



## Summer Welcome

Welcome to the summer issue of Rural Matters, which includes various updates and advice from our team.

Geraint considers planning policy updates regarding fast chargers, for low emission vehicles; looking at the potential for sites suitable for possible planning applications.

There are some important changes coming into effect regarding Assured Shorthold Tenancies in Wales. Ellie gives an insight into how some of these changes might affect you.

Phillip gives an update on the equine department and forthcoming sales. We have undertaken a number of standing straw auctions recently, with a variable trade throughout. The Worcester Market team gives an update on the various sections within the market.

We give you an update on the Planning & Survey department's recent appointment, with Megan Harris joining the team. We will be attending a number of agricultural shows over the next few months & we invite you to join us for light refreshments.

Please do get in contact with our team if you have any questions, or would like any support.

**Gareth Wall**  
Managing Partner and Chairman  
of The Agricultural and Rural  
Professional Departments



## Electric Vehicle Charging Station: The Future?



Did you know the Electric Vehicle Charging Strategy for Wales has estimated that, in Wales, 30,000 to 50,000 fast chargers are required by 2030? In light of this, planning policies now provide special support to allow the roll-out of suitable infrastructure, to facilitate the adoption of low-emission vehicles, particularly in rural areas.

An outline planning application was recently approved in Four Crosses, Powys for an electric vehicle service station, including a drive-thru café and parking facilities. The service station will be the first of its kind in Powys, and in light of the increased adoption of electric vehicles, more and more of these facilities will be required in the near future. Full details of the application can be found below:  
<https://pa.powys.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=QRYPARMPH1S00>

The above image represents an ideal location for similar future schemes, on the edge of a town. Do you have a site that you think may have planning potential to support the ongoing switch towards low-emission vehicles?

If so, then please get in touch with the team to discuss your requirements further, who will be on hand to offer their specialist advice:

**geraint.jones@mccartneys.co.uk**    **01544 230 316 / 07875 222 835**  
**lewis.price@mccartneys.co.uk**    **01544 230 316**  
**rhys.evans@mccartneys.co.uk**    **01544 230 316**

**Geraint Jones**  
Based at Kington Office



# Prepare For The Forthcoming Changes

If you have residential lettings on your farm or estate in Wales, you must prepare for the forthcoming changes...

As of 1st December 2022, Assured Shorthold Tenancies (ASTs) in Wales will cease to exist and the Renting Homes (Wales) Act 2016 will bring about significant changes to the way in which residential property is let in Wales. Tenants and licensees will become 'contract holders' and tenancy agreements will be replaced with 'occupation contracts'. ASTs will automatically convert to occupation contracts as of 1st December 2022, however Landlords have a period of 6 months (until 1st June 2023) to issue a written statement to contract holders, to specify the details of the new occupation contract.

Any new contracts entered into after 1st December 2022 have a notice period of 6 months, under S173 of the Act, referred to as a 'no-fault notice'. A Landlord cannot serve this notice until 6 months after the occupation date of the contract and therefore not providing vacant possession for a minimum period of 12 months, providing that the tenant does not break any terms of the contract.

The changes bring about enhanced succession rights for tenants, providing two succession rights to a contract for a close relative or spouse. The Landlord still obtains the right to serve a 6-month S173 notice (no-fault ground) to gain vacant possession.

Part 4 of the Renting Homes (Wales) Act 2016 specifies new regulations that Landlords must adhere to, to ensuring that a dwelling is in good repair and fit for human habitation (FFHH). The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 sets out 29 matters and circumstances that must be managed by a Landlord, to ensure a property is in a habitable condition. It will become a requirement to have at least one mains wired smoke alarm on each storey of the dwelling and it will also be required to have a carbon monoxide alarm in every room of the dwelling.

It is also important to be aware that the Minimum Energy Efficiency Standards (MEES) and The Energy Efficiency Standards (Private Rented Property) (England and Wales) Regulations 2015, will require all residential let properties in England and Wales to have a minimum Energy Performance Certificate (EPC) rating of Band C by 2025. It is recommended that should you own any properties currently let for residential purposes in England or Wales, you must start considering ways to improve the property's energy efficiency in order to comply with the upcoming changes to the MEES.

Contact your local McCartneys agent for further information or advice.



**Ellie Torrance**  
Based at Brecon Office

# Equine Department Goes From Strength To Strength



McCartneys have been associated with horse & pony sales for many years, mainly through their Brecon Livestock Market. In recent years, the Company has branched out, within the equine world, at Brecon as well as being the official auctioneers for the Welsh Pony & Cob Society (WPCS) and the Shetland Society.

