

## Winter Welcome

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

Phillip gives an overview of our second sale as official auctioneers for the Welsh Pony & Cob Society. Our Pedigree department have had a busy year. James gives a summary of some of the highlights.

Changes to Nitrate Vulnerable Zones (NVZ) are happening in Wales. Katie gives an update on new regulations and their requirements. You can also find out about the history of Primestock shows & some of the highlights from the farm dispersal sales conducted over recent months.

Our Planning department have been busy with Permitted Development Rights. Geraint has outlined some of the options to consider when looking at existing buildings.

McCartyneys chosen charity for 2022 is the Lingen Davies Cancer Fund. Read about our latest fundraiser.

May we take this opportunity to wish you all a very Happy Christmas and New Year.



**Gareth Wall**  
Co Chairman

## Welsh Pony & Cob Society Sales

The official sale for the Welsh Pony & Cob society was recently held at the Royal Welsh show ground. This attracted a record entry of 622 in the catalogue for the three-day sale.

The first day was primarily for Part Breds, Performance & Geldings. A catalogue entry of 151 lots were of exceptional quality and were supplemented by lots from all the other sections.

Top lot went to lot 153, a 4-year-old Palomino gelding consigned by Messes' Williams. This gelding had been the champion in the pre-sale show, judged by society president Dennis Price. He far exceeded his reserve and sold for £14,000 - a record price for Friday's sale.

A 72% clearance was the result of the first day.

Saturday's sale was for sections A & B, with 188 catalogue entries on view. A large crowd soon filled the seating area as the sale commenced. Records were broken yet again with lot 244, a Section A mare, Springbourne Celebrity selling for £13,500 to Karin Reimonds from Sweden.

Colt foals sold up to £6,400 for lot 189, a Section A, from Sarah Hamer selling to Gareth & Mavis Morris Parry from Angelsey. The day ended with a 74% clearance.

Sunday's sale of section C & D drew a huge entry of 288 and the crowd was the largest seen for many years. Top spot was, as in 2021, nearly at the end of the sale - proving if you have the goods people will wait to buy. Lot 604, Danaway Rossi, a 2015 palomino

Stallion with great presence and also broken to drive. He sold to match Friday's top lot at £14,000 going to America, with four other purchases.

Lot 457, a lovely Dunn colt from Gwilym Howatson, sold for £10,000. Another colt, lot 550, from J A Evans Section D sold for £8,000. Perhaps one of the most emotional sales was lot 611 from D R Higgins who, for the last time after many years of breeding, sold their 2015 Section D mare, Tireinon Gabriella, for £8,000.

The sale resulted in an 82% clearance, with some great prices achieved throughout the day.

Monday's Sale was a new venture with a sale for the Standardbred Society, coupled with a sale of Connemara Ponies for the society and registered Shetlands.

A smaller entry for the first year but lots of quality, particularly in the Connemara section, selling up to £7,000 for lot 31, a 5 year old Lankhill Hugo from Ms A Mayes. Also at £5,200 lot 32 from Ms M Avery the 5year old Fisherhill Jedic.

Lot 36A, a 4 year old 15hh who had been lightly backed, from Miss A Green sold for £3,300.

Foals sold up to £3,200 for lot 15 from Miss H Hamer, Hot Toddy, selling to Katie Staniland.

More Connemara's could have been sold and the sale will surely grow in 2023.

A small selection of Shetlands sold to £580, for a skewbald filly foal.



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

# The Tradition of Christmas Primestock Shows

Dating back to 1978, the then Smithfield Cattle and Sheep Society staged the first national show for primestock at Smithfield Market. This laid the foundation for the traditional Christmas primestock shows to be held in market towns across Great Britain, for butchers to purchase and hang meat ready for the Christmas trade.

The tradition of holding annual Christmas Primestock shows continues today with markets inviting vendors to showcase their best prime cattle, sheep and pigs to be judged and then sold by auction. These shows follow the principle of holding a sale on a regular market day early December, for butchers to purchase meat for the Christmas trade.

