

# LAND SPHERE

March 2023

**BTF PARTNERSHIP****CHALLOCK | HEATHFIELD | CANTERBURY**

'GRAND DESIGNS'  
ASPIRATIONS  
CREATE DEMAND FOR  
BARN CONVERSIONS

50 CLUB WORKSHOPS  
AND HOW TO JOIN

COUNTRYSIDE  
STEWARDSHIP AND  
BASIC PAYMENT  
SCHEMES





# BARNS IN DEMAND

WITH A RISE IN DEMAND FOR CHARACTER AND STATEMENT, THERE HAS NEVER BEEN A BETTER TIME TO CREATE THE 'GRAND DESIGNS' DREAM.

Barn conversions have seen a surge in popularity over the last few years, benefiting a range of people who can appreciate the opportunities and perks of restoring what already exists.

Not only are they a superb way of pushing the boundaries of architecture and design to reflect the lives of those who call them 'home', but they are also great assets to landowners who are in fortunate positions to have unused barns on their property. Owing to updated planning policy, it is now easier to obtain the necessary permissions in order to convert unused agricultural buildings, helping both landowners release capital and home-buyers to obtain their dream home in rural locations. A welcome modernisation during a 'housing crisis'.

Barn conversions are a great way for people to explore the possibilities of architecture and contemporary design whilst remaining sympathetic to the barns character and history. For ease and re-assurance, most barn sales come with pre-approved planning permission and a full design of the conversion, allowing the buyer to begin the build straight away (subject to clarity on conditions). For those hoping to sell on the completed product for a profit, there is a strong market for those looking for a fresh, 'new' home that also has character and the desirable elements of a rural location and lifestyle.

For landowners, the popularity of barn conversions has offered another income stream, whether it be from selling a parcel of their land with the building outright, or converting it themselves and renting it out as a frequent income stream. Landowners are continuously looking for ways in which they can diversify their assets and this route is becoming increasingly popular.

There are a number of requirements prior to obtaining planning permission to convert including; the barns use prior to submission, location, structure and accessibility. BTF's dedicated team work with landowners to ensure the best possible outcome from applications and how to market the limitless potential.



**East Sutton, Kent**  
Guide Price - £575,000



**Ulcombe, Kent**  
Guide Price - £550,000



**Alex Cornwallis  
Challock**  
01233 740077

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Alex Cornwallis  
Challock, Kent  
01233 740077  
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## Shadoxhurst, Kent

- Development site for 10 dwellings
- 1.84 Acres In Total
- Planning Permission Granted
- **Guide Price - £1,750,000**



# BOOK A VIEWING



Tim Crundwell  
Heathfield, East Sussex  
01435 864455  
tim.crundwell@btfpartnership.co.uk

## Horsemonden, Kent

- Four bedroom semi-detached
- Integral Annexe
- Generous Garden
- **Guide Price - £600,000**



# BTF PARTNERSHIP

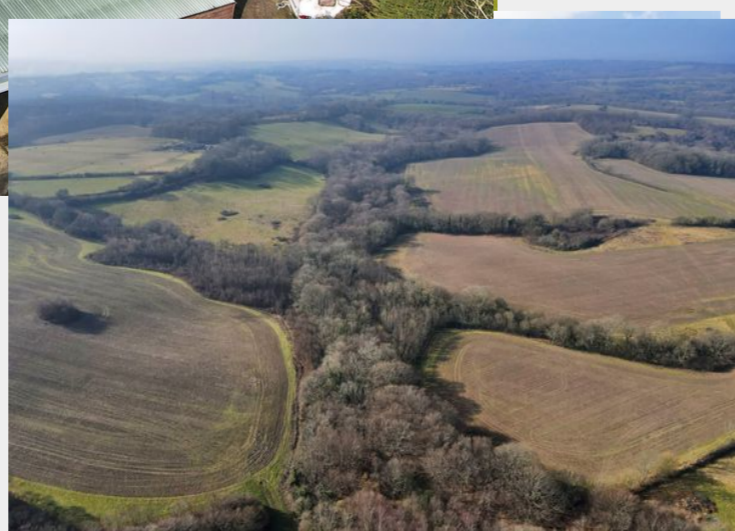
Call to book a valuation with us  
01233 740077



Richard Thomas  
Challock Kent  
01233 740077  
richard.thomas@btfpartnership.co.uk

## Battle, East Sussex

- 298 Acres In Total
- 4 Bedroom Farmhouse
- Excellent Shooting Potential
- **Guide Price - £3,000,000**



## 2023 Key Dates

### 7TH FEBRUARY

- *Countryside Stewardship Higher Tier Applications open*

### 14TH MARCH

- *Basic Payment Scheme Applications open.*
- *Countryside Stewardship Revenue Claim Declarations open.*
- *Environmental Stewardship Revenue Claims open.*

