



AGRICULTURAL
UPDATE
DECEMBER 2024



EXAM SUCCESS



We are delighted to announce that Elliot Hutt has recently passed his Assessment of Professional Competence (APC), meaning that he is now qualified as a Chartered Surveyor and RICS Registered Valuer.

Elliot joined the team in 2023 as a Graduate Surveyor. Prior to this Elliot spent time at a National Firm specialising in Estate Management following his time at the CLA.

Elliot assists Clients with various matters that include estate management, compensation claims, Agri-Environment Schemes and Natural Capital.

CHRISTMAS & NEW YEAR OPENING TIMES

Friday 20th December– Open 9am to 12pm
Monday 23rd December - Wednesday 1st January – Closed
Thursday 2nd January – Normal opening hours.

We would like to take this opportunity to wish you all a very Merry Christmas and a Happy New Year.

CAPITAL GRANT SCHEME PAUSE

The RPA has announced that it has now temporarily paused new offers for the Capital Grant Scheme following an unexpected surge in applications and rising budget pressures.

The RPA has stated that in light of an increase in application numbers and values and growing budget pressures they are currently undertaking a review of the scheme and it is not issuing any offers at the moment.

Defra has stated that they will confirm future grant rounds in due course. They will simplify and rationalise their grant funding ensuring that grants are targeted towards those who need them most and where they can deliver the most benefit for food security and nature. We have been informed that existing applications are, for now, on hold and applicants will be contacted in early 2025 with the next steps. Payments under existing agreements will continue as usual following the current process.

The Woodland Tree Health Grant and Capital Grant Plans & Management Plans, the Protection and Infrastructure Grants and the Higher Tier Capital Grants remain open.

Should you require any further information, please do contact a member of the Agricultural Team on 01285 648107.

SUCCESSION

The Labour Government's budget of 30th October has sparked much discussion, with particular regard to Agricultural Property and Business Property Reliefs and the impact this will have on the farming industry.

It is not clear how land prices will be affected, but the Budget has highlighted the importance of succession planning.

Christmas is an opportunity for families to come together and discuss various matters, including succession planning. We have 7 RICS Registered Valuers who can provide formal valuations for a range of purposes, including to assist with Inheritance Tax and Capital Gains Tax planning.

At Moore Allen & Innocent, we understand that the discussions are not always easy and sensitivity is required.

If you would like our advice, please contact a member of the Agricultural Team.

EXPANDED SUSTAINABLE FARMING INCENTIVE

Expression of Interest for Expanded SFI Applications

The expression of interest process is no longer required for the expanded Sustainable Farming Incentive. Applicants can now apply directly within the RPA portal. Those looking to apply will no longer need to wait and can therefore apply instantly.

SFI Annual and Rotational Declarations

Agreement holders are required to complete an annual and rotational declaration within the final two months of their agreement year. The declarations are split into two parts with the first being the annual declaration to confirm that you have complied with the actions within your agreement for that agreement year. If your agreement includes rotational actions, then you will also be required to complete the rotational declaration to confirm the locations of the rotational actions for the coming year.

Once the declarations are completed, this allows the RPA to make the final instalment of your annual payment and so there is an emphasis to complete this as soon as possible.

Countryside Stewardship Expiry December 2024

We are aware of a number of individuals who have Countryside Stewardship Agreements that are due to expire at the end of December 2024. The Expanded SFI offers the opportunity roll in existing agreements that are due to expire into the equivalent SFI actions starting next year. There will, however, be a slight delay in when the land is unlocked by the RPA and when an application for the SFI can be drafted and submitted.

If you wish to discuss any of the matters above further, then please do not hesitate to get in touch with a member of the Agricultural Team on 01285 648106.

SHEEP & GOAT ANNUAL INVENTORY RETURN



Owners and keepers of sheep and goats are reminded that they need to submit their annual return to Defra by 31st December 2024. The Inventory is a legal requirement and so should not be ignored. Do contact a member of the Agricultural Team if you require further assistance.