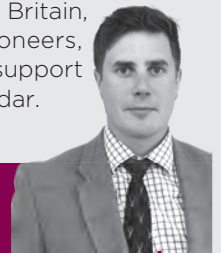
There is a huge sense of pride when farmers showcase their consignments each year and it is a chance for them to demonstrate their skills in producing the best finished animal. Some stock is homebred and some purchased, however the judges are looking for finish, conformation, killing out percentage and meat yield. Judges are usually buyers for their own shop trade or for larger scale wholesale butchers. Each judge may have a preference in weight, breed or level of finish, however the winning animal will usually tick all of the market specification boxes.

There is traditionally a strong social aspect associated with primestock shows with some markets holding events in the

evening following the show. Shows rely on integration from the wider farming community, with many agricultural businesses sponsoring classes and being present at the shows. There are numerous cups and trophies given to each market by individuals, which are presented to the winners of each class for their names to be inscribed.

Across the five McCartneys livestock markets, primestock shows are very well supported by vendors who enter their best primestock to be judged and sold. There is generally a class for continental and native breeds, as well as categories for weight, sex, multiples and halter-led cattle. There is also a young farmer class which encourages the younger generation to be part of the tradition and the local farming community. McCartneys are also privileged to be auctioneers for the Royal Welsh Winter Fair, which includes some of the highest quality primestock in Great Britain.

As the farming industry continues to evolve, the traditional principle of the Christmas Primestock show holds firm in livestock markets across Great Britain, which is a credit to vendors, auctioneers, sponsors, and judges who continue to support this historical event in the farming calendar.



**Bradley Towell**

Based at Worcester Livestock Market

## How to use Permitted Development Rights to unlock value

With the farming community set to face tough times, brings the requirement to use all available assets to maximise profitability. If an existing building is planned to be used, it is important for the landowner to establish if Permitted Development Rights (GPDO) or if Full Planning Permission would be required. Utilising the GPDO route can be a much cheaper and quicker route than full planning permission, however does not suit all sites, given the fine print.

The established routes allow for the conversion of traditional building under full planning routes, for a wide range of uses, including for un restricted residential, tourism, or commercial to name but a few.

However, an alternative option is utilising the General Permitted Development Order process, which opens up some alternative routes (England Only).

Class Q (agricultural to residential): allows conversion for up to five new small dwellings, with maximum floor space of 100sq m each or three larger dwellings with a maximum floor space of 465sq m combined. To qualify for class Q, the structure must be deemed to be 'capable' for conversion and used for agricultural purposes, before 20th March 2013. This simplifies the

application route and removes the need for many costly specialist reports.

Should an application for Class Q be successful, there is a further option for altering the dwelling and space under the 'fall back' position. This provides significant further opportunities for the site.

Class R: allows conversion for commercial use to a maximum of 500sq m. To qualify for Class R the building must have been used for agricultural use on or before 3 July 2012 and not to have been in use for a period of 10 years. The commercial use can be flexible allowing shops, office spaces, hotels or storage and distribution after permission has been granted. Class R can be pursued within areas of outstanding natural beauty, conservation areas, National parks, Sites of specific scientific interest and green belts.

If the Class R site is below 150sq m then the Local Authority do not need to provide prior approval, they only need to be provided with date which flexible use will commence, the nature of use and an updated site plan, indicating which buildings have changed use. This is a simpler process, however the Local Authority can request additional information should they have concerns.

It is important to note for either of these options, that should you have undertaken any works within the GPDO for the erection of an agricultural building (28day application) then you will have removed your rights for 10 years from the date of that permission.

If GPDO has not been granted before conversion, then full retrospective planning permission must be then be obtained.

Attached photographs show a building which was granted permission under the Part Q route, and then a larger approval under the 'fall back' route, this provided the clients with the ideal result for their site.

