



barbersRURAL

rural surveyors & property agents

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NEW CODE OF PRACTICE LAUNCHED

Senior Partner Mike Taylor, a Fellow of Royal Institution of Chartered Surveyors and member of the RICS Rural Expert Working Group, is proud to have been involved with the creation and launch of new code of practice to help foster and encourage clarity, communication and collaboration in the tenanted farming sector. As a key recommendation of the Rock Review, the Code provides:

"A positive clarification of what good practice is between agricultural landlords and tenants. It is a valuable document promoting good practice within the industry to enhance relationships and ultimately result in less disputes and better ongoing relations".

**Agricultural
Landlord and
Tenant Code
of Practice
for England**



The Code was produced by a broad base of industry representatives including those from the RICS, CAAV, NFU, CLA and TFA. It will be made available to all landlords and tenants and can be downloaded from our website and any of the bodies listed.



Mike Taylor BSc(Hons)
FRICS, FAAV, FNAEA
m.taylor@barbers-rural.co.uk

The Code is voluntary but will be used by the industry to measure good practice and adherence and will be a key factor in any disputes. It seems likely that DEFRA will go one step further with the appointment of an Agricultural Tenancy Commissioner who will have powers to sanction bad behaviours by landlords, tenants and their professional advisors. This is all part of an effort to make the tenanted sector work better and foster improved relations and longer term tenancies. It is about trying to get the best land into the hands of the best farmers.

**DID YOU KNOW... WE ARE ONE OF THE FEW FIRMS OF SURVEYORS WHO
HAVE THE SKILL AND EXPERIENCE TO VALUE ALL ASPECTS OF YOUR FARM?
PERFECT FOR FAMILY ARRANGEMENTS, DISPUTE RESOLUTION
OR PARTNERSHIP ISSUES**

LIVESTOCK



PROPERTY



MACHINERY



info@barbers-rural.co.uk

Market Drayton
01630 692500

Need experience and a personal approach to your land & property matters?



Mike Taylor



Annabel Fearnall



Dan Bowden



Bob Oakes



Harriet Jones



Jonty Cliffe



Steph Vernon

Come & speak to the experts!

GRANTS AVAILABLE

With frequent announcements together with deadlines and scheme requirements, it can be hard to keep up to date and navigate the grant application process so we've condensed some key facts for you to easily see what's available.



Associate Partner Harriet Jones is our Grants and Subsidies queen! Contact her on 01630 692500 or h.jones@barbers-rural.co.uk

SUSTAINABLE FARMING INCENTIVE (SFI)

Funding for three years to undertake sustainable farming practises that enhance and protect the environment

Applications currently open with no deadline

Options include: Herbal Leys (£382/ha)
Winter bird food (£863/ha)

Grant payment varies for each option

CAPITAL GRANT

Standalone grant for three years to achieve environmental benefits

Applications currently open with no deadline

Options include: Fencing (£7.47/m)
Concrete yard renewal (£33.64/m²)

Grant contribution varies for each option but is based on approximately 40% of the cost

FARMING EQUIPMENT & TECHNOLOGY FUND

Funding towards brand new equipment split into three categories

Applications have closed with two further rounds expected this year

Examples of funds available:
£1,000-£50,000 for Slurry & Productivity Items (e.g dribble bar £6,300)
£1,000 - £25,000 for Animal Health & Welfare Items (e.g cattle crush £1,781)

SLURRY INFRASTRUCTURE GRANT

Funding to replace, build or expand slurry stores to improve water and air quality

Applications now closed with a further round expected to open in Autumn 2024

Two stage application process:
1. Online eligibility checker
2. Submission of full application if successful
Grant contribution: £25,000 to £250,000

CATTLE HOUSING FOR HEALTH & WELFARE

Grant contribution towards upgrading current cattle housing and buildings

Application window opens in Autumn 2024

Grant contribution will be released later this year



WELCOME TO THE WORLD

It has been a busy and exciting few months for lots of the team and we are delighted to welcome two new arrivals to the world!

