



Merry Christmas
from us all at
Roger Parry & Partners

2024: A Year of Growth and Exciting Changes at Roger Parry and Partners

2024 has been truly transformative for Roger Parry and Partners, marking a period of exceptional progress and development for the business. We are excited to share some significant updates that reflect our continued commitment to growth and excellence.

First and foremost, we are delighted to announce that Roger Parry, the founding partner of Roger Parry and Partners, has been appointed as our first Chairman. In this new role, Roger will continue to provide invaluable leadership, overseeing the daily operations of the business and driving our strategic vision forward.

I am also proud to share that I, Richard Corbett, have been promoted to Managing Partner. This new role presents an incredible opportunity to guide Roger Parry and Partners through its next chapter of growth. I am excited about what lies ahead and look forward to working closely with our exceptional team to take the business to new heights in the coming years.

Finally, we are thrilled to announce that Ceri Littler has been made a Associate Partner. Ceri's remarkable 16-year service with Roger Parry and Partners has been defined by unwavering dedication and exceptional contributions to the business. This well-earned promotion is a testament to her hard work, expertise, and commitment. We are incredibly fortunate to have her as part of our leadership team.

In early 2025, we will be opening the doors to our brand-new office in Oswestry. We are eager to welcome clients and colleagues to this new space very soon.

As we look ahead to 2025, we are looking forward to a year of further growth. Thank you to all our clients, partners, and colleagues for your continued support. Here's to another successful year at Roger Parry and Partners!



New Office Opening Soon!



We look forward to welcoming you to our new home 23 Church Street, Oswestry

Following many successful years at our current office in Salop Road, Oswestry, we are delighted to announce that, in January 2025, we will be expanding Roger Parry and Partners and moving to a larger and refurbished office on Church Street, Oswestry. Until the new premise is ready for our move, the team will continue to work from Salop Road, Oswestry.

Our new office is located at 23 Church Street, Oswestry and will bring a large high street window display, modern open reception space for all our local and experienced team members under one roof. We are currently refurbishing the premises to a very high standard, to provide our staff with a carefully considered, modern, working environment. We are committed to delivering the best service to our clients and we look forward to welcoming you to our new office. The move underlines our commitment to attracting and retaining the very best staff to serve our clients. Our new office will encourage our ever-growing team to work in even more collaborative ways, enabling us to continue to deliver the best possible service to all our clients. The move to Church Street, will bring expansion to all sectors our business, including residential sales, planning, survey, and residential lettings.

Please note, our expansion and refurbishment plans do not affect our two offices in Shrewsbury and Welshpool, which remain a key part of Roger Parry and Partners and our commitment to our clients in Shropshire and Powys.

The expansion of our new office is currently taking place at speed, and we hope works will be complete prior to Christmas, we want to re-assure all our clients that we will be making every effort to ensure there will be no disruption to our high standard of service, during the move.

We are extremely excited about this new chapter for Roger Parry and Partners, and we will provide further updates, to all our clients, as the relocation of our office progresses. Thank you for your continued support and if you have any queries, please do not hesitate to make contact.

Featured Property



The Grange, Domgay Road, Four Crosses

OIRO £895,000

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Housing in Shropshire



Paul Middleton
Partner, MCIAT



Daniella Lloyd
MRTPI MSc BA (Hons)

MEET THE TEAM



The big news in the housing world is that Shropshire Council's new local plan has been put on hold, as the Inspectors examining the plan have raised 'serious concerns' over the soundness of it. All further public hearing sessions on the local plan have been cancelled and we are awaiting the Inspectors letter which will outline where their concerns are and how these will impact on the Local Plan adoption as a whole.

This could result in the whole plan process being cancelled altogether or at best delayed significantly, and this could well give rise to opportunities for planning, especially with Labour's confirmed target to build 1.5 million homes during the current parliament. In a recent agent planning forum with Shropshire Council, the Policy Manager confirmed that a lot of Cluster and Hub settlements had such tight development boundaries that it was unclear how they could incorporate the allocations for new housing. He went on to say that pre-application enquiries for developments adjacent to such boundaries, in settlements where it can be shown that housing targets could not realistically be met, would be looked at seriously. This statement indicated that Shropshire Council already had concerns themselves over their housing delivery and it seems almost inevitable that the Inspectors will report significant short comings in the Local Plan .

