

AGRICULTURAL UPDATE



APRIL 2023

A portrait of Elliot Hutt, a young man with light brown hair, smiling slightly. He is wearing a dark blue jacket over a blue and white checkered shirt. The background is a lush green field with bare trees in the distance under a blue sky with white clouds.

ELLIOT HUTT

Elliot Hutt joined our Agricultural Team at the start of April as a Graduate Rural Surveyor. Elliot previously worked for a national surveying firm in Northampton and was also seconded to a private estate on the far side of Oxford. Prior to this Elliot gained valuable experience as a Rural Adviser for the CLA covering the South West.

Elliot will be responsible for assisting with a wide range of matters, including Countryside Stewardship and Estate Management tasks.

BPS ENTITLEMENTS

We currently have a small number of BPS entitlements available for sale on behalf of retained Clients. Please check our website for the latest availability.

Clients are reminded that purchases of entitlements in 2023 only apply for this scheme year. This is because of the delinking process which takes effect from 2024, which is based on historical claims in 2020, 2021 and 2022. Despite this, there is still value to be had for an entitlement purchase, so do make sure you are claiming on your full available land area.

To continue to receive the delinked payment, a valid BPS application must be submitted in 2023. The deadline for applications without late penalty is midnight on 15th May. Please contact Stuart Milsom or Lucy Kernon for further details.

COLLECTIVE MACHINERY AUCTION DEBRIEF

Thank you to consignors and buyers alike following two successful collective machinery auctions this spring at Southrop and Great Somerford. The wet conditions have caused us all challenges this spring, but the weather delayed Southrop sale saw many additional entries arriving at the field, so every cloud....

Enclosed with this circular is the Entry Form for the next Great Somerford sale, which comes around quickly on 21st June. If you are considering entering items, please do so well before the advertising deadline. Our advertising reaches a wide range of potential buyers and so to achieve the best price, sufficient notice is required. Photos also assist and it goes without saying that presenting your lots in the best possible condition also helps! We are also conducting a machinery dispersal sale at Charlbury on 7th June, with selected entries invited from local farms and estates.



NATIONAL MINIMUM WAGE AMENDMENTS

Farms and estates employing staff are reminded that the National Living Wage and the National Minimum Wage changed from 1st April this year. The new rates are:

Age	Amount per Hour
23 and over	£10.42
21 – 22	£10.18
18 – 20	£7.49
Under 18 & Apprentice	£5.28

For any assistance with payroll or other farm secretarial services, please contact the Agricultural Team for a no obligation discussion.

DO WE KNOW WHO YOU ARE? ANTI-MONEY LAUNDERING REGULATIONS

Moore Allen & Innocent LLP is a regulated business under the terms of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are also regulated by the Royal Institution of Chartered Surveyors and HMRC.

We are sure that all of our Clients, both new and existing, are well aware of the additional checks for money laundering and identity purposes that we all now face on a routine and daily basis. For this reason, we apologise in advance that we now need to update our records when we are instructed by you to undertake work on your behalf. Unfortunately, this may involve requesting details from existing Clients. The main checks that we will need to carry out are for proof of identity and address. We will endeavour to make this process as simple and pain-free as possible and we thank you in advance should we indeed be in touch to update our records.

Complying with this legislation should enable us to continue to provide the professional services which we hope you have all come to value for very many more years to come.

COMMERCIAL & RESIDENTIAL OPPORTUNITY LAUNCHED TO MARKET

The Commercial and Residential Teams of the firm are working together on the sale of Aerodrome Café and Bungalow at Lasborough. The property comprises a dilapidated, 2 bedroom bungalow, a former café and motor hotel premises, and a paddock of circa 0.9 acre.

The whole is being offered to the market with no chain at a guide price of £400,000,



If this opportunity may be of interest, please call
Richard Dell on 01285 648112

FOR SALE



WOODLANDS FARM, LOXTON, SOMERSET

An attractive small grassland farm with woodlands, a modern farmhouse, a cottage for renovation and an excellent range of buildings.

Bleadon 2 miles, Brean 8 miles, Weston-Super-Mare 6 miles, Axbridge 4.5 miles, M5 (junction 22) 6 miles, Weston-Super-Mare Railway Station 5.7 miles (London Paddington 2 hours 14 minutes), Bristol Airport 13.6 miles
(Distances & times approximate)

In all about 107.00 acres (43.30 hectares)
For sale by private treaty as a whole

Guide Price £1,800,000

For further details and to view, please contact Hollie Byrne



MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



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