We have specialist advisors which can help with all planning needs and discuss matters further, for sites both in England and Wales.

If you have any projects which you would like to discuss further, please contact [Survey@mccartneys.co.uk](mailto:Survey@mccartneys.co.uk) **01584 813 766** or **01544 230 316(3)** or **Geraint Jones** on [Geraint.jones@mccartneys.co.uk](mailto:Geraint.jones@mccartneys.co.uk) **07875 222 835**



**Geraint Jones**

Based at Kington Office



# Pedigree Sales

Once again it has been a busy pedigree sale season at Worcester, with sales running since the beginning of April. It has been pleasing to see several new breed societies bringing sales to Worcester to add to our ever-expanding sales portfolio.

Things kicked off in the spring with the Pedigree Cattle sales. A much-increased entry of Simmental Cattle was very encouraging and reward for the hard work of both the Simmental Cattle Society and McCartneys in promoting the sale. Trade was slightly selective, but many more bulls were sold on the year. We were delighted to welcome the British Blue Cattle Society to Worcester for the first time and it is hoped that this small but select entry will continue to grow and become a top sale for the breed in the coming years. Without doubt though, the sale of the Spring came at the

Limousin Cattle Society Welsh Spring Show & Sale at Brecon where Twemlows Rebel sold for 17,000gns and smashed the centre record. Alongside this, a nearly 90% clearance was achieved, with other bulls at 9000gns and 8500gns to name a few. It was just reward to all the vendors for turning out an excellent show of bulls.

Sheep sales started in early summer and continue to this day, with very strong entries across all breeds, bringing breeders from across the UK to Worcester. We are always grateful to all Breed Societies for their support and organisation that helps make all these events run smoothly. Some strong prices have been achieved with Texel ram lambs selling to 18,000gns and Charollais ram lambs selling to 15,000gns. Along with these high prices, there has generally been

strong clearances for both males and females of all breeds. That has been encouraging, considering the current climate that we find ourselves in. There are still purchasers willing to give very good money to buy the best, and you will always have buyers who want to spend as little as possible, but there have been slightly less people wanting to spend in the middle ground, which could possibly be a sign of the times we are in.

As a pedigree department we keep on trying to grow and attract new sales, and we will continue to do this as we move forward. We also would like to thank all vendors and purchasers for their continued custom and support.

**James Amphlett**

Based at Worcester Market



# All-Wales Nitrate Vulnerable Zones (NVZ)

The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 came into effect on 1st April 2021, effectively designating all of Wales as an NVZ.

The regulation addresses water quality and nutrient management, while bringing together and extending regulation on nitrate pollution prevention and slurry & silage regulations. It should be noted that the term slurry refers to all organic manures, including farmyard manure.

The regulation provides for Transitional Provisions for those not in an existing NVZ (97.7% of Wales) for the phasing in of those NVZ rules to all of Wales, which will require farmers/landowners:

- to maintain records of the nitrogen applied to land and to comply with the rules on spreading, annual limits and closed periods
- to meet the requirements for the storage of slurry, including a five month slurry storage period (six months for pigs and poultry) from 1st August 2024 (1st April 2021 in an existing NVZ)
- to have silage storage compliant with rules from 1st April 2021

The regulations include:

- annual limits on the amount of nitrogen from organic matter that may be applied or spread
- requirements relating to the amount of nitrogen that can be spread on a crop, requiring the occupier to plan the spread of nitrogen fertilizer
- the requirement that an occupant provide a risk map of the holding
- establishing closed periods prohibiting spreading of nitrogen fertilizer
- prescribing the capacity and construction requirements for the storage of organic matter
- specifying what records must be kept

The key dates for the phasing in of the regulation are 1st April 2021, 1st January 2023 and 1st August 2024.