If the Inspectors letter is particularly damning as suspected, then the Council would be in trouble, and looking at getting planning application submitted may be the right call.

If you have any land that you think may be suitable, please contact our Planning Team on planning@rogerparry.net or 01743 791336 for a no-obligation chat.

Poultry Planning



What are the problems with gaining planning permission for poultry units?

Since 2022, strict ammonia emission rules have made it difficult to gain planning permission for new poultry units in the UK, putting the industry's future in jeopardy. The tightening of ammonia emission thresholds by Natural England, which now set a limit of 1% of acceptable ammonia levels for a given area, has created significant barriers. The new, much lower limit is making it problematic to secure planning approval, even for projects that would reduce the environmental impact of existing operations.

Either existing poultry businesses are being left in limbo with costly planning procedures or 90% of new enquiries fail to move forward. The result is a growing backlog of stalled poultry projects, leaving the industry facing a critical shortage to meet evolving market demands.

However, over the recent months, major retailers are adopting stricter welfare standards, reducing the stocking density down to 30kg/m². This means that more space is required to house the same number of birds, further increasing the demand for new poultry developments. The industry requires approximately 600 new poultry houses to keep production where it is now.

Roger Parry and Partners have recently had approvals over several counties and are seeing an increase in enquiries for both new developments or expansions.

If you are considering diversifying into poultry production or expanding an existing poultry unit, please contact us for a no obligation chat.



Richard Corbett
Managing Partner, MRICS FAAV



Rosina Riddle
Associate, BSc Hons MRICS

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Residential Lettings



Kate Greenwood
Lettings Manager, MARLA



Amy Zito
Assistant Lettings Manager, MARLA

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What is changing in the residential lettings market for 2025?

Wishing you a very Merry Christmas from our Rentals department and we hope you have a lovely start to the New Year.

As we approach the festive season many landlords will be aware of the Renters' Rights Bill that has been proposed by the Government to come into effect in 2025. The bill that was introduced to Parliament on 11th September 2024 and this promises to change the letting landscape for the private rented sector. For example the changes this will include an end to section 21 no fault evictions aiming to bring greater security and stability to renters. The introduction of a private rented sector landlord ombudsman to provide a third party and impartial platform where disputes between tenant and landlord can be settled.

The bill is still going through, and changes can still be made before it is brought into law.

Our dedicated team is on hand to assist you with any questions you may have and help you navigate the changing laws keeping your properties fully compliant. Our expertise, knowledge and availability has attracted many new Landlords this year.

For more information please call:

Shrewsbury Estate Agents- 01743 343343

Oswestry Estate Agents- 01691 655334

Welshpool Estate Agents- 01938 554499

English Rural Update



What funding can I get for my farm following DEFRA's recent announcement?

Farmers in England are facing a dynamic landscape of opportunities as DEFRA roll out new schemes and make updates to existing ones in line with the government's commitment to sustainable agriculture and rural development. The latest announcement highlights the expansion of funding schemes designed to support farmers in achieving sustainable resilient agricultural practices. Just yesterday we saw expansion of the Countryside Stewardship Higher Tier Offer, focusing in promoting environmental conservation, enhancing productivity and fostering innovation in farming.

With the additional management payment of up to £2,000 available until March 2025, we have seen particular interest in people taking up the Sustainable Farming Incentive (SFI) schemes, with many options being lucrative for farms, already fitting in with the farming system operated on farm. We have seen with the stacking of several options to suit farms, many agreements are reaching the same level as Basic Payment monies received and if not further. An emphasis on the delinked payment significantly reducing, has further been re-enforced following the recent Budget from the new Government with announcement of cutting delinked payment to a maximum of 8% of existing payment. In total over the last year as a company we have submitted and secured a total of over £700,000 of annual SFI payments for farmers and landowners.

Although Capital Grant funding was abruptly closed in November, for 76 items including the likes of concrete, roofing and fencing. This again spurring further frustration amongst the farming community, hope remains that the capital grant funding and Farming Equipment and Technology Fund (FETF) will re-open for applicants to apply in early 2025, to further encourage farmers and landowners to continue to invest.



