



Longstaff
COM

CHARTERED SURVEYORS

**STATEMENT OF SUPPORTING INFORMATION IN
CONNECTION WITH THE REMOVAL OF A CONDITION
FOLLOWING ORIGINAL GRANT OF PLANNING CONSENT
WITH RESTRICTION UPON OCCUPATION IN
CONNECTION WITH AGRICULTURE**

FOR

***PARSONAGE FARM BUNGALOW
PARSONAGE LANE
TYDD ST MARY
PE12 0JA***

Submitted by: Messrs R Longstaff & Co.
Chartered Surveyors
5 New Road
Spalding
Lincolnshire PE11 1BS
Tel No: 01775 765532
Fax No: 01775 762289
Email: richardstart@longstaff.com
Web: www.longstaff.com

The Property Professionals

1. **GENERAL BACKGROUND:**

Parsonage Farm Bungalow comprises a rurally located 3-bedroom bungalow. It is located off Parsonage Lane, Tydd St. Mary which is approximately 3 miles east of the rural settlement of Sutton St James. The location of which is shown on the plan attached (appendix A).

We are informed that the house was built in circa 1975 with consent being granted by the then Holland County Council under a full application reference no. EE91/73 for a bungalow and garage with permission of vehicle access at Parsonage Lane, Tydd St Mary. Such consent was granted on 15th June 1973. A copy of the consent is attached hereto (appendix B).

Amongst the conditions was the standard agricultural occupancy wording being Condition No. 2:

'The occupation of the dwelling shall be limited to person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.'

The reason given in the consent for that condition was:

'This building is situated in an area in which buildings other than those connected with an agricultural need, would not be permitted.'

It is worth noting that Parsonage Farm Bungalow was a replacement dwelling for a former farmhouse which we are informed was constructed in the early to mid-1800's. The former farmhouse would not have been subject to an Agricultural Occupation Condition when the then Holland County Council took the opportunity to impose such a condition when granting Planning Permission for the replacement dwelling.

The consent was granted following the application by the late Mr Willows for a replacement dwelling. At the time, Mr Willows was employed in agriculture in the capacity of running his own holding which is situated off Parsonage Lane.

Mr Willows resided in the property until his passing on the 16th February 2017 and then Mrs Willows resided there as a widower of a person solely employed in or last employed in agriculture until she vacated the property to reside in care.

In addition to the foregoing, it should be noted that the farmland was let out on or before 18th March 2005 due to Mr Willows ceasing active farming. It should be noted that the totality of the farm only extends to 56.93 acres or

thereabouts. The national agriculture industry has undergone monumental change in the last 20 years whereby a farm of this size may once have been sustainable, sadly it is now not of a large enough size and scale to be sustainable as a commercial agriculture unit to derive an income as a 'standalone unit' and certainly not be capable of supporting a property with an Agricultural Occupation Condition.

As part of the agricultural 'reform' growers have adopted technology and employed larger machinery with greater output to lower overheads by dispensing with labour workforce. This in turn has resulted in far fewer people working in agriculture and therefore requiring residential accommodation. Therefore there are far fewer people in society being able to comply with an Agricultural Occupation Condition.

2. DETAILS OF MARKETING

Parsonage Farm Bungalow has been marketed primarily through R Longstaff and Co's residential department and also has received marketing input through R Longstaff & Co. specialist agricultural department (due to the presence of the Agricultural Occupation Condition) to try and give the property maximum exposure to attract a sale.

The property was placed on the market on the 26th October 2017 to present and had been promoted by advertising both locally, nationally and internationally as follows:-

- a) In our office windows on a rotational basis
- b) With a 'For Sale' Board at the premises
- c) In the Lincolnshire Free Press periodically
- d) On the Rightmove Website
- e) On The Market Website
- f) On the Longstaff Mayfair Office affiliated website
- g) Guild/Property Logic website
- h) R Longstaff and Co website

A schedule of advertising carried out during the period is attached to this Report (Appendix C). In addition, a copy of the advertisements placed is also enclosed (Appendix D).

Throughout the period of marketing, the property was available 24/7 on the above websites. A schedule of the number of times it was viewed online is attached (Appendix E).

3. ENQUIRIES RECEIVED

A number of enquiries were received during the marketing period and a list of these is attached (Appendix F).

In summary, whilst multiple enquiries were made, four of which transpired through to viewings, the applicants and viewers did not proceed their interest any further due to not being able to comply to the Agricultural Occupation Condition.

