

STEPHEN PARRY

& COMPANY

AGRICULTURAL SERVICES

Boundary disputes

The negotiation of commercial and residential boundary disputes; rural agricultural ditch and hedge disputes.

Budgeting

Whole farm business financial forecasting including new farming activities and existing enterprises.

Compensation claims

Calculation and submission of claims with full supporting evidence for compulsory acquisition, crop losses, insurance purposes, litigation and utility works.

Conservation

Creation of amenity and organic schemes, environmental schemes; planning, budgeting and relevant applications; project management; grant availability; Capital schemes; local funded countryside enhancement schemes.

Contract farming arrangements

Contract and share farming agreements and valuations.

Dilapidation and schedules of condition

Full schedules of condition to include dated photos and descriptions. Dilapidations schedules, with repair costings, for

use within specific reports leases or agreements.

Diversification schemes

The appraisal of added value schemes to the current farm business taking into account labor, management, land and building availability, financial status, funding and grants.

Easements, way leaves and rights of way

Negotiation of power, telephone, water, sewage supply routes including payments. Footpath re-routing and new schemes to include heads of agreement.

Equestrian

Design of stable complexes, indoor and outdoor ménages and the submission of planning applications. The creation of grazing licenses and short term letting agreements.

Farm/land acquisitions

Sourcing of farms, land, property, to the required brief.

Farm building design

Crop, livestock, general purpose, equestrian and storage buildings to include calculations, drawings, planning applications and management of the chosen contractor through the build.

Forestry

Woodland grant scheme applications. Planting schemes. Woodland management including marking for thinning and felling and timber contracts. Timber and woodland sale. Amenity woodland schemes. Orchard planting plans. Woodland taxation.

Grants and subsidies

Completion of relevant forms and applications to include Single Payment Scheme and ELS forms on an annual basis. Appeals, amendments and recalculations.

Inheritance planning

Structured planning for and the implementation of the handover of farming assets and business in order to minimise taxation payments in consultation with other professional advisers.

Landlord and tenant matters

Including; Agricultural holdings act; farm business tenancies act; rent reviews; repairs and maintenance liabilities; Diversification; Game acts; Farmhouse domicile; Succession provisions; Tenants improvements and fixtures; Dilapidations; Quotas; Arbitrations; Notices to remedy; Compensation.

Minerals

Management and guidance of the process for mineral bearing land from planning, negotiation of heads of terms, royalty payments through to restoration.

New lease and renewals

Commercial and agricultural lease renewals and negotiations of heads of terms.

Plans, maps and drawings

Commercial, retail and agricultural building floor plans, elevation drawings for planning or personal use. Land calculations.

Planned estate maintenance

Whole estate policy for a five year rolling programme to include in hand and let farms, fencing, ditching, property decorations and repairs and extensive expenditure items.

Planning applications

Submission of householder and general planning applications to include for design and access statements, relevant plans.

Applications for agricultural buildings under 28 day notifications or full planning. Change of use class applications diversification scheme applications. Planning appeals and advice. Equestrian enterprises.

Property sales and lettings

Valuations and marketing of agricultural properties, buildings and land for private treaty, tender and auction sales. Assured tenancy lettings under the housing act.

Repair programmes

Farm and estate planned repair and maintenance programmes to include for refurbishment, rebuild, and minor repair. Budgeting. Contract management.

Rural asset management

Management of let farms, farm houses, cottages and buildings; the collection of rents, annual management of the properties and land; Settlement into nominated bank accounts; liaison with bankers, accountants, solicitors, stock brokers for full portfolio management.

Rent reviews

Negotiation of landlord and tenant rent reviews under agricultural holdings act or farm business tenancy act; the negotiation of rent for telecoms sites.

Telecoms

Promotion of potential farm sites to telecom providers, negotiation of siting, lease heads of terms and rent. Site sharing, equipment limits.

Valuations

Present day valuations for farmhouses, estates, land, farm and commercial buildings, livestock, deadstock and timber for end of year accounts, sales, lettings, probate, grants and matrimonial disputes.

Waste management

We work with our clients to ensure current legislation regarding the control of pollution regulations, removal of 'on farm' plastic waste, recycling schemes and green waste sites is managed to maximum efficiency. We negotiate contracts, advice on best practice methods and design 'on farm' storage facilities.

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