



# ‘Ag tie’ Newsletter & testimonials

Feb 2021

Occupancy restrictions lifted



What you get with AFA Planning Consultants:

- **NO WIN NO FEE**
- Proven track record; nearly 300 occupancy ties lifted by us since 2004
- Nearly 100% success rate over the last 10 years
- UK wide coverage
- Enormous increases in value with ties lifted
- Buyers much easier to find
- Inheritance problems solved
- Enforcement worry lifted
- Equity release obtainable
- Often using different methods to the usual approaches, we have consistently lifted ties when clients have failed before
- **OUR PLANNERS HAVE WORKED FOR COUNCILS & KNOW THE SYSTEM**

## And there's a lot more with AFA Planning Consultants:

- Buyers can get mortgages when ties are lifted
- The wording of occupancy restrictions can vary widely; we have lifted just about all types
- We keep you informed throughout & handle all the fuss & hassle
- We do not only take on easy cases & if instructed we will go to appeal
- Our library of hundreds of occupancy tie appeals across the UK stretching back 40 years gives us real insight into difficult cases
- We can also deal with further applications such as land development or barn conversions
- Council planning officers respect our applications. One contacted us to say:

***"I dealt with your applications before at my previous Authority when I worked at ... They are always very comprehensive & with all the required evidence. It makes such a big difference. I am marking this one up for approval as well." Mr M.B.***

- A friendly & helpful team working for you
- Free initial consultation with honest advice

***"After requesting information from AFA about getting our agricultural tie removed, we live in a National Park, the response was quick, accurate and professional and well within budget."***

**Mr & Mrs J.S.**

- Loads of delighted clients, see the Case Studies below:-

***"Well, you have certainly made a difference to the value! We are going on the market next month. We cannot thank you enough for what you have done for us, it was the best Christmas present ever!!! Once again we are very grateful to you."***

**Mr & Mrs L.B.**

***TELL ME MORE, SUCH AS:***

## Q. WHAT ARE OCCUPANCY RESTRICTIONS?

### A. THERE ARE SEVERAL TYPES BUT MAINLY:

**AGRICULTURAL OCCUPANCY RESTRICTIONS** (sometimes called ‘ag. ties’, ‘agricultural clauses’ or ‘AOCs’) are conditions imposed by councils on some rural properties meaning that no one is allowed to live in the property except those specified in the restriction (usually farmers or forestry workers). Only very rarely would ‘hobby farmers’ comply.

**EQUESTRIAN OCCUPANCY RESTRICTIONS** mean that no one is allowed to live in the property unless they comply; usually someone who has an equestrian job, such as in a livery stables business. Simply keeping your own horses would not be enough to comply as the ties only relate to employment not just leisure or a hobby.

**COMMERCIAL OCCUPANCY RESTRICTIONS** are sometimes imposed limiting who lives in the property to people who work in some other specified occupation (e.g. farrier, thatcher, vet or golf course employee) or work at some nearby rurally located business. These restrictions are less common, but also can be worse than the other types as the number of possible complying occupants is often very small, although this can be advantageous with one of the methods of getting such ties lifted.

**HOLIDAY LET OCCUPANCY RESTRICTIONS** are designed to limit occupation to holiday makers and often only for specified months of the year. However, the same properties can also make excellent full-time homes throughout the year, plus they are often in amazing locations.

**SECTION 106 & 52 PLANNING OBLIGATIONS** can sometimes also be imposed so that the ties are doubled, appearing on both the planning permission plus in a Section 106 or 52. See Case Study No. 8.