Out of all of the enquiries, in each and every situation, interest in the property was halted or did not proceed due to the presence of the Agricultural Occupation Condition to which they could not comply.

4. SALES PARTICULARS

A copy of the printed Sales Particulars issued during the period of marketing are attached (Appendix G). The property is marketed at a guide price of £180,000 which we consider to be a correct guide price, being a price which was reduced from an unrestricted value by in excess of 30% to reflect the presence of the Agricultural Occupation Condition in accordance with suggested and accepted percentage reduction, which is ratified by the large number of enquiries and viewings which the property received.

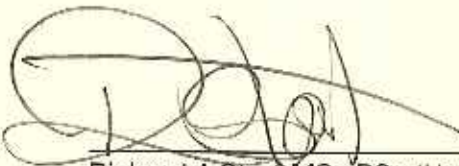
5. CONCLUSION

Despite extensive marketing, locally, nationally and internationally, at a price to reflect the presence of the Agricultural Occupation Condition, significant exposure and numerous enquiries (particularly through the Rightmove website), no interest was forthcoming from a party who could actually proceed to purchase the property and comply with the Agricultural Occupation Condition. This was despite 8 months of marketing up to the date of production of this report.

Due to the economics of the modern agricultural industry the farmed area of the size which was farmed by the late Mr Willows is no longer profitable and becoming amalgamated to larger units and also not capable of supporting a dwelling. This is due to, and compounded by modern technology, large machinery and automated systems of farming meaning that the requirement for labour on farms is decreasing, thus less people working in the agricultural industry at present than there was say 10-20 years ago, let alone when Planning Permission for Parsonage Farm Bungalow was given. As such, this is leaving properties such as Parsonage Farm Bungalow, surplus to requirements, and the presence of any Agricultural Occupation restriction is creating a situation whereby there are more properties available which have to be occupied by a party which complies to a condition with a fewer number of parties available to reside in them.

Having regard to the above we would request the Agricultural Occupation Condition be removed from the planning consent for Parsonage Farm Bungalow.

Signed:



Richard A Start MSc BSc (Hons) Agric, MRICS, FAAV
Messrs. R. Longstaff & Co
5 New Road
Spalding
Lincolnshire
PE11 1BS
Tel: 01775 765538