The Brecon monthly sales have grown in popularity, due to several reasons; the sales now regularly attract entries close to 200 lots, together with a saddlery auction with 400-500 lots. These figures attract a large crowd, with a varied selection of ponies and larger horses able to fulfil a variety of disciplines.

The price range, depending on the age and what the animal can do, regularly attract bids of up to £6,000. Why? This is mainly due to the fact that purchasers can buy with confidence; the description of the lot is true and accurate,

the paperwork and microchip correspond and the warranty period post sale, gives the buyer security of purchase. Gone are the days of "buy it and take your chance".

We look forward to a busy autumn period, with the monthly sales at Brecon together with the Official sale for the WPCS on 14th - 17th October (depending on entries), at the Royal Welsh Showground, Builth Wells; closely followed by the Shetland breed sale at Worcester Livestock Market on 18th October.

Further details are on our website or Brecon Market 01874 622 386/07815 743 478



**Phillip Blackman Howard**  
Based at Ludlow Market Office



# Standing Straw Report



A very variable trade on standing straw this year, very much depending on location and quality of crops. General demand has been less this year, due to many farmers having straw left in the barns from last year.

The North Herefordshire and Powys standing straw auctions were very respectable with winter wheat averaging £67/acre, winter barley £110/acre, winter oats £60/acre, oil seed rape £38/acre, spring barley £60/acre and rye grass £43/acre.

The highlight in trade was at Lady Arbour Farm, Eardisley where winter wheat sold to £113/acre and averaged £98/acre, winter barley sold to £132/acre and averaged £114/acre & winter oil seed rape sold to £44/acre and averaged £43/acre.

The South Shropshire sales averaged £42/acre for winter wheat, £65/acre for winter Barley, £41/acre for winter oats and £30/acre for winter oil seed rape.



**Gareth Wall**  
Based at Kington Office

## Worcester Livestock Market

Worcester is continuing from strength to strength, in both the cattle and sheep sections. Being easily accessible from the M5 motorway, our customer base continues to expand across the country, with continued support from local and away vendors and buyers.

The decision to return to a 'red' slaughter market weekly on a Wednesday has proved successful. This enables cattle to be sold from T.B. restricted holdings and Approved Finished Units and both cattle and sheep to be sold outside of the restrictions of the 6-day standstill rule.

Prime lamb numbers hold firm, with 1,500 to 2,000 prime lambs sold every week on a Wednesday, as well as 400 to 600 cull ewes. We have had a busy season selling hoggets with regular consignments of 200 to 400 head/week from feeders across the country. We service buyers for home and export trade lambs, which provides a reliable trade for quantity and quality. Investment in additional pens and the replacement of the existing sorting pens this year, has enabled us to handle a higher number of sheep and ensured lambs are graded efficiently.

The prime cattle section has grown to selling 100 - 150 per week of prime clean cattle and bulls. The prime bull section has grown from monthly sales to weekly sales of 20-30 bulls. We have seen some exceptional quality homebred and cattle purchased as stores at Worcester, which has attracted increased buying support. It is great to see cattle purchased in Brecon store market being finished and sold back through Worcester, which provides a service for buying and selling through McCartneys. We also see a good number of dairy cross standard quality cattle, which again are in demand for different customers. Cull cows have been in exceptionally high demand this year, with some top-quality cull cows being sold through the ring. We have installed a new weighbridge and cattle handling

system, to enable cattle to be handled safely and efficiently.

Store stock remains in high demand, with 200 - 400 cattle plus calves sold fortnightly on a Saturday. At the peak of the season, store lamb numbers exceed 1,000 head each sale, plus seasonal sales of ewes with lambs at foot. We have been pleased to welcome new vendors and buyers to Saturday store markets, as well as support from regular customers.

Pedigree sales continue to be a significant part of Worcester market. We hold up to 25 sheep sales and 10 cattle sales each year, welcoming vendors and buyers from all parts of the UK and Ireland. We are pleased to welcome Amy Jones to the pedigree team, as pedigree coordinator. Amy's experience with pedigree stock and contacts within the industry, will help the pedigree department to grow and thrive. Clive Roads remains a valuable asset to the pedigree team at Worcester, as well as carrying out professional work, farm dispersal sales, sales of farms and land.

We have had a successful year at Worcester Market and give our sincere thanks to all buyers and vendors for your business and continued support.

