

# PROPERTY VIEW

PROPERTY NEWS FROM G HERBERT BANKS - YOUR LOCAL AGENTS SINCE 1898

ISSUE 13

## RECENT EXCITING LISTINGS



We are very fortunate as a practice to sell some wonderful individual properties in fantastic locations. As we are entering into winter, we are still busy bringing new listings to the market, with the market being considerably less seasonal than it used to be.

Some of those listed over recent months include: - Chapel Cottage Orleton Stanford Bridge with a guide price of £499,950. This is a very charming

country cottage in the heart of the beautiful Teme Valley. A cottage of immense character with truly delightful gardens planted with hundreds of unusual plants, trees & shrubs.

Norchard Cottage at Dunley has just come to the market with a guide price of £550,000. It is a gloriously positioned country bungalow in a very special setting. Lying in a small valley it enjoys great peace & tranquillity.

Keepers Cottage, Stockton on Teme is a lovely Listed period cottage in a magical setting with stunning views. It stands in about 7 acres within its own valley with native woodland & stream.

This has been brought to the market with a guide price of £675,000.

Then as a complete contrast Kimberley House, Bewdley is a significant Listed riverside house with remarkable views over the Severn. It has the added benefit of a splendid large walled garden and is on the market with a guide price of £795,000.

For further details please visit [www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk) or call the office on 01299 896 968.

**Tim Gaston - Partner**

## PRIVATE LANDLORDS KEEP COMMITTING

It is positive to learn that the number of mortgages being arranged for private residential Buy to Let landlords is strong and that many lenders have realised that this is a good market they wish to remain focused on.

Given that private landlords have had several changes forced upon them that have on the face of it made the market less attractive, it is great to see that resilience remains in the industry.

A report available on The Mortgage Lender website titled 'Buy To Let: The Landlord Experience'

found that 84% of landlords are committed to the Buy to Let market and plan on increasing, or at least maintaining, the number of properties within their portfolios during the next twelve months.

There are now plenty of specialist Buy to Let lenders out there, whether that being for standard lets or Houses of Multiply Occupation (HMOs). Research completed by The Mortgage Brain found that there are now (September 2019) 3,859 Buy to Let products on the market, which is an increase of 11% from a year ago.

We regularly provide advice on whether a property would make a good Buy to Let investment and we are happy to have an initial free of charge conversation about your plans and thoughts. The best Buy to Let investment may not necessarily be the one that provides the highest yield, with proposed for capital growth, or perhaps potential changes to a certain area, all needing to be considered.

**Richard Banks - Partner**

## SUCCESSFUL AUTUMN FARM DISPERSAL SALE

G Herbert Banks conducted their second well attended farm sale on Saturday 19th October, with a wide range of lots sold for Newnham Farms Ltd.

The sale was due to Newnham Farms Ltd moving their hop farming operations to a new farm further along the Teme Valley.

The sale was largely made up of hop farming implements including nine hop trailers and five air blast crop sprayers.

The larger items in the sale included fourteen tractors ranging in price from £2,200-£15,000, a JCB loadall at £11,100, a JCB mini digger at £8,400, a Track Marshall Crawler at £5,200 and a Mitsubishi L200 pick-up. There was strong interest in the Reith hydraulic adjustable disc harrow with it finally making £5,250.

Auctioneer Robert Parry had the lots sold within a little under two hours.

**Robert Parry - Partner**



**G HERBERT  
BANKS**

# FAMILY FARMING PARTNERSHIP

If you are thinking of bringing your children into your farming business, you may be considering a Farming Partnership.

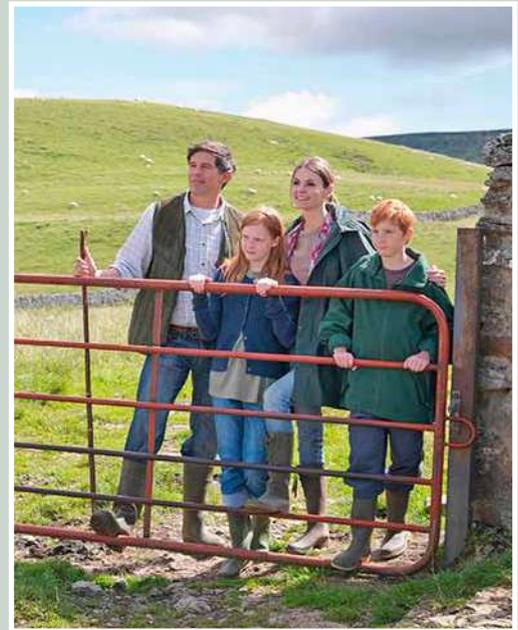
It is essential to decide exactly what assets go into the Partnership and also equally important is what stays out; and to know what the individual values are. Instruct a surveyor to value the land, farm buildings, farm shop, any farm cottages, parlour etc that will be used within the Partnership, because as soon as they enter the Partnership and are part of the business accounts, they become Partnership assets. Valuing the assets will also help to maximise any available tax relief.

Beware what you do with the main Farmhouse; again if it is brought into the Partnership and written into the Partnership Deed, it technically becomes a Partnership asset, which may not have been your intention.

Once you have decided what assets are to be used by the Partnership, see a solicitor in order to draw up a written Partnership Deed. It must be signed and by all the Partners.

It is all too easy to avoid doing the valuations and legal paperwork and keeping it informal because it is family, but the important thing is to avoid a sham or misunderstanding as if the Partnership hits difficulties along the way, it will leave all Partners exposed. The farming and national press have highlighted two recent cases Ham v Bell and Wild v Wild which involved sons joining a farming partnership and subsequently claiming interest in property which they considered were a partnership asset.

If you would like any further advice on a Partnership arrangement or other farming options such as Share farming or Contract Farming, or would like your farming assets valued, do not hesitate to give us a call.



**Liza Randall, Associate Partner**

## RECENTLY LET



**Great Witley, Worcester**  
**Rent £1,400pcm**



**Tenbury Wells**  
**Rent £685pcm**



**Worles Common,**  
**Rent £850pcm**

## RECENTLY SOLD



**Castlemorton, Malvern**  
**Guide Price £475,000**



**Rock, Kidderminster**  
**Guide Price £595,000**



**Abberley, Worcester**  
**Guide Price £479,950**