

L&F News

A FRESH START FOR OUR SUSSEX OFFICE

As 2019 begins, the Mayfield office in Sussex has been quietly going through some changes. There has been a shift around of desks in the front office to promote a more welcoming appeal to our clients along with some new faces appearing in the office. Some of these new faces are from Bloomfields Chartered Town Planners, the planning arm of Lambert & Foster.



This means that the Sussex office can now offer the full property services of Lambert & Foster and Bloomfields. We have always specialised in the sale of farms and land and have been actively involved with the agricultural community in Kent and Sussex, advising farming and rural business clients on a wide range of issues. With Bloomfields expanding into Sussex, we can offer our Sussex clients a local base to discuss their planning enquiries. Bloomfields are highly experienced in a wide range of planning matters including applications, appeals, certificates of lawfulness and prior notifications. Members of the team have excellent working relationships with a wide range of specialist consultants and local councils.

CONTROLLED ATMOSPHERE STORAGE FOR OVER 17,000 BINS OF TOP FRUIT AND NEW BIN PAD

■ TOM OGDEN, DIRECTOR



Bloomfields was proud to support the top fruit industry and their client in obtaining planning permission for over 3,500 square metres of controlled atmosphere stores and a new bin pad storage area.

This was achieved without the requirement for this application to go to the Planning Committee.

As part of the application process Bloomfields managed landscape architects, lighting engineers, highway engineers, acoustic engineers, drainage engineers and ecologists to ensure the application would be determined without delay. A decision was issued only two days after the Council's target determination date. A good result indeed and one which showed that a pre-application presentation by Bloomfields and their client to the Head of Planning and Councillors was worthwhile.



2019 AND BEYOND

■ TIM DUNCAN, DIRECTOR



We are in unprecedented political times with uncertainty over Brexit and what the outcome will be on the 29th March. The politicians continue to try to reach agreement but time is running out. Whilst the outcome is out of our hands it is likely to have an impact on us all.

As ever, we remain committed to providing good sound professional advice to all our clients in what could be a very interesting 2019, whatever it may hold!

THE RESIDENTIAL LETTINGS MARKET AHEAD...

■ JONATHAN BOOTH, DIRECTOR



The lettings market place is one now dominated by an ever increasing burden of regulatory pressure and increasing costs for landlords. This has led to a contracting of the market, with some buy-to-let investors choosing to leave the market.

One of the effects felt by Lambert & Foster has been more and more investors, from single property owners to institutional landlords, moving their properties to our fully managed service. As an RICS regulated firm and with ARLA qualified staff, we are able to ensure regulatory compliance whilst offering a professional service. Our fee structure is straightforward and not one based on layered charges, unlike many of our competitors. With the introduction of the tenant fee ban in 2019 it is going to be another busy year and we look forward to the challenge.



Tim Duncan
Director



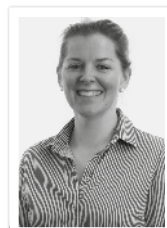
Tom Ogden
Director



Nick Brandreth
Director



Gary Mickelborough
Director



Katie Hurley
Director



Alan Mummery
Director



Jonathan Booth
Director



Peter Hodges
Director

VALUING THE FUTURE....

■ KATIE HURLEY, DIRECTOR



The Lambert & Foster Valuation team has 8 Registered Valuers and has recently taken on two new graduates who are training to become MRICS Registered Valuers. With our active Farm and Estate Agency departments we are up to speed with market conditions and comparable transactions to support valuation advice. This is further strengthened by our specialist team of Chartered Town Planners in Bloomfields who provide a strong knowledge base to draw upon, enabling us to identify planning opportunities to add value.

We had a busy 2018, carrying out a range of valuations for different purposes including, secured lending, capital gains and stamp duty land tax apportionment valuations, probate, SIPPs, expert witness reports, to name but a few. We have also provided clients with valuations to assist with tax planning, diversification opportunities and changes in family / company structures, where understanding the values involved is paramount to progression.

With Brexit looming, we are facing uncertain times and changes ahead. How this will impact on land values, we are yet to see but one thing is for sure, when it comes to land they are not making any more of it!



KIRKLAND MACHINERY ANNUAL FRUIT GROWERS' OPEN DAY AND MACHINERY AUCTION



■ ALAN MUMMERY, DIRECTOR



Our first sale on behalf of local agricultural and viticulture machinery specialists Kirkland UK was held as part of their annual open day at their premises at Griffins Farm, Sutton Valence, Maidstone. It proved to be a great success for the hosts and their clients who were invited to include machinery in the sale. The lots from Kirkland comprised trade in and yard stock with very realistic price expectations as well as selected lots from their client base which included mainly fruit and vineyard machinery.