## Q. WHAT ARE THE PROBLEMS & ISSUES?

Occupancy restrictions burden owners with serious problems:-

1. **Value:** The property's value is vastly reduced; a third off the open market is the 'rule of thumb' but sometimes it can be as much as half. See Case Study No. 1.
2. **Saleability:** Buyers are extremely hard to find when a property has an occupancy restriction, especially when they realise that they are not actually allowed to live in the property unless they comply with the restriction, plus if they do move in the council could force them out leaving the property with a toxic planning history making it even harder to sell. Also in more recent years, mortgage providers have become very reluctant to lend for ag. tie properties. Potential buyers therefore can't raise the money even if the asking price is heavily discounted. This has meant that many of our clients have been trapped in homes they just can't sell. See Case Study No. 2.
3. **Enforcement worry:** If you are not strictly in compliance with the occupancy restriction, you are in danger of the Council taking enforcement action against you - for living in your own home! Many clients whose work is not in line with their occupancy restriction have come to us because they are very worried that they would be in serious trouble if their council found out. Non-compliance with a restriction can lead to enforcement and even prosecution in a criminal court, and even effective eviction. See Case Study No. 3.
4. **Council Opposition:** Usually, as can be seen from several of the case studies below, councils strongly resist any attempt to lift occupancy restrictions. However, we have developed a set of winning strategies to meet such challenges and this has resulted in our very high success rate for lifting occupancy restrictions. Even so no complete guarantee of success can ever honestly be given and sometimes it proves impossible to achieve a positive result. In view of this our 'No win no fee' offer is especially relevant to clients. See Case Study No. 6.

5. **Mortgages:** Many clients who want to sell are unable to do so because buyers can't get mortgages due to the restriction, whilst other clients who want to stay in their homes, can't obtain equity release or re-mortgage either for the same reason. See case studies No.'s 2 & 11.
6. **Extending:** Some clients have simply wanted to build an extension to their home only to be told by their Council that this would not be allowed as it would push the property's value beyond the reach of a farm worker. With the occupancy restriction gone, this objection cannot be made. After we had his occupancy restriction lifted, one client wrote:  
  
***"I would like to thank you for the work you have done on my behalf. It is a great relief now to be able to do what I want with my own property. Once again many thanks." Mr J.B.***
7. **Redevelopment of the site:** Most properties with occupancy restrictions are located in brilliant rural locations and with great views, although the existing dwelling may be very limited in appeal. Some of our clients therefore have wanted to demolish the existing house or bungalow and build their dream home on the site. However, councils invariably insist that any new property is also tied with an occupancy restriction and be of a similar size to the original, thus making any redevelopment pointless. But once the restriction is lifted, things can be very different. See case study No. 10.
8. **Inheritance:** Some clients simply want to leave their home to a relative when they have passed away, just like other people might do. However, whilst anyone can own such properties, relatives who are not in compliance with the occupancy restriction, cannot lawfully move in and make it their own home, and if they try to sell the property instead, they may well find it impossible to do so. That was the problem faced by our client in Case Study No. 9 when he inherited his parents' home.

As soon as occupancy restrictions are lifted, all these problems are solved.

Now some more examples of actual cases and particular problems

## **'AG. TIE' CASE STUDIES**

These are just a few examples of how we have helped clients since we started the Company in 2004.

No two cases are the same; they all have their own problems and therefore need to be handled on an individual basis with very careful attention to detail. Some clients are farmers, others run equestrian businesses, whilst others have jobs which have no current connection at all with their occupancy restriction.

**CASE STUDY No. 1 - INCREASED VALUE:** With occupancy restrictions lifted, values are dramatically increased because anyone can now buy and live in the house/bungalow, just like any other property. With the occupancy condition gone, it is not uncommon for our clients' homes to increase in value by £300,000 or even more, which is why this client who had an equestrian business, wrote:

***"We can't thank you enough, you have certainly made a difference to the value of our home. We can now put it up for sale as we are going to downsize. We will certainly recommend AFA." Mr & Mrs L.B. DERBYSHIRE***

**CASE STUDY No. 2 - CAN'T SELL:** Mr & Mrs J.S. were not farmers but had a very common problem faced by many of our clients. Although their substantial and lovely bungalow in an expensive part of Cheshire attracted a lot of interest, no buyer could be found. This was because people were not able to get mortgages due to the occupancy restriction whilst the few who didn't need a mortgage were put off when they realised that they could not lawfully live in the bungalow and if they did move in the council could force them out on pain of criminal prosecution. On top of all that our clients themselves also had the worry that the council could take enforcement action against them because they were not farmers. Our clients were becoming desperate as they had tried many times before to get the tie lifted but without success. Having looked carefully into the case, we were eventually able to prove to the council that they should lift the tie. However before success was achieved, we met a lot of resistance from the Council who were very uncooperative and determined to string things out for as long as they could, probably in the hope that we would give up. The clients wrote:

***"We had struggled long and hard to get our occupancy condition removed without success until we employed AFA Planning who succeeded brilliantly through a combination of experience and a willingness to stick to the task. Thank you for your professionalism throughout. We are moving house on Friday, thanks in no small part to you." Mr & Mrs J.S. CHESHIRE***

