

Outlook

CURRENT NEWS AND VIEWS ON ISSUES AFFECTING LAND & PROPERTY

SUMMER 2025

New Agricultural Building Successes



Permission Granted for New Agricultural Buildings

Whether you are thinking about building an extension to an existing building, or an entirely new building, we can help with obtaining the relevant planning permission to enable you to do so.

Providing the development is “*reasonably necessary for the purposes of agriculture*” you

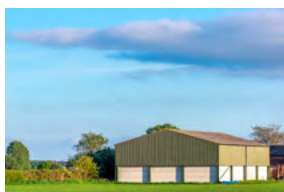
may be able to submit a Prior Notification application which gives the Local Planning Authority 28 days in which to respond.

Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order (GDPO) enables the erection, extension or alteration of buildings

on agricultural units of five hectares or more subject to the development meeting the following criteria:

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We can help with obtaining the relevant planning permissions.



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Trade deals with India and US announced.



Farm Dispersal Sales Gathering Pace

An action-packed year for Hobbs Parker Auctioneers.

AMC

The Agricultural Mortgage Corporation

AMC Agents

hobbs
parker

Property
Consultants

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- a) The development must be carried out on a parcel of land that is over 1 hectare in area and forms part of the agricultural unit;
- b) No development under Class Q or S of Part 3 of Schedule 2 (changes of use) can have been carried out within the last 10 years;
- c) The development must not consist of, or include, the erection, extension or alteration of a dwelling;
- d) The development must be designed for agricultural purposes;
- e) The ground area which would be covered by –
 - i. any works or structure (other than a fence) for accommodating livestock must not exceed 1,000 square metres, or
 - ii. any building erected, extended or altered must not exceed 1,500 square metres;
- f) The height of the building must not exceed 3m if the development is within 3km of an aerodrome;
- g) In all other circumstances, the height of any part of the building must not exceed 12 metres;
- h) No part of the development can be within 25 metres of a metalled part of a trunk road or classified road;
- i) If the development is within 400m of a protected building (includes dwellings but not farmhouses), the development must not consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge;
- j) The development must not involve excavations or engineering operations which are connected with fish farming on or over Article 2(4) land;
- k) Any building used for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system must –
 - i. be used for storing waste for, or produced by, the boiler or system located on land within the agricultural unit, and
 - ii. not be within 400m of a protected building;
- l) There must be no scheduled monuments within the curtilage of the development.

I am pleased to have obtained consent under Prior Notification for the extension of an existing agricultural building with more, similar applications in the pipeline for this year.

This particular extension has already been built and has increased the farm's undercover storage capacity for machinery and equipment. Should your proposed new building not meet the above criteria for any reason, we can also assist with preparing and submitting a full planning application.

I am thrilled to have successfully gained consent for a substantial new building and an extension to an existing building which together extend to almost 4,000 square metres.

These new buildings will enable the expansion of a large scale beef finishing farm.

If you would like to discuss any development proposals on your farm, please do not hesitate to contact me or any member of our Planning Consultancy team for further advice.



Charlotte Bromley
Chartered Surveyor
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The Art of the Deal?



As Outlook went to press, a US-UK trade deal announcement was receiving extensive coverage – noticeably more so than the India-UK free trade agreement signed on 6th May.

The India deal is a comprehensive, economy-wide trade agreement which will remove tariffs from 99% of UK exports to India and duties from 90% of Indian goods. India is a rapidly growing economy which currently accounts for less than 2% of UK trade (the US accounts for around 1/5th), so the agreement is projected to unlock significant bilateral trade growth going forward. The Government estimates the India trade deal will add £4.8bn a year to the UK economy by 2040 and increase bilateral trade by £25.5bn.

For the UK food and farming sector, the agreement will boost the competitiveness of British agricultural exports in the previously protectionist Indian market. Lamb, for example

– previously subject to 33% import duties – will become tariff-free, boosting its appeal to India's vast and growing consumer base for premium western products.

Tariffs on imported Indian sugar, chicken, eggs and pork have been maintained at the current level to protect these sectors from unfair competition from cheaper imports. There are some concerns over cheaper Indian food imports. The NFU has described the deal as “balanced and considered” and “reassuring for many farm businesses”.

The US deal, despite much greater fanfare surrounding its announcement on VE Day, is less economically significant than the India deal and appears essentially to be a document outlining the partial walking back of Trump's “Liberation Day” tariffs which wreaked havoc on world markets in April.

The headline gains in the deal are welcome cuts to the disastrous tariffs imposed on UK car exports (27.5% to 10%, subject to limits) and steel and aluminium exports (25% to zero), but 10% tariffs remain on all other UK imports to the US. Prior to “Trump 2.0”, US import tariffs averaged 2.2%, so trading terms remain materially worse in many areas.

The agricultural sectors singled out in the deal are beef and ethanol.