## Spreading and Recording Fertilisers and Manures

From 1st April 2021 rules came in on the timing of when fertilisers can be spread, incorporating organic manure into the ground, and how manufactured nitrogen can be spread. It also introduced a close period for the spreading of nitrogen fertiliser of:

1st September to 15th January on tillage land  
15th September to 15th January on grassland

As of 1st January 2023 rules will come in regarding the application of organic manure, requiring planning and recording of spreading as well as calculations on the total amount of nitrogen to be spread and where. Farmers will be required to have a risk map of where spreading can be done.

## Slurry and Silage Storage Requirements

**Slurry Requirements (NB includes FYM)**

From 1st August 2024 farms are required to have 5 months slurry storage capacity and 6 months for pig and poultry manure.

## Silage Stores

The rules regarding the making and storage of slurry and field stores came into effect as of 1st April 2021.

## Record Keeping

As of 1st January 2023 farmers/landowners will be required to maintain the necessary records relating to:

- manure production, spreading, storage and capacity
- spreading nitrogen fertiliser
- sampling and analysis of soils and manures

For help and advice on NVZ requirements, including record keeping, contact your local McCartneys rural agent.

**Katie Davies**

Based at Knighton and Welshpool Office



# Eat, drink and be giving!

McCartneys have raised over £7,000 for local cancer charity, Lingen Davies Cancer Fund, our 2022 Charity of the Year.



On September 24th 2022 McCartneys hosted their Harvest Moon Charity Ball with Promise Auction in the Elephant and Castle Hotel in Newtown. Over 100 guests enjoyed a three-course meal, raffle, entertainment from Built4Comfort, a local four-piece band, as well as a very motivational and honest speech from Guest Speaker, Paralympian James Roberts MBE.

Amongst the guests, there were members of staff from Lingen Davies Cancer Fund who also spoke briefly before the auction, encouraging all to dig deep.

Our Auctioneer for the evening, Mr Wyn Jones, sold a variety of very generous lots, including a signed and framed Gary Speed Football Shirt, a 200 mixed bird shooting day, as well as a two-night weekend stay for six people in a luxury apartment on the River Taff in Cardiff. A late entry of two pairs of tickets for either Wales Vs England or Wales Vs Ireland 2023 Six Nations Test tickets finished the auction with a superb bid of £1800!

Ebony Shuker, one of the members who organised the evening of McCartneys Newtown said "it was a truly superb evening, enjoyed by all and we are absolutely delighted to have raised over £7,000 for such a worthy charity. A huge thank you to all who donated, either raffle prizes or auction lots, as well as those who attended the evening which allowed us to raise as much as we did".

McCartneys will continue to fundraise in 2022 for Lingen Davies Cancer Fund and have Christmas Card order forms in their office for those looking to prepare for the festive season.

## Collective Machinery & On Site Dispersal Sales

McCartneys report a series of excellent farm & commercial dispersal sales, throughout Herefordshire, Shropshire, Worcestershire & Powys.

The sales were a great success with some excellent items of machinery and tractors being offered, which were a credit to the vendors. Buyers travelled to the sales from Ireland, Scotland, Wales and from all corners of England. The sales were conducted live on the sale field, but buyers also had the opportunity to purchase via telephone and live internet bidding. The combination of options to purchase, increased the exposure of the sales and reached as many potential purchasers as possible, to achieve the best prices.

We also run a monthly Collective Machinery sale at The Beech, Little Hereford, Ludlow, Shropshire, SY8 4BG. This is a secure site where items can be stored. We also offer a collection & delivery service, if required.

**Sales are held on the last Saturday of each month at 11am (Feb - Nov)**

<b>25th February</b>	<b>29th July</b>
<b>25th March</b>	<b>26th August</b>
<b>29th April</b>	<b>30th September</b>
<b>27th May</b>	<b>28th October</b>
<b>24th June</b>	<b>25th November</b>

**Are you considering a dispersal sale? For assistance and advice about future sales, please contact your local McCartneys Rural Office or Gareth Wall on 07974 143 336**

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.**

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