

LAND SPHERE

JULY 2023

BTF PARTNERSHIP**CHALLOCK | HEATHFIELD | CANTERBURY**

TAKE THE OPPORTUNITY
TO FARM OVER 400
ACRES IN THE BOROUGH
OF BROMLEY

BTF & GWCT'S
ANNUAL GAME
BIRD CLAY DAY
IN PARTNERSHIP
WITH GWCT

WHICH CLASS
APPLIES TO YOUR
PLANNING
ASPIRATIONS?



FARMING BROMLEY

BTF Partnership has instructions from the London Borough of Bromley to let one of the major holdings on its agricultural estate to a new Tenant for a term of 21 years without breaks.

Wickham Court Farm occupies approximately 479 acres at the foot of the downland between Orpington and Croydon. The outgoing tenant has followed a programme of arable cropping over the years alongside management of approximately 80 acres of grassland for hay production and equestrian grazing. The outgoer established a significant DIY livery enterprise with accommodation for 50 horses and that is now at the heart of the business.

There is a fine Victorian Farmhouse with Annexe, ideal for a Bed & Breakfast enterprise and the landlord will be encouraging the tenant to look for other opportunities for a well-diversified farm business.

In approaching the letting, BTF, has advised the Borough of the thrust of the Rock Report which focuses on tenancy structures that enable new financial support schemes to be accessible, open and flexible for tenant farmers. The objective is to establish a tenancy which can support a robust, vibrant and thriving rural business.



"The Landlord will be encouraging the Tenant to look for other opportunities for a well-diversified farm business"

BTF are looking to ensure that the new tenant at Wickham Court can be properly integrated into the future farming landscape. We therefore have focused on sustainable rent requirements and avoidance of tenancy provisions that are overly restrictive. In Bromley, we have a Landlord keen to enable initiative and we are seeking an enlightened Tenant looking for opportunities to move forward in an uncertain future in this unusual outer metropolitan location.

We recognise that tenant farmers have rights including the right to develop a viable business and the right to a future livelihood.

With the Wickham Court letting, Bromley and BTF are grasping the challenge to navigate the balance of rights and obligations for both Landlord and Tenant. This balance needs to accommodate the changes which take place over time in order to suit the needs of today and the needs of the future.

Please register your interest with Sophie Evans.



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FAVERSHAM, KENT

- Unspoilt small residential pasture farm to be sold as a whole or in lots
- Biodiversity Net Gain opportunities
- In all 73.86 acres
- **Guide Price - £2,000,000 as a whole**



BOOK A VIEWING



Harry Kenton
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GOODNESTONE, KENT

- Development opportunity for three detached dwellings
- Full planning consent
- In all 0.49 acres
- **Guide Price - £600,000**



BTF PARTNERSHIP



Alex Cornwallis
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GILLINGHAM, KENT

- Consent for three residential dwellings
- Good sized plots in a rural yet accessible location
- In all 0.67 acres
- **Guide Price - £695,000**



BTF & GWCT'S ANNUAL GAME BIRD CHALLENGE SHOOT

BTF's annual game bird shoot and auction in joint partnership with the Game and Wildlife Conservation Trust was, as always, a roaring success. Kindly hosted at Godinton House, a range of simulated drives were established to challenge even the most experienced of guns.

Set amongst the trees and along the tracks, there was no telling where the next clay would come from. With 25 teams on the go throughout the morning it was difficult to know who to cheer on!

As teams reported their scores to the tent, a cold beer and BBQ was waiting for them to toast their success at completing all three challenges. This was the perfect opportunity for a sit down, a catch up and a chance to browse the lots up for grabs in our auction.

The auction featured a range of lots, including a three-course meal kindly provided by sponsors of the event, The Rose and Crown in Mundy Bois, as well as a day's pheasant shooting at Scords Farm. Through the auction and raffle, we raised over £12,000 which all goes to the GWCT for them to continue their excellent work in conservation and the protection of our wildlife.



1ST



Wayne's Skips - 261/300 clays

2ND



Had Our Day - 249/300 clays

3RD

FGS Agri - 248/300 clays



A big thank you to our fellow sponsors for their kind support; Birketts LLP, Chavereys, Kent Design Studio and the Rose and Crown.

PERMITTED DEVELOPMENT

Our Planning professionals, Harry Kenton and Alex Young, have compiled a Planning Toolkit which provides a comprehensive go-to guide for all things permitted development.

CLASS Q

Class Q consent allows for unused agricultural buildings to be converted to residential use. However, before this can be done there are several things to take into consideration that are essential to permission being granted. These are:-

- A structural survey is recommended prior to planning being submitted.
- A building must be considered 'convertible'.
- Unlike regular development projects, work must be completed within 3 years, not simply started.
- Class Q cannot be granted within an Area of Outstanding Natural Beauty.



CLASS R

Class R allows for agricultural buildings to change use into commercial use up to 500sq.m. This is an avenue to obtain potential additional income for a landowner as it could allow for an extension of their current company, or for the use of a third party paying rent. Tips to consider:-

- May require a Highways consultation.
- Can be granted within an Area of Outstanding Natural Beauty.
- Keep in mind it only applies to the 'change of use', not operational development which will have to be applied for separately.

CLASS J

Class J allows for solar panels to be placed on non-residential buildings. Requirements are quite simple and they can be applied to a building within an Area of Outstanding Natural Beauty.

CLASS O

This Class allows for offices to be converted into residential housing, as well as any land within the curtilage. The conditions for permission are:-

- Useful method of revising vacant commercial buildings.
- There are minimum living standards to be met, such as allowing sufficient natural light.

Contact Alex and Harry for advice and professional support



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