Amy Phillips

BSc Hons MRICS FAAV



Pip Maddocks

Apprentice Surveyor

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Building Surveys



Josh Gray

Building Surveyor, MNAEA



Andrew Lowe

BSc Hons MRICS

[MEET THE TEAM](#)



Say goodbye to '24 and what '25 has in store

Despite another turbulent year, that included a general election and budget, house prices still managed a small average increase of 2.9% (Land Registry), however house prices have plateaued in the last two and a half years with a 0.2% rise, compared to a rise of 21% between January 2020 and the summer of 2022 (Halifax). This slowing of the market has mainly been as a result of affordability, however new mortgage agreements are at the highest level for two years. Our surveying department saw a surge in residential survey requests in the second half of 2024 and this is expected to continue into the New Year

With a surge in buyer activity anticipated prior to the April stamp duty changes, we expect our number of properties surveyed to continue to increase. After all, 56% of buyers who had major building work conducted after purchase, commented that having a better understanding of the property's condition, with a survey prior to purchase, may have influenced their decision to buy the property or renegotiate, highlighting the importance of having a residential or commercial property survey.

Our team of experienced RICS surveyors can complete residential and commercial surveys including Level 2, Level 3, Schedules of Condition and Valuations. To book a survey contact Shrewsbury Head Office on 01743 791 336

What next?



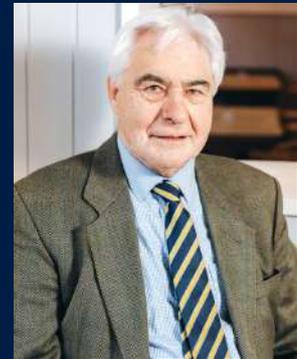
Where do we stand following the Autumn Budget?

The only good thing resulting from the budget, is that it has focused minds on succession and how to protect businesses going forward. We have been inundated with enquiries for valuations since the budget, mainly due to the reassessment of wills. Those who have mirror wills between spouses need to check whether it is still the best option, as the dwelling house allowance may well be affected.

Proposed tax increases are implementable at varying times:

- Capital Gains Tax was instant as of 30th October 2024 from 10% or 20% to 18% or 24%.
- Business Asset Disposal Relief as of 6th April 2025 to 14%.
- Business Asset Disposal Relief as of 6th April 2026 to 18%.
- On Inheritance Tax an effective rate of 20% will be chargeable on Agricultural Property and Business Property per individual above £1,000,000 plus an allowance for your main residence, subject to it being left to your children, above the £325,000 individual allowance. This is operative on 6th April 2026

We do not see a flood of land and farms coming to market in the short term, due to the budget, but after 2026 parcels of land may be sold to help pay IHT, making farms less efficient. If supply increases too much and land prices drop, the Banks attitude to their collateral could have an effect on expansionist farmers. It is imperative that accounts and tax advice are taken as soon as possible, as I have noticed some businesses are already changing their business structures. Even before the budget we have agreed to market 2 well equipped Dairy farms and 3 lots of accommodation land early in the new year. We have numerous buyers looking for farms, so if you are thinking of selling and require a no obligation valuation, please contact Roger or Tudor.



Roger Parry
Chairman, FRICS



Tudor Watkins
Partner, BSc Hons MRICS FAAV

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Awards for 2nd Year Running



Top Farm House,
Knockin, Oswestry

OIRO £999,995

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Welshpool Estate Agents Win British Property Awards for the Second year running

Roger Parry & Partners are over the moon to have been chosen the best estate agent in Welshpool from the British Property Awards for the 2nd year running. The award is judged by a mystery shopper and each estate agency in Welshpool was marked against 25 different criteria. Jo Woollam, Residential Manager at Roger Parry & Partners, said "This is a fabulous achievement and shows how hard the team work to deliver the best service to our clients."

British Property Awards say "If an agent has been attributed with one of our awards, it is simply down to fantastic customer service levels that they have demonstrated across a prolonged period. Winning agents should be proud that their customer service levels provide a benchmark for their local, regional, and national competition".

As one of the leading Estate agents in Powys and Shropshire we pride ourselves on offering an inclusive service from valuation to completion for a wide range of properties including residential, leisure and tourism, agricultural and commercial. Roger Parry & Partners can also offer assistance with planning queries, building regulations, formal valuations, occupancy agreements and much more, which all helps the buying and selling process run smoother and quicker.

To book a FREE market appraisal and to put your property on the market with us please get in touch on 01938 554499 or email Welshpool@rogerparry.net

Welsh Rural update



Natural Resources Wales (NRW) have been extremely busy this year carrying out on farm inspections for Control of Agricultural Pollution Regulations 2021 (C of APR) compliance which has certainly kept us busy! NRW aim to inspect all farms in Wales within a 5 year period which started at the end of 2023, therefore it is very likely that your business will be inspected at some point.

Here are our top tips for preparing for an inspection:

1. It's never too early to start preparing – we advise our clients to contact us as soon as they have had an inspection letter so that we can compile all the necessary information ready in time for the inspection day.
2. Farmyard Issues – If you think that something may be a problem, it probably is. The main issues that seem to be flagging up are insufficient slurry storage, large areas of uncovered yards/FYM storage which is calculated within slurry storage capacity and soil banded silage clamps.
3. Slurry Production/Storage Capacity Calculations – carry out your slurry production calculations as soon as possible so you can deal with any issues.
4. Utilise Grants – the yard covering grant offers between £3,000 and £12,000 worth of funding for businesses who wish to cover dirty concrete yards/slurry storage/FYM Storage. This is helpful in reducing or emitting the amount of slurry produced on farm. The Nutrient Management Investment Scheme is another beneficial grant which provides £12,000 to £50,000 of funding towards items such as slurry storage, manure storage, silage storage and large roofing projects. We can assist businesses with both of these and grants to ensure a smooth application process through to claim.
5. Risk Maps – risk maps are very important for the inspection and if not done can result in getting a large breach of your Basic Payment monies.
6. Be nice to the inspectors! – This may sound silly but being polite and listening to the inspectors is more beneficial than being rude.
7. Most importantly Don't bury your head in the sand! – work through any issues with us and we can advise on ways to solve the problems. This might be as simple as using field heaps rather than storing FYM on stoned pads.



Clare Williams
Associate, BSc Hons MRICS

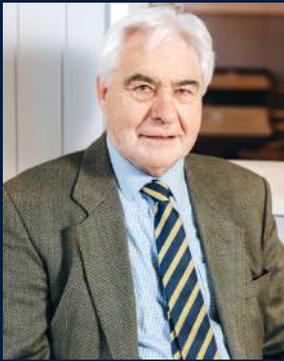


Amy Phillips
BSc Hons MRICS FAAV



Pip Maddocks
Apprentice Surveyor

Farm and Land Sales Update



Roger Parry
Chairman, FRICS



Tudor Watkins
Partner, BSc Hons MRICS FAAV



George Beer
Graduate Surveyor

Is now the right time to market my farm for sale?

Farmers and landowners may sell their property for various reasons, such as retirement, a shift in farming practices, relocation or due to financial difficulties. Farm and land sales in 2024 have been particularly influenced by a mix of economic pressures and evolving market dynamics. Rising interest rates have made financing more expensive, which can slow down acquisitions, especially for new or smaller farmers. The introduction of a new government and the less than popular changes they have made to the tax regime has without doubt created uncertainty. However, we are finding that plenty of deals are still being made, often driven by long-term growth prospects and diversification strategies.

Additionally, changing climate conditions and the growing emphasis on sustainability is influencing the type of land purchaser, with a rise in sales of land for biodiversity net gain, carbon credits or renewable energy projects, such as battery storage, wind and solar farms. These emerging markets are creating new avenues for our clients to monetise their properties, especially as the government pushes for carbon-neutral practices.

Despite the stresses placed on the market in 2024, it has been one of Roger Parry & Partners most successful years to date. Sales have included everything from five-acre smallholdings to large parcels of prime arable land to four-hundred-acre farms, in both on-market and discrete off-market deals. This is only set to continue with several exciting farms and land parcels already in place to launch for 2025.

Biodiversity Net Gain



How does BNG affect my farm?

2024 has seen a number of new requirements introduced into the planning system in England – with one of the starkest and challenging being that of Biodiversity Net Gain (BNG). BNG is an approach to new development which means that habitats must be left in a measurably better state than they were in before the development commences. This means that applicable developments in England will need to restore any biodiversity lost during the building phase and deliver a 10% minimum boost to the area's biodiversity unless, they are exempt. BNG became mandatory for major developments from 12 February 2024 and small sites from 2 April 2024.

The Environment Act 2021 makes BNG a requirement of receiving planning permission, with development unable to begin unless a biodiversity net gain plan has been prepared by the developer and approved by the Planning Authority.