### 21ST MARCH

- *Countryside Stewardship Mid Tier Applications open*
- *Countryside Stewardship Wildlife Offers Applications open*

### 28TH APRIL

- *Countryside Stewardship Higher Tier Applications close*

### 15TH MAY

- *Basic Payment Scheme applications close - without incurring a penalty*
- *Countryside Stewardship Revenue Claim applications close*

### 18TH AUGUST

- *Countryside Stewardship Mid Tier and Wildlife Offer Applications close*

*Capital Grant Schemes and Woodland Management Plan Grants are available all year round*



# COUNTRYSIDE STEWARDSHIP AND BASIC PAYMENT SCHEMES - DATES FOR YOUR DIARY

As applications for the Countryside Stewardship and Basic Payment Scheme begin to open, it is important to know key dates to ensure deadlines are met.

As well as the traditional schemes, the new Sustainable Farming Incentive, together with a raft of ongoing grant schemes, are now available for which serious consideration should be given.

Another change on the horizon in 2024 is the introduction of Countryside Stewardship 'Plus', which will continue on from the existing scheme, for the foreseeable, being in place of Environmental Land Management Scheme (ELMS) Local Nature Recovery.

For all stewardship grant queries, please do not hesitate to contact our team.



CALLUM PREECE MRICS

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# 50 CLUB WORKSHOPS

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Director Colin Hall leads our BTF 50 Club. Set up for employers and business' requiring legal advice and guidance, Colin kicks off the start of each season with workshops and seminars for all members to join.

Every year we try and get as many of our BTF 50 Club members together as possible for training sessions prior to the start of the new season and it was positive, once again to see good numbers in person this year.

In total, we ended up holding four sessions around the country, with about 125 attendees; and then a similar number from both England and Scotland on Zoom.

Issues covered included an update on the Home Office run Seasonal Workers Scheme which – three years post BREXIT - is undoubtedly the largest source of seasonal labour for growers these days. As a result, the recent announcement by the Home Office that AG Recruitment has had its licence withdrawn has resulted in chaos for the many growers who had signed up with them for this coming season or who currently have AG sponsored labour on farm.



Colin Hall  
Director  
colin.hall@btfpartnership.co.uk

.Why that announcement could not have been made several months ago is lost on us, but AG's treatment will certainly make the remaining scheme sponsors more wary this year, which will undoubtedly make life more challenging for those using labour supplied by the remaining six "operators".

On a more positive note, the workshops highlighted widespread concern by employers over the possibility of a further enhanced hourly rate for those employed on the Scheme from April; and consequently the recent announcement by the Minister at the NFU conference confirming that the minimum rate for those on the Seasonal Workers Scheme will track the highest Minimum Wage rate from April (£10.42 per hour) is very welcome news indeed.

Other items discussed at the Workshops included the 10% hike in minimum wage and other costs such as statutory sick pay and statutory maternity pay; together with our interpretation of recent holiday pay case law.

Finally, given that the vast majority of growers that we deal with not only must cope with all manner of employment regulations, but also be able to show that they are fully compliant with the demands of the International Ethical Trading Initiative (which covers a vast range of employment related matters including Right to Work, employment contracts and Health & Safety matters) we once again spent quite a lot of time working through common issues that come out during those audits as well.

I often feel that the general public fails to appreciate just how much of a general practice expert the modern day farmer has to be!

*Speak to Colin or a member of our wider team to join our 50 Club*

*01435 864455 - Heathfield  
01233 740077 - Challock*

## CALENDAR

## March 2023

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



**MARCH 1ST**  
**FARM EXPO**  
 KENT SHOWGORUND, DETLING, ME14 3JF



**MARCH 9TH**  
**CLA RENEWABLES EVENT**  
 KENT SHOWGORUND, DETLING, ME14 3JF



**MARCH 28TH**  
**CANTERBURY FARMERS CLUB- EVENING TALK**  
 43 PARK ROAD SITTINGBOURNE KENT ME10 2DY

IF YOU WOULD LIKE FURTHER INFORMATION ABOUT  
 UPCOMING EVENTS PLEASE CALL US  
 01233 740077

We hope to see our friends, partners and clients at a variety of local events to discuss a range of prevailing topics.

Contact us for further information about our affiliated events:  
[info@btfpartnership.co.uk](mailto:info@btfpartnership.co.uk)  
 01233 740077

**EASTER MONDAY 10<sup>th</sup> April 2023**

# ALDINGTON RACES

Off the A20 in Aldington



Aldington Races have been running for nearly 60 years and is a great day out for the whole family.

The day includes beagle displays, hound racing, gun dog demonstrations and many more!

This year we have partnered with NFU Mutual Ashford, Tenterden & Whitfield as headline sponsors of the event and invite you to join us for drinks and hot food on 10th April.

We look forward to welcoming you.