A huge congratulations to our Professional Services Support and Head of Admin Rachel McDermott and Tom on the birth of Albie and Property Sales Manager Steph Vernon and Andrew on the safe arrival of Margot. Wishing you all happiness and health!



www.barbers-rural.co.uk

Bespoke & innovative property marketing campaigns



Louise Taylor



Rachel McDermott



Louise Brown



Emma Platt



Rebecca Hemmings



George McCulloch



Kirsty Edwards

Exceptional customer service & attention to detail

SUCCESSFUL SUCCESSION IT'S ALL IN THE PLANNING

Within the rural and agricultural sectors there are a number of different agreements by which farms or land can be occupied - including secure lifetime tenancies (1986 Agricultural Holdings Act), farm business tenancies (FBT), short-term grazing licences, contract farming agreements, cropping licences and others.

Those who occupy under an Agricultural Holdings Act (AHA) agreement may have the opportunity for a succession upon retirement or death, subject to meeting the relevant criteria and the date of the original agreement.

It is important that those occupying land under this type of agreement (AHA) consider who is likely, and eligible, to succeed and start to get the relevant information lined up well in advance.

In some circumstances the eligible successor may be obvious and fully meets the criteria set out in the Act. However, it is not unusual for a successor to be required to supply additional information during the process or to not fully meet the meaning of an 'eligible person'. By having these conversations ahead of time, it increases the possibility of a more seamless transition between generations.

Within the AHA there are numerous timings which must be adhered too. For example, the application to the Agricultural Land Tribunal (ALT) has to be served within three months of the day after the date of death. Failure to meet some of these timings may invalidate an application. It is, therefore, important to understand the type of agreement under which the farm or land is occupied and how this might impact on a succession application. This process may seem daunting, but careful and well-considered planning is likely reduce the stress of the process and increase the chances of a successful succession.



Dan Bowden (BSc Hons)
MRICS, FAAV
Rural Surveyor
d.bowden@barbers-rural.co.uk

Managing Partner of Barbers Rural, Louise Taylor MA, MSc, is an RICS Accredited Mediator and works closely with farming families to help them plan for succession.
Call 01630 692500 for more information.



Summer means shows! Please do pop by our stands to catch up with the team and enjoy some delicious light refreshments from Annie and the team.



2023 was an exceptional year for Barbers Rural Agency team, who sold in excess of £23 million of property. Notable sales included Stud Farm, one of the most prominent farms in Wales which achieved in excess of £11 million. We predict exciting times ahead with Rightmove reporting that prices have increased by nearly 2% since April 2023. The team are delighted to welcome Kirsty Edwards who works along side me as Sales Negotiator providing support whilst Steph is on maternity leave. Our property sales team continue to go from strength to strength and we very much look forward to the year ahead.

Annabel Fearnall - Partner

**Specialists in the
sale of farms,
land and rural
property**

barbersRURAL
SOLD
the most prominent
farm in Wales in excess
of £11 million



**DAIRY FARM
WITH HUGE
POTENTIAL
FOR SALE**



CHESHIRE

**25+ VIEWINGS
BOOKED IN
FIRST WEEK
SOLD
STC**



SHROPSHIRE

**CHARMING
COUNTRY
COTTAGE
SOLD**



SHROPSHIRE

**EQUESTRIAN/
SMALLHOLDING
POTENTIAL
FOR SALE**



STAFFORDSHIRE

**252 ACRE DAIRY
FARM REQUIRING
IMPROVEMENT
SOLD**



SHROPSHIRE

**237 ACRE
FORMER
DAIRY FARM
SOLD
STC**



CHESHIRE

**If you are looking to sell why not take early advice and let our highly
skilled team guide you through the process from start to finish?**

Contact Annabel Fearnall or Kirsty Edwards from our Agency team on 01630 692 500.

sales@barbers-rural.co.uk

**Market Drayton
01630 692500**



In line with the Data Protection Act please contact the office directly if you would like to be removed from our database