Email: richardstart@longstaff.com

Dated this 9th July 2018

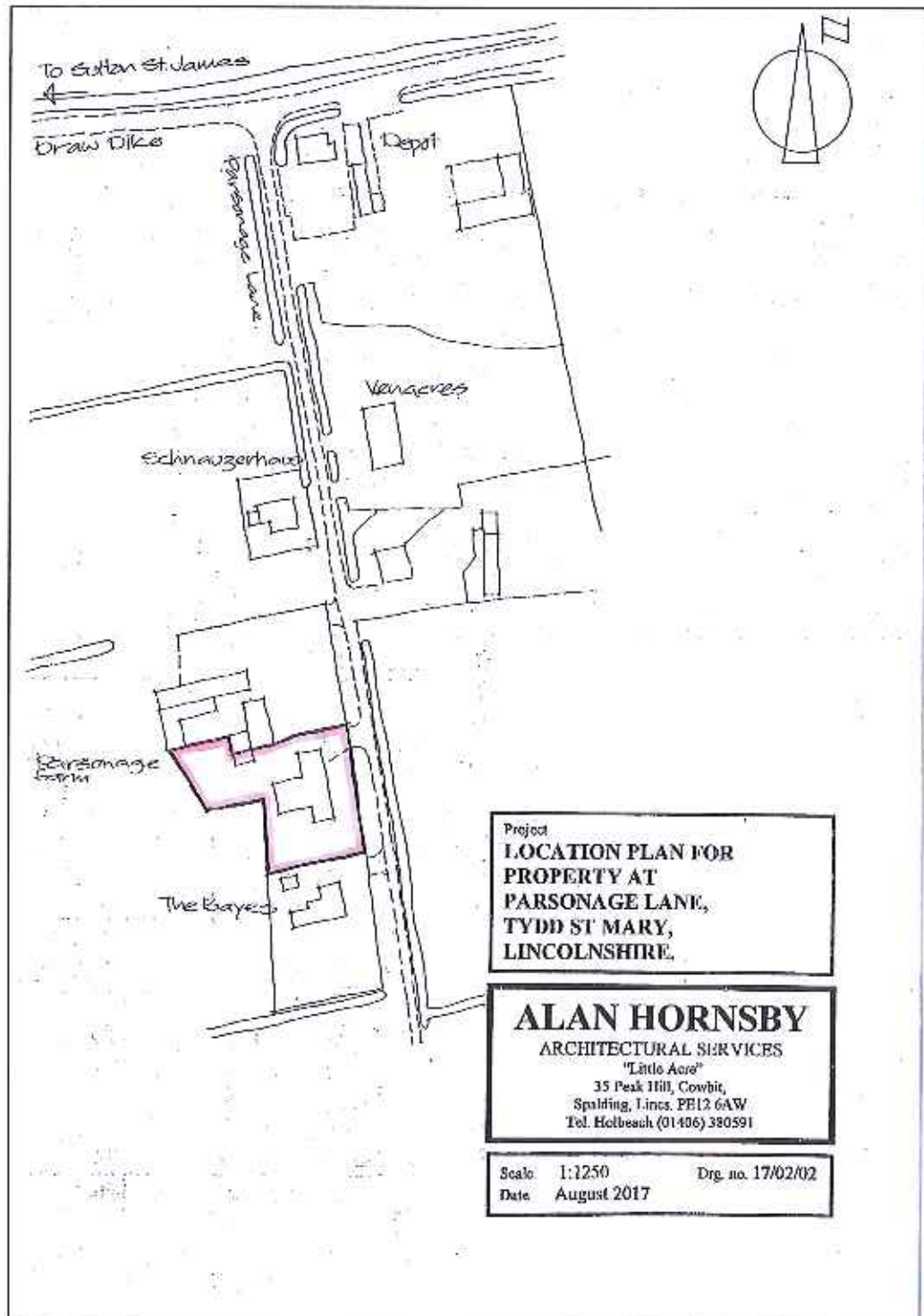
Ref: RAS/RLS

LIST OF APPENDICES

1. APPENDIX A: Plan
2. APPENDIX B: Planning Consent Ref No: EE91/73
3. APPENDIX C: Schedule of Advertising
4. APPENDIX D: Copy of Advertisements
5. APPENDIX E: Schedule of Internet viewings
6. APPENDIX F: Schedule of Enquiries
7. APPENDIX G: Copy of Sales Particulars
8. APPENDIX H: Photographs Showing 'For Sale' Boards

APPENDIX A

PLAN OF PARSONAGE FARM BUNGALOW



APPENDIX B

PLANNING CONSENT REF NO: EE 91/73



HOLLAND COUNTY COUNCIL TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. EE 91/73 will lapse if not exercised by 15.6.78

To Mr J K Willows

Parasong Lane

Parasong Lane, Sutton St James

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 5 day of February 1973 namely:-
Bungalow and garage, with provision of vehicular access, at Parasong Lane,
Sutton St James.

and shown on the plan(s) accompanying the application, subject to the compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than 15.6.78
2. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 250(1) of the Town & Country Planning Act 1971 or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person.
3. The applicant shall at his own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

The reasons for the Council's decision to grant permission for that development, subject to compliance with the conditions hereinbefore specified are:-

1. In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971
2. This building is sited in an area in which buildings other than those connected with an agricultural use, would not be permitted.
3. To prevent damage to the highway margin.

Dated the 15 day of June 1973

County Hall,
BOSTON.

Signed G.E. ZIMMONDSON JONES

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

APPENDIX C

SCHEDULE OF ADVERTISING

Date	Publication
14 th November 2017	Lincolnshire Free Press
28 th November 2017	Lincolnshire Free Press
9 th January 2018	Lincolnshire Free Press
6 th February 2018	Lincolnshire Free Press
6 th March 2018	Lincolnshire Free Press
1 st May 2018	Lincolnshire Free Press
15 th May 2018	Lincolnshire Free Press
5 th June 2018	Lincolnshire Free Press

APPENDIX D

COPY OF ADVERTISEMENTS

Longstaff

com

SPALDING
01775
766766

HOLBEACH
01406
422760

Property 1: A detached house in a quiet road, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £125,000**

Property 2: A semi-detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £110,000**

Property 3: A detached house, 4 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £140,000**

