on providing quality training to graduate surveyors to assist them in gaining professional qualifications.



In May, Clare Jerman moved into a more formal trainee surveyor role; Clare had previously been ensuring the smooth running of the

reception and office at Welshpool and is now working towards attaining her professional qualifications.

The firm welcomed Tom Bright in July after he graduated with a degree in Rural Enterprise and Land Management from Harper Adams University College.



Tom is now assisting professionals in the head office, with a focus on planning, agency and undertaking property valuations and is working towards becoming a qualified member of the Royal Institution of Chartered Surveyors. Tom is returning to his South Shropshire roots and is an active member of his local Newcastle FC.



The firm are also delighted to announce that Richard McEvilly has joined the Oswestry office as a trainee surveyor. In recent years Richard has run

his own property maintenance business, prior to which he was a partner in Valentine Legate, a property design and development company handling planning and development of commercial and residential projects, and a senior negotiator at Chesterton Estate Agents.

In addition, we recognise that offering an undergraduate work placement each year will support the ever improving professional industry. This year we welcomed Charlotte Harley, an



undergraduate on the Rural Enterprise and Land Management degree at Harper Adams University College. Charlotte is based at the head office and will gain invaluable training as part of her degree course and future professional qualification. Charlotte grew up in Mid-Wales where her family run a mixed livestock farm, to include a herd of pedigree Longhorn Cattle.

The appointments support the firm's commitment to on-going professional development for all the team which allows us to maintain our professional service to Clients, assisting in the firm's continuing success.

Get In Touch

Please contact one of our three regional offices for professional advice on all property and land related issues.

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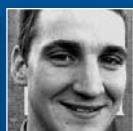
The Roger Parry & Partners Team



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Tim Oxborough
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Guy Maxfield
Associate



Clare Jerman
Trainee



Richard McEvilly
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Charlotte Harley
Undergraduate