The deal includes a reciprocal reduction in tariffs on beef exports, up to a limit of 13,000 metric tonnes.

Currently the US can export up to 1,000 metric tonnes at a reduced 20% tariff rate.

Only hormone-free beef will be permitted into the UK, although there are concerns that hormone-treated beef could still end up here and over the overall volume. Chlorinated chicken remains illegal in the UK and is excluded from the deal.

The concession on ethanol has been described as an “existential threat” to the UK bioethanol industry. Previously, US ethanol imports were subject to 19% tariffs, but under the deal the US will be able to export 1.4 billion litres to the UK tariff-free – a figure roughly equal to the UK's entire ethanol market currently. This represents the loss of a profitable outlet for arable farmers and threatens jobs across the bioethanol supply chain. Loss of the bioethanol industry would also significantly affect domestic production of carbon dioxide and high-protein animal feed.

The details are yet to be ironed out, but at first glance the “Economic Prosperity Deal” appears to herald mixed blessings for the British agricultural industry. Negotiations on the long-awaited, wider post-Brexit free trade agreement are expected to continue.



Sophie Walker
Senior Chartered Surveyor
01233 506201

Farm Dispersal Sales Gathering Pace



2025 is gearing up to be an exciting and action packed year for Hobbs Parker Auctioneers LLP with our agricultural auctions off to a flying start. In March we conducted two very different dispersal sales, the first on behalf of Intercrop Ltd which comprised an extensive amount of machinery and equipment used for specialised salad production. The second dispersal sale was held on behalf of Holborough Shoot LLP and consisted of machinery and equipment used for large scale game rearing. These two sales saw a combined total of over 1,200 lots offered with fantastic prices achieved.

As the largest independent firm of auctioneers in the South East, we have over 175 years' experience conducting auctions in all sectors of the agricultural industry.

As a company, we conduct over 200 auctions every year and have a database of over 60,000 potential customers.

Within this database we have targeted groups which enable us to promote the specialist nature of each sale we hold to appropriate prospective purchasers. Our team of experts individually specialise in all aspects of agriculture and are widely experienced in the management of dispersal sales all over the UK. Within the last 12 months, we have conducted auctions in the arable, livestock, fruit, fresh produce, vintage, and game sectors.

A recent development in the farm dispersal sales sector has been the extensive use of online bidding platforms which work in tandem with the traditional live auction system and allow buyers from all over the world to bid freely. Within the last couple of years, we have sold items online to bidders from all over the UK and Ireland, into central Europe and as far afield as Poland. We have invested heavily in the technology that enables us to provide industry leading online bidding

capabilities, even in remote locations with little or no cellular coverage. As a result of this shift, online bidding is no longer an added option when holding a dispersal sale, it is an essential.

We are looking forward to a busy summer with a large collective machinery sale comprising over 1400 lots taking place at a new site, Charing Racecourse, on Saturday 17 May.

We are holding another dispersal sale on Saturday 14 June at Brattle Farm Museum, this time consisting of agricultural by-gones and vintage machinery which formed the lifetime collection of the late Mr Brian Thompson.

We also have other sales in the pipeline which we look forward to sharing with you nearer the time.

There is no doubt that the current marketplace is changing rapidly and the industry is facing uncertain and challenging times, as a result, up to date and relevant experience is essential in order to maximise the revenue from any sale.

We can tailor our services to your requirements whether they consist of single items or a complete dispersal sale.

Please do not hesitate to contact John Rossiter for an initial discussion in the strictest confidence.



John Rossiter
Managing Director Auctioneers
01233 506246



Charlotte Bromley
Chartered Surveyor
01233 506201



Hobbs Parker will have a stand at the following events:

Romney Marsh Ploughing Match
Sunday 7th September

Weald of Kent Ploughing Match
Saturday 13th September

East Kent Ploughing Match
Wednesday 24th September

Farms & Land

#TheGardenOfEngland

Recent instructions from
Hobbs Parker Estate Agents



Charing

£900,000 - £1,850,000

Pair of period farm cottages, Kent
Barn with potential and productive
arable land. About 100 acres.

Lyminge

£1,250,000

Former dairy farm, farmhouse, farm
buildings and pastureland.
About 47 acres.



Dymchurch

From £60,000

Two parcels of Grade II land as
a whole or in 2 lots.
About 11.5 acres.

Staplehurst

£1,395,000

Grade 2 listed farmhouse, outbuildings
and barns, pasture and woodland.
About 21 acres.

The articles in this edition should not be relied upon or regarded as a substitute for advice.
Hobbs Parker Property Consultants LLP would be pleased to provide further information or advice on any particular issue.

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Outlook is brought to you by Hobbs Parker Property Consultants - a team of experienced Rural Chartered Surveyors and Planning Consultants dedicated to providing professional advice and services to farmers and property owners. Part of the Hobbs Parker Group of companies proudly serving the people of the south east since 1850.

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