NEW TO THE MARKET FOR SALE BY PRIVATE TREATY



The property offers a unique opportunity to purchase a former general purpose farm building with permitted development to convert into a substantial two-bedroom dwelling house, with covered parking in a plot extending, in all, to 2.74 acres. There is an opportunity to purchase an additional approximately 5.58 acres of land adjoining the main property to the east.

Guide Price of £550,000.

Please contact the Rural Sales Team on 01285 648115 for more information.



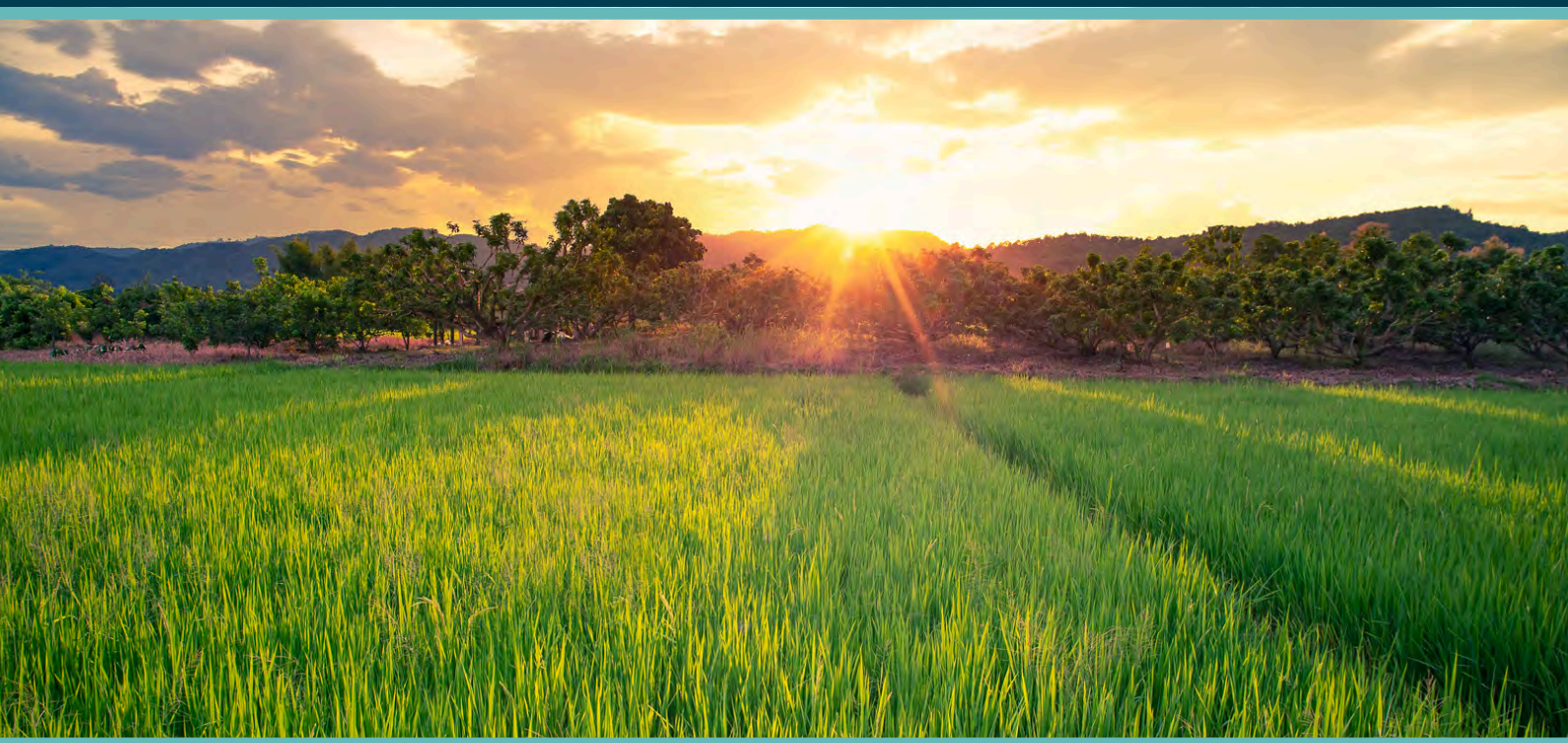
MOORE ALLEN & INNOCENT

Here for the past present and future

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