**Bradley Towell 07496 263916**

(prime & store cattle, calves)

**James Amphlett 07972 653077**

(pedigree sales, prime & store lambs, cull ewes)

**Amy Jones 01905 769770**

(pedigree sales of cattle & sheep)

**Clive Roads 07702 722910**

(farm dispersal sales, sales of farms/land, general professional matters, pedigree sales)

# New Appointment



McCartneys are very pleased to announce that Megan Davies has joined the Company as a Trainee Surveyor.

Megan is joining the Planning and Survey Department as a Trainee Surveyor, to assist with all matters including; building surveys and planning applications, including use of the 2D and 3D drawing software. She will be involved in assisting with onsite projects and technical matters, including building regulations applications.

Megan has recently finished the Rural Enterprise and Land Management course at Harper Adams. As part of this, her sandwich year included working for Severn Partnerships, which involved railway surveying.

Megan will be working predominantly alongside Geraint Jones, between the Kington and Welshpool offices, covering McCartneys patch and beyond.

# Rural Professional and Livestock Market Contacts

## Bishops Castle

Gareth Wall  
Telephone: 07974 143 336  
Email: grw@mccartneys.co.uk

## Builth Wells

Simon Edwards  
Gareth Wall  
Amelia Crofts-Hill  
Beth Gilbert  
Telephone: 01982 552259  
Email: grw@mccartneys.co.uk

## Brecon

Simon Edwards  
Julia Phillips  
Ellie Torrance  
Telephone: 01874 610 990  
breconsurvey@mccartneys.co.uk

## Brecon Market

Simon Edwards  
Jenny Layton-Mills  
Lloyd Humphreys  
Tom Pritchard  
Telephone: 01874 622 386  
Email: breconmarket@mccartneys.co.uk

## Craven Arms

Les Thomas  
Joanna Wall  
Telephone: 01588 672 385  
Email: cravenarms@mccartneys.co.uk

## Hay on Wye

Simon Edwards  
Julia Phillips  
Ellie Torrance  
Telephone: 01497 820 778  
Email: hay@mccartneys.co.uk

## Kington

Gareth Wall  
Amelia Crofts-Hill  
Beth Gilbert  
Telephone: 01544 230 316  
Email: kington@mccartneys.co.uk

## Knighton

Glyn Owens  
Jenny Layton Mills  
Katie Davies  
Ella Harris  
Telephone: 01547 528 621  
Email: knighton@mccartneys.co.uk

## Llandrindod Wells

Simon Edwards  
Telephone: 01547 823 300  
Email: llandrindod@mccartneys.co.uk

## Ludlow Market

John Uffold  
Michael Thomas  
Phillip Blackman Howard  
Bradley Towell  
Telephone: 01584 872 251  
Email: phillip@mccartneys.co.uk

## Newtown

Wyn Jones  
Lloyd Humphreys  
Ella Harris  
Telephone: 01686 623 123  
Email: newtown@mccartneys.co.uk

## Welshpool

Katie Davies  
Ella Harris  
Telephone: 01938 531 000  
Email: welshpool@mccartneys.co.uk

## Worcester Market

Clive Roads  
James Amphet  
Bradley Towell  
Telephone: 01905 769 770  
Email: worcester@mccartneys.co.uk

# Show Dates



As a local firm we are committed to supporting local shows, and the countryside at large. Please feel free to come and join us for some light refreshments, where you will also be able to talk with our agricultural, rural professional, property and planning specialists.

**Wednesday 27th July** - NSA Sheep Event, Malvern

**Thursday 4th August** - Burwarton Show, Bridgnorth

**Saturday 6th August** - Brecon County Show, Brecon

**Saturday 6th August** - Tenbury Show, Tenbury Wells

**Saturday 27th August** - Berriew Show, Berriew

**Saturday 3rd September** - Sennybridge Show, Sennybridge

**Saturday 10th September** - Kington Show, Herefordshire

**Monday 28th - 29th November** - Royal Welsh Winter Fair, Builth Wells

With a long standing heritage in supporting the needs of the countryside economy McCartneys is one of the oldest and largest multi disciplined private practices in the United Kingdom. Offering a wide and comprehensive range of services across the Midlands and throughout Wales, McCartneys has a large dedicated team of

professional experts specialising in all aspects of rural property, planning and business advice.

**Please contact one of our professional staff for sensible and impartial advice. For any further information about any of the content of this newsletter Please contact the editors Gareth Wall and Amelia Crofts-Hill.**