Battling the wind and rain, a hardy company of buyers competed for a very high quality entry. Sales peaked at £37,000 for the 2103 Antonio Carraro MACH 4 cabless tracked Alpine tractor selling to a local farmer. Other sold lots included an MF6490 4wd tractor on a 58 plate sold for £22,500, a 2008 John Deere 5515F £10,500, a 2002 JCB 30D Teletruk forklift £11,800 and a vintage Ford 4000 £3,000. Amongst the machinery items a Vintage Morris Minor reached £875, an Orvin picking train £1,100 and an Orvin 1.8m mower £1,500.

We were delighted to be invited to work with Scott Worsley and his team at Kirkland UK. This specialist sale moved away from a traditional collective auction and farmers and vineyard owners came to this sale confident that there was a good offering of quality lots and bid accordingly. We hope to refine the format for future a sale at Kirkland again throwing entries open to their clients who are seeking a good outlet for their surplus kit.



A FRIEND IN THE BUSINESS

■ ALEC COX, ASSOCIATE DIRECTOR



Those of us who have been connected to the property market for many years will have seen a number of ups and downs. But I am quite sure we will all look back at this pre-Brexit period as being the most demanding.

This prolonged period of uncertainty, despite some underlying positives in the economy, has brought market activity to seemingly low levels for many buyers and sellers.

Buyers complain that there is nothing on the market. Sellers complain that there are no buyers. It's understandable why they should do so. But both sets are wrong. There are in fact excellent properties on the market and there are certainly enough buyers. It's just that there aren't as many as we have all become used to over the past half-decade. Nor are some buyers and sellers quite as realistic as they could and should be in these testing times.

Waiting for Brexit to be over is certainly deterring some movers. But how will doing nothing help? The market is unlikely to shake off its torpor quickly after 29th March 2019. The effects of Brexit will, no doubt, linger on until some stability and acceptance has returned. But some people can't wait a year or two for something to happen before they move. Nor should they.

By and large, governments and politics do not determine the property market. People do. So our advice, as ever, is to do what is right for you and your family in the near-to-middle term and not try to anticipate the market too much - especially in these uncertain times. We are in a period without precedence. But the two handmaidens of a successful sale - good presentation and accurate pricing - still apply. Get those two things right and the market will love your property and you will have moved out quicker than you can say Michel Barnier.

Over the years we have moved thousands of people in all sorts of personal circumstances - many of them happy but some of them not so. But every single one of those moves was important. Call us about your house move. You will then find out what having a friend in the business really means. You see, good estate agency isn't about economics or politics. It isn't even all about property. But it is all about people. The recent collapse of online agencies Emooov and Tepilo prove this point.




THE BLOOMFIELDS PLANNING UPDATE



MODIFICATION TO S106 LEGAL AGREEMENT


■ SAM FINNIS, SENIOR CHARTERED TOWN PLANNER

 Bloomfields is pleased to report the successful modification to a legal agreement which had been imposed on the use of a residential property. The scheme was required to allow the full and unrestricted use of a former farmhouse associated with an agricultural holding.

In preparing the scheme, Bloomfields was able to demonstrate to Officers and the Council's legal team that the original reasons for the legal restriction were no longer valid or appropriate.

EXTENDING...UPWARDS OR "TO INFINITY AND BEYOND!"

■ BETH WATTS, ASSOCIATE PLANNER

 The government has just finished consulting on a new proposed permitted development right to allow a range of dwellings, shops and businesses to extend their buildings upwards for residential purposes.

Alongside the ever increasing range of exciting permitted development rights that are open to householders, businesses and agricultural holdings, the government consulted on whether these rights should be extended further.

In the first instance, the proposed legislation would allow shops, restaurants and cafés, banks or professional services, as well as offices and dwellings to extend upwards to accommodate additional self-contained homes. The government sought the opinion of the public as to whether the limits to the height of these new homes should be restricted to the highest terraced roof or to match the prevailing roof height in the area, with

a restriction on five storeys.

The government also sought views on whether retail parks and health centres should be included within these new permitted development rights.

The consultation assumed that the physical works to provide the self-contained homes would form part of the prior approval process, as well as the satisfaction of number of other criteria.