**CASE STUDY No. 3 - ENFORCEMENT WORRY:** Mr S.C. and his family came to us in desperation as the council were about to take enforcement action because he was not a farmer, nor was he in a position to become one. The council's action would have forced the family out of their own home on pain of criminal prosecution. They were not wealthy people and couldn't afford to buy or easily rent another home, plus they would still have had to pay the mortgage on the house they couldn't live in! An enforcement notice would also have meant a toxic planning history, so finding a buyer would then have been even harder. Unfortunately our client had only occupied the house for a few years so were not immune from enforcement. However, through a very careful and detailed investigation we were able to find evidence to prove that this particular ag. tie had no legal standing and therefore the council had no right to enforce it. This was much to the council's amazement and the family's very great relief. The council was then obliged to drop the enforcement. Here's what our client wrote:

***"Thank you whole heartedly. It was a great relief, testimony to your research and planning. We are delighted in the speed you were able to finalise matters, other companies were quoting years with fees to match. I would have no hesitation in recommending your services to others in the same position. Many, many thanks."*** Mr S.C. **COUNTY DURHAM**

**CASE STUDY No. 4 - RETIRED FARMER or LOOKING TO RETIRE:** Many of our clients have retired from their farming or equestrian careers, or are hoping to do so, but moving out of their home is not an option because of the occupancy restriction. Our client Mr K. had a successful agricultural career behind him and was looking to retire from the family farming business. We had already managed to get the ag. tie lifted from his brother's nearby farmhouse, now Mr K. turned to us for help with the restriction on his own house. He wanted the flexibility of being able to sell his home on its own and at a time of his choosing and for a decent price which properly reflected its quality and great location. However with the occupancy condition in place he realised that the value was severely diminished and that buyers probably couldn't get mortgages. He also did not want to go through the process of a year's marketing of the property for sale especially as he did not want to move for the time being. Having looked carefully into the case we identified an unusual method whereby the ag. tie could be lifted. The application was submitted and eventually approved. Our client was delighted with the result and said:

***"It's the best news I've had for a long time. I'm very impressed!"***  
Mr D.K. **YORKSHIRE**

**CASE STUDY No. 5 - WRONG PREVIOUS ADVICE:** It is not unusual for clients to come to us about their occupancy restrictions when all else has failed and even where there has been a dismissed appeal. Mr & Mrs S.S. had clearly been wrongly advised by a previous planning consultant about how to get their ag. tie

lifted and had little confidence in us that we would achieve the desired result either. On top of all that they also had the worry that the council could take enforcement action against them because they were not compliant with the tie. Although we never give any guarantee of success, we took the case on. When our application to have the occupancy restriction lifted was granted, they were amazed and wrote:

***“You really shocked us! Thank you so much for this wonderful thing you have done for us. We will certainly recommend you to anybody! Thank you once again.” Mr S.S. KENT***

**CASE STUDY No. 6 - STRONG OPPOSITION:** Mr. T.T. our client, a part time farmer, had been trying for about a year to sell his beautiful home but without success because of the occupancy restriction even though the price was heavily reduced. He then faced bitter opposition from certain local councillors when our application for the tie to be lifted was put before them. Because of this the case took two applications, unnecessarily in our opinion, as it was clear that the councillors concerned had not understood the application. In the end the councillors had to back down because of the over-whelming weight of extra evidence we put before them and so the tie was lifted. The house went back on the market with an increased value of around £300,000. Our client wrote:

***“A big thank you to AFA Planning in a very difficult & complicated case. I would not hesitate to recommend AFA Planning to anyone with agricultural tie problems.” Mr T.T. HERTFORDSHIRE***

**CASE STUDY No. 7 - FARM FAILED PLUS LAST MINUTE APPLICATION PROBLEMS:** Sadly our clients’ farming business failed despite many years of trying to make a go of things. All that remained was the farmhouse but because of its ag. tie it was virtually un-sellable. After we took the case on, it did seem that we were persuading the council to lift the tie. This was not through a marketing campaign and not even because the farm was financially unviable, but because we based our application on very unusual grounds which we had never used before. All seemed to be going well, then just before the final decision date, the council came back with several ‘problem issues’ plus a proposal. It would have been easy not to recognize the hidden danger in their proposal which in reality would have left our clients far worse off. It took some quick thinking and debate at the last moment in order to overcome all this. In the end the tie was fully lifted as per our application. The house was then put up for sale with a full open-market valuation. Because of the substantial increase in value, our clients’ financial situation has dramatically improved. This is what our clients emailed:-