Property 4: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £115,000**

Property 5: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £120,000**

Property 6: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £118,000**

Property 7: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £112,000**

Property 8: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £110,000**

Property 9: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £115,000**

Property 10: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £118,000**

Property 11: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £112,000**

Property 12: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £110,000**

Property 13: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £115,000**

Property 14: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £118,000**

Property 15: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £112,000**

Property 16: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £110,000**

Property 17: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £115,000**

Property 18: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £118,000**

Property 19: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £112,000**

Property 20: A detached house, 3 bedrooms, 2 bathrooms, double garage, garden, close to school and shops. **Price: £110,000**

The Property Professionals

ESTATE AGENTS • VALUERS • AUCTIONEERS • SURVEYORS • LETTINGS • PROPERTY • COMMERCIAL • AGRICULTURAL

RICS

Rightmove

14th November 2017 - Lincolnshire Free

BRIEF AGENTS - VALUERS - ART DIRECTORS - SURVEYORS - LETTERING - DESIGNERS - CONFIDENTIAL - ADVERTISING

ESTATE AGENTS - VALUERS - AUCTIONEERS - SURVEYORS - OFFICES - RESIDENTIAL - COMMERCIAL - AGRICULTURAL

APPENDIX E

SCHEDULE OF INTERNET VIEWINGS

Rightmove Views		
Date	Detailed Views	Summary Views
November 2017	2,376	21,975
December 2017	1,290	14,278
January 2018	2,138	22,956
February 2018	1,768	20,223
March 2018	1,827	20,822
April 2018	1,716	19,545
May 2018	1,585	18,766
June 2018	1,496	17,207
July 2018	178	2,103
Total	13,944	153,088

On The Market Views		
Date	Detailed Views	Summary Views
December 2017	157	1,814
January 2018	176	2,322
February 2018	150	2,061
March 2018	233	2,472
April 2018	246	2,720
May 2018	194	2,323
June 2018	165	2,186
Total	1,321	15,898

APPENDIX F - REVISED

SCHEDULE OF ENQUIRIES

	DATE	APPLICANT	COMMENTS
1	10/11/2017	Mr E	Could not comply
2	15/11/2017	Ms J	Could not comply
3	17/11/2017	Mr B	Could not comply
4	18/01/2017	Miss T	Could not comply
5	29/11/2017	Mrs M	Could not comply
6	18/01/2018	Mrs R	Never progressed her interest
7	29/01/2018	Mr M	Could not comply
8	29/01/2018	Mrs R	Could not comply
9	02/02/2018	Ms M	Could not comply
10	06/02/2018	Mrs N	Could not comply
11	07/02/2018	Mr & Mrs D	Could not comply
12	08/02/2018	Ms R	Interested & went on to view
13	09/02/2018	Ms R	Could not comply
14	12/02/2018	Mr W	Could not comply
15	19/02/2018	Miss S	She does not comply but thought her partner may. Withdrew her interest before a viewing arranged
16	20/02/2018	Mr S	Initially said he had a nursery, then confessed he grows his own plants and could not comply
17	01/03/2018	Mr W	Could not comply
18	02/03/2018	Mrs S	Could not comply
19	08/03/2018	Mr B	Could not comply
20	27/03/2018	Mrs B	Interested and books viewing
21	28/03/2018	Mr & Mrs H	Could not comply
22	29/03/2018	Ms B	Spoke to SHDC and could not comply
23	10/04/2018	Miss K	Could not comply – wanted to start a small farm but her interest ceased
24	05/06/2018	Ms B	Could not comply
25	08/06/2018	Ms E	Could not comply
26	12/06/2018	Mrs G	Could not comply

APPENDIX G

COPY OF SALES PARTICULARS

EST. 1770



Longstaff

COM

SPALDING RESIDENTIAL 01775 766766 www.longstaff.com



Parsonage Farm Bungalow, Parsonage Lane, Sutton St James PE12 0JA

£180,000 Freehold

- 3 Bedrooms
- No Chain
- Agricultural Habitation Clause
- Semi-Rural Location
- Viewing Recommended

Detached bungalow in semi rural ~~non estate~~ location with established gardens, driveway and garage. Reception hall, living room, kitchen diner, 3 bedrooms, bathroom, conservatory/rear entrance, utility/boiler room and separate WC. Oil central heating.
SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.

SPALDING 01775 764766 HOLBEACH 01495 422760 BOURNE 01778 426406

ESTATE AGENTS - VALUERS - AUCTIONEERS - SURVEYORS - LETTINGS - RESIDENTIAL - COMMERCIAL - AGRICULTURAL



Longstaff



ACCOMMODATION

Front entrance door with obscure glazed side panel to:

LARGE RECEPTION HALL

Coved and textured ceiling, 2 ceiling lights, doorbell chime, radiator, door to:

LOUNGE

21' 3" x 13' 7" (6.48m x 4.15m) Picture windows to the front elevation, patio doors to the rear, coved cornice, 4 wall lights, 2 radiators, corner brick chimney breast with recess for electric fire.

KITCHEN DINER

11' 0" x 26' 0" (3.37m x 7.93m)

KITCHEN AREA

Window overlooking the garden, extensive range of fitted units comprising base cupboards and drawers, worktop, tiled splashbacks, eye level wall cupboards, double drainer stainless steel sink unit with mixer tap, electric cooker point.



DINING AREA

Fitted carpet, front window, radiator, 2 wall lights, door to:

REAR ENTRANCE/CONSERVATORY

12' 2" x 7' 2" (3.71m x 2.15m) Windows overlooking the rear patio and garden, glazed external entrance door, radiator, strip light, personnel door to the Garage, door to:

UTILITY/BOILER ROOM

12' 1" x 7' 5" (3.70m x 2.27m) Grant oil fired central heating boiler, plumbing and space for washing machine, single drainer stainless steel sink unit, fitted cupboards, front window, double radiator, strip light.

SEPARATE WC

Low level suite, obscure glazed window.

Also from the Reception Hall further doors are arranged off to:

BEDROOM 1

15' 3" x 11' 1" (4.66m x 3.39m) Window to the rear elevation, fitted wardrobes, 2 bedside lights, radiator.

BEDROOM 2

17' 5" x 9' 1" (5.40m x 2.78m) Window to the rear elevation, fitted wardrobes, radiator, 2 bedside lights.

BEDROOM 3

13' 1" x 9' 1" (4.01m x 2.77m) Window to the side elevation, textured ceiling, ceiling light, radiator.

BATHROOM

Three piece suite comprising panelled bath, low level WC and wash hand basin set within vanity unit, fully tiled walls, radiator, obscure glazed window, strip light, built in Airing Cupboard housing the insulated hot water cylinder.

EXTERIOR

At the front of the property there is a lawned garden with stacked borders and hedgerow to the front boundary. Gated access to a gravelled driveway leading in turn to:

ATTACHED SINGLE GARAGE

Up and over door, power and lighting, rear personnel door. The driveway continues to the side of the property providing useful further parking.

ESTABLISHED REAR GARDEN

Predominantly laid to lawn with an oil tank and store shed. There is a further established garden area to the south side of the property again predominantly lawned with stacked borders, conifers and plants.

AGRICULTURAL HABITATION CLAUSE

The property is sold subject to an Agricultural Habitation Clause whereby a purchaser must be solely or mainly employed in agriculture or horticulture either presently retired from or a widow or widower of the same.

DIRECTIONS

From Spalding proceed in an easterly direction along the B1165 signposted Weston Hills and proceed along this road without deviation for approximately 6 miles to the staggered crossroads at Saturday Bridge. Proceed straight on to the continuation of the B1165 to Sutton St. James, continue straight on for a further mile and a half taking a right hand turning into Parsonage Lane and the property is situated on the ~~left hand~~ side.

AMENITIES

The nearby villages of Tydd St. Mary and Sutton St. James have combined facilities including shops, churches, public houses, primary schools etc. The property is conveniently situated for access to Spalding, Kings Lynn, Wisbech and Peterborough.



TENURE Freehold

SERVICES Mains water, electricity. Oil central heating.

COUNCIL TAX T8A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The Imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: S9892

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

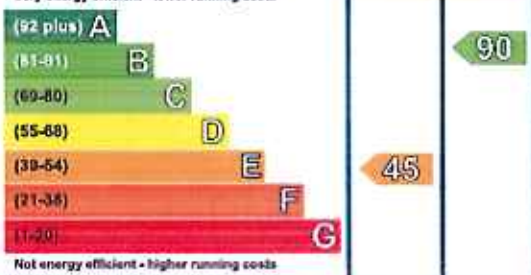
R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
F: 01775 762289
E: spalding@longstaff.com
www.longstaff.com

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



APPENDIX H

PHOTOGRAPHS SHOWING 'FOR SALE' BOARD