The extent and wide range of permitted development options that the government wish to make available alongside those that are already available within the planning process show how committed the government

is to providing new homes. This is a very exciting time for the world of planning and development alike and opens up a new host of opportunities for individuals and businesses.



RELOCATION OF HELIPADS AND THE PROVISION OF LANDING PADS


■ TOM OGDEN, DIRECTOR

 Bloomfields has worked with Rochester Airport to deliver a range of projects at the airport. This has included the relocation of two helipads and the de-commissioning of another within the site. This was a contentious application, which required the support of Highways England with regard to the site's proximity to the M2 Motorway and HS2 rail link. Bloomfields not only assembled the planning application but they also prepared the screening opinion prior to the application's submission. The application was approved at Committee.



PERMITTED DEVELOPMENT RIGHTS

■ BETH WATTS, ASSOCIATE PLANNER

 As well as potentially making permanent the permitted development right to change the use of a B8 storage or distribution centre to a dwelling house, the government are also looking to make permanent a householder permitted development right.

Currently there is a permitted development right which allows a house to extend to the rear up to maximum of 8 metres for a detached house or 6 metres for an attached house, subject to a number of criteria. This right runs out on 30th May 2019 but a recent consultation indicates that the government wish to make this large rear extension a permanent permitted development right.

Bloomfields has had great success with the use of the larger rear extension permitted development right both alone or in conjunction with an application to maximise what a client can achieve with their home. The potential permanence of this right is greatly welcomed.

TALK TO THE BLOOMFIELDS TEAM



Sam Finnis
Senior Chartered
Town Planner



Vicky Bedford
Chartered Town
Planner



Beth Watts
Associate Planner



Charlotte van de
Wydeven
Planning Consultant



Jamie Wilkes
Graduate Planner

THE AGRICULTURAL BILL, AT A GLANCE!



WE ARE ATTENDING
FARM EXPO
2019

6 MARCH

■ ALEXANDRA YOUNG, GRADUATE SURVEYOR



On the 12th September 2018 the Agricultural Bill was published. The aim of the bill is to phase out direct payments over a 7 year period. This transitional period is to encourage farmers to be less dependent on subsidies and more economically resilient.

In place of these direct payments will be a funding for public goods payment scheme to include, but not limited to; improving wild habitats, air quality, correct management of land and watercourses as well as the mitigation of climate change. This will be deliverable through The Environmental Land Management Scheme.

The total budget to be invested in UK environmental land management and the basis on which the value of public goods will be determined is yet to be confirmed however, the Government has pledged to commit the same cash total in funds some €4bn per year for farm support across the UK until the end of this parliament.

The phasing out of direct payments over the course of the transition period poses the most immediate concern for farmers.

However, there is an option known as the 'Golden Parachute'.

This will allow provision of a one off lump sum of all scheduled payments to be taken as a lump sum allowing farmers to future proof their businesses and open up other sources of income through farm diversification. This is acknowledged to be a way of preparing for the loss of these payments.

Michael Gove believes that this is the first step towards a brighter, better and greener future for farming and our natural world outside the EU.

The NFU recently added that it is important to remember that this is an enabling bill, implying that it will allow ministers to bring into place the policy they want to implement for farming. The bill sets out the framework for bringing in a new policy, but there is still much more meat to add to the bone.

Alongside this, Farmers Weekly documented that the bill has failed to focus on the importance of food production, undermining the agricultural sector at a critical time as the UK leaves the EU.

As above demonstrates, there are several factors to be considerate of. The direction of the policy is decided with the main theme focused on public money for delivering public goods. This does present opportunities and threats. The detail of the policy and funds available will be required before more can be said at this stage. It goes without saying that seeking advice and future proofing farming businesses in preparation for the uncertainties that may lay ahead, will be needed more than ever over the coming years.

FIRST RELEASE OF STUNNING NEW HOMES IN PADDOCK WOOD

The Mascalls Grange development of new homes has now been released. Lambert & Foster are working with Charles Church to help secure sales for the range of 1, 2,3, 4 and 5 bedroom homes. Prices start at £387,950 and the properties can be found on our website.



Alec Cox
Associate Director



Alexandra Young
Rural Professional



Ben Wombwell
Rural Professional



John Butler
Rural Professional



Elaine Bishop
Auctions



Ted Handley
Rural Professional



Ross Banes
Estate Agency
Manager
(Paddock Wood)



Gill Weavers
Estate Agency
Manager
(Mayfield)



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