***“I am not sure whether you will have seen this decision yet, but congratulations and thanks for your success. Clearly you earned your fee, not least in the last few days! We are very grateful. Diane is ecstatic.” Mr S.L. LANCASHIRE***

**CASE STUDY No. 8 - SECTION 106 & 52 OCCUPANCY TIES:** Mr & Mrs F.W.'s home in Wales had a double tie which actually is not uncommon around the rest of the UK. This is where councils place an occupancy condition on the planning permission plus repeat it in a type of contract called a planning obligation (now a Section 106, formerly a Section 52). On top of all that there was also the worry that the council could take enforcement action against our clients because they were not compliant with the two occupancy restrictions. In this case we first achieved the removal of the tie on the planning permission and then successfully argued for it to be also lifted from the planning obligation. The clients wrote:

***“Despite being physically remote from our location, you proved to be a very effective and persuasive communicator with our local council; you kept us well informed as to progress, all in all a very satisfactory experience with an excellent outcome.” Mr & Mrs F.W. WALES***

**CASE STUDY No. 9 - NATIONAL PARKS:** Some clients have the additional dimension of being a national park like the South Downs, Dartmoor and Exmoor cases mentioned below. Another client who was not himself a farmer had inherited his parents' farmhouse in the New Forest National Park but an agricultural occupancy restriction meant that he could not lawfully live in it himself, nor could he sell it even though it was a lovely house in a great location and the price had been heavily discounted to reflect the tie. He then approached us for help. Frankly it was not an easy case and meet with a lot of Council opposition but eventually we succeeded, in this instance by proving to the New Forest National Park planners that the house was no longer needed to accommodate a farmer or farm worker. After the tie was lifted, this very grateful client quickly contacted us and said:

***“I think we owe you some money, your office has just told me that the occupancy condition on our parents' house has been lifted. That's a big weight off our minds. The next stage is to get some roof repairs done and have the boundaries properly defined as we move to sale.”***  
**Mr N.C. NEW FOREST NATIONAL PARK**

**INHERITANCE PROBLEMS** Although this particular case was in a national park, someone who inherits a property anywhere in the UK will face exactly the same problem if there is an occupancy restriction binding the inherited property regardless of any special designation of the area. Therefore, our advice is that it is much better to get an occupancy restriction lifted well before any relative inherits.

**CASE STUDY No. 10 - REPLACEMENT HOUSE IN AONB:** How can you get permission to build your dream home in a great rural location? This is what one of our wealthier clients, Mr W did. He first located an ag. tie property on a sizeable plot which was for sale and at a wonderful location with great views in an 'Area of Outstanding Natural Beauty' (AONB). The original bungalow was

'1950's drab' but the site and location was brilliant. He then negotiated a contract with the farmer who owned the property to sell it to him at an agreed price which was much more than its value with the ag. tie in place. This was all conditional on us getting the tie lifted which we did succeed in doing. Still using us as his planning consultants, he then obtained planning permission for a high quality house to replace the bungalow. However, because of the increased size (103% larger) and especially because of the ANOB factor, the permission was not easy to obtain but we did achieve it in the end because we identified various relevant additional arguments which we used to good effect. The new house is not a 'gin palace' but it is substantially superior to what was there before and it is in a location where normally no new build would ever be allowed. The client Mr. W. wrote:

***"Many thanks indeed for all your advice, support and very professional service. I am greatly relieved and excited that the agricultural occupancy restriction has been lifted. I am pleased to enclose my cheque in settlement of your invoice. There may be others to sort out and you will be top of my list to make contact with if there are and of course I shall be recommending you to other colleagues in the business."* Mr A.W. OXFORDSHIRE**

**CASE STUDY No. 11 - EQUITY RELEASE or BETTER MORTGAGE:** Many clients come to us because although they do not want to sell, their mortgage rates are very high with the ag. ties in place. For others the aim is equity release and this was the case with Mr & Mrs T.B. Their lovely bungalow in the Surrey countryside would normally have been worth around £1