



barbersRURAL

rural surveyors & property agents

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Successful Estate Management

Harriet Jones, Associate Partner, on her varied and interesting role

Strategic advice and clear, precise communication!

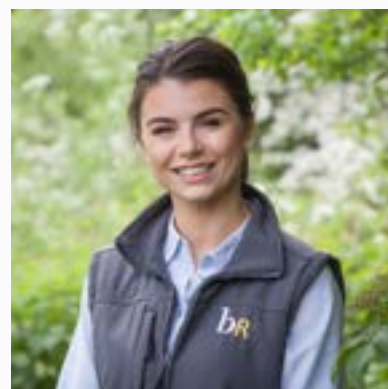
My role as a Chartered Surveyor is often varied, especially when it comes to estate management work and I always try to focus on the individual needs of each client. All estates are different, not only in their enterprises but in the way they are managed. I tend to work closely with landowners on a wide variety of tasks either on a 'job-by-job' basis or as an 'out-sourced' member of the management team. Generally I am providing strategic advice about current business activities and cover a whole host of topics from agreements and tenancies to development and tax planning.

I am frequently expected to manage a lot of people including specific tradesmen, rental agents, property developers, tenants and other third parties so clear, precise communication is always key to ensuring that everyone is kept up to date and in the picture. Familiarising myself with a new estate can be daunting but also very exciting! I find the best way to get under the skin of the estate is to visit frequently, walk the land and study the maps. In the surveying world maps speak a thousand words!

Always looking to optimise enterprises generally and, in particular, any planning and development opportunities I am currently working with a Cheshire-based client who is converting a range of Grade II Listed buildings to provide a number of commercial units. This is a hugely exciting development and will offer high specification workspace with all mod-cons in a stunning rural location. Tenants will be able to enjoy a brand new working area which is custom designed and built with all the physiological advantages of working in the glorious Cheshire countryside. We hope the units will be in high demand when launched in the coming months so watch this space!

In these changing economic times, it is my job to make sure the estate runs smoothly whilst accommodating its natural evolution. It is really all about helping the landowner to manage their estate efficiently, effectively and profitably whilst maximising their assets. It is great work and I love it!

To find out more about how Harriet can help you maximise your assets give her a call on 01630 692500



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Mike Taylor
Senior Partner

Senior Partner, Mike Taylor, give us an insight into UK farmland market

- Farmland prices have continued to rise over the past year even with input costs still increasing
- CPRE says nearly 40,000 acres of farmland have been taken from agriculture since 2010
- Governments have set, and failed to meet, yearly targets of 300,000 new houses
- Planning Authorities are focusing on new villages and towns on greenfield farmland sites
- Development faces additional restrictions with Biodiversity Net Gain targets for carbon offsetting
- The result is less land available to farm with demand for land increasing, inevitably putting up prices

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As the Basic Payment Scheme comes to an end, Dan talks about his experience of subsidies

Dan Bowden MRICS, FAAV
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As the dust settles on the last Basic Payment Scheme (BPS) application window, it dawned on me how many years I have been assisting farmers with their annual submissions. I first submitted a Single Payment Scheme (now BPS) application in March 2007 and have now completed 17 years of submissions. That is a total of approximately 3,500 forms with a total subsidy value in excess of £70 million! Not bad when you consider it is only a small part of my job. Inevitably, each year has posed different problems, whether it be rule changes such as the three crop rule, general mapping alterations or wholesale Rural Payment Agency computer updates.

It has given me great pride to assist farmers, guiding them through the minefield of rural grants and trying to anticipate what will come next. Sitting around the farm kitchen table each year also gives me an invaluable opportunity to discuss the broader subject of farming and offer a wide variety of advice on individual farming enterprises. Commodity prices, and what drives the changes, are a regular hot topic with my farming clients and many want to discuss other business conundrums, whether that be a partnership split or expansion of the existing enterprises.

I, for one, am hopeful that the new environmental based subsidies will reward farmers for the environmental, animal health and welfare and/or soil benefits that they provide. I also hope it will continue to allow me the opportunity to meet my clients in their natural environment to discuss their farming activities and the farming industry in general - there is nearly always a cup of tea and a delicious piece of home made cake!

CONGRATULATIONS TO OUR NEW ASSOCIATE PARTNERS



Harriet Jones MRICS, FAAV
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The Partners of Barbers Rural are delighted to announce the promotion of Harriet Jones and Jonty Cliffe to Associate Partners. The first step on the road to being full Partners in the firm, both Harriet and Jonty have stellar credentials to help take the business forward.

Harriet graduated from Harper Adams University with a First Class Degree in Rural Estate and Land Management and, having done her placement year with Barbers Rural, re-joined the team before qualifying as an RICS Registered Valuer and a Fellow of the Central Association of Agricultural Valuers.

Jonty is a fellow REALM graduate of Harper Adams and is also fully qualified with the Royal Institution of Chartered Surveyors and the CAAV. A talented and popular livestock auctioneer, Jonty splits his time between Barbers Rural and Barbers Auctions.



Jonty Cliffe MRICS, FAAV
Associate Partner - Rural Surveyor
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Both Harriet and Jonty are highly skilled and experienced in all aspects of professional advice to farmers and landowners. For anything from formal valuations, planning applications, compensation claims and stewardship schemes to property sales, landlord and tenant matters and estate management, just give them a call to see how they can help your farming business!

www.barbers-rural.co.uk

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SANDSTONE TRAIL CHARITY WALK

WHITCHURCH

SUNDAY 19TH MAY 2024

55 KM | 34 MILES

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SCAN HERE

SUPPORTING



FRODSHAM

IT'S SHOW TIME

The team got the show season off to a fantastic start at Staffordshire County Show, with lots of familiar and new faces. We have a jam packed calendar this summer and as always we encourage you to join us on the stand, catch up with the team and enjoy the fantastic refreshments provided by Anne and her wonderful team.



8 July
Newport Show
26 July
Nantwich Show



Flowers by
K. Taylor



Becs, Hats & Steph



YOUR LOCAL
AMC
AGENT



@barbersrural



RICS™

An exciting year for the dynamic Agency team with 1,000 Acre Estate, Farms & Land For Sale



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1,000 ACRE
FARMING ESTATE



Stud Farm & Nantycordy Farm, Powys OIEO £11.5m
Varied farming enterprise | 6 poultry houses | 5 bed farmhouse
2 further properties | productive, versatile land | 1013.58 Acres
potential as sporting estate | as a whole or in 4 lots | EPC D/E/D

SOLD STC



Red Barn Farm, Staffordshire OIEO £2.75m
Dairy farm with 4 bed farmhouse | productive pasture land
traditional buildings with PP | range of modern farm buildings
144.63 Acres | equestrian potential | stunning views | EPC F

EXCITING
RENOVATION
OPPORTUNITY



62 & 63 Bolas Heath, Telford £400,000
2 Identical period cottages | delightful rural location with stunning
outlook over farmland | potential for adaption to create one
property (subject to necessary planning consent) | for sale as one

UNDER OFFER



37.42 Acres, Cheshire £15,000/Acre
Versatile land, currently in grass but suitable for arable rotation
available as a whole or in 2 lots | road frontage to both lots
mains water connected | close proximity to Nantwich



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