Most agricultural and rural development is not exempt from the requirement to provide BNG, and therefore this can have large implications for planning applications submitted by farmers and rural landowners on their land and it is important that if you are planning a new development of any kind that thought is given early into the process as to how and where BNG will be achieved.

For some farmers, BNG may also present an opportunity to provide a new and useful additional income stream by creating and selling 'BNG Units' to developers who are needing to provide their BNG off-site. There may be many activities that deliver BNG alongside existing farming practices, such as the restoration of ponds and hay meadows, as well as activities which take land out of production, such as creating woodlands.



Gerallt Davies
Partner, BA MSC

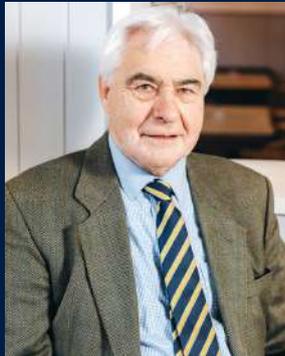


Gwyn Humphreys
BSc Hons AssocRTPI

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Valuation



Roger Parry
Chairman, FRICS



Andrew Lowe
BSc Hons MRICS

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Has the value of my asset changed following the budget?

As 2024 draws to a close we can reflect on what has been a turbulent year with a smorgasbord of activity to consider when valuing property. We have seen a new government and in quick succession the most drastic budget for numerous years. We are still very much early days since the budget, however, in brief there was a Capital Gains Tax (CGT) hike from 20% to 24% and a limitation on Inheritance Tax relief (IHT) to a combined £1 million through Agricultural Property Relief and Business Property Relief. Above £1 million inheritance tax on farms/farmland and business assets will be taxed at 20%.

The question our valuation team are continually being asked at Roger Parry & Partners is how will this affect farm/land values. The answer, in short, is currently there appears to have been little impact. Values are affected by many factors to include supply/demand and interest rates. The Bank of England recently cut interest rates by 0.25% to a base rate of 4.75% which appears to be placing more confidence within the property markets. Goldman Sachs predicts that the Bank of England base rate will continue to fall over the next couple of years to around 3.25% in the second quarter of 2026 (Goldman Sachs), which may further increase confidence and affordability.

Roger Parry & Partners are proud to have an experienced team of RICS Registered Valuers who work across the country to advise on residential, rural and commercial property valuations for private clients with probate and IHT, Tax Planning, Matrimonial and numerous lenders to include Barclays, Natwest, Handelsbanken, Oxbury and others. Please don't hesitate to contact us with any of your valuation requirements.

Are you ready for the Market?



Four steps to get your home ready to sell before Christmas?

Are you thinking of selling your home in the new year, but planning to wait until January? Sellers often wait until well after Christmas to get their home on the market, but there's still time to get a head-start on 2025 by preparing to sell now. We've already seen a jump this month in the number of home-owners starting the selling process by requesting a property valuation, compared to the same period last year. With more homeowners getting ready to move, we can expect to see more properties for buyers to choose from in the new year.

There are lots of reasons why it's a great idea to get your home ready to sell before the festive season begins; be ready for the 'Boxing Day boom' in buyer demand – Boxing Day marks the start of the 2025 home-buying season.

Every year we see more and more people browsing properties online during the post-Christmas Day festive period. In fact, last Boxing Day, visits on Rightmove were 84% higher than the previous year. There were also more than 50 million visits to Rightmove between Boxing Day and the first working day of the new year, so it's a hugely valuable time if you want to make sure your home is going to be seen by lots of potential buyers.

How to get your home ready to sell;

1. Get your photographs taken now
2. Do the prep now, sell when you're ready. Getting your home ready to sell doesn't need to mean viewings will start next week. It's kind of like getting your Christmas shopping done early — a big tick off the list. You can arrange your property valuation, instruct us as your estate agent, and finalise the details of your property listing, so whenever you're ready, you can ask your agent to put your home on the market.
3. If you're worried about having time to tidy up after Christmas, you could put your home on the market on Boxing Day but arrange for viewings to start sometime in the first few weeks of January. This will also give time to generate interest in your home.
4. Become a 'power-buyer' so you're in a strong position when you do find 'the one'. If you decide to put your home on the market before Christmas – and you're able to secure a buyer early in the New Year – you'll be putting yourself in a great position when you find your next home.



Jo Woollam

Residential Manager, MNAEA FAAV

[FIND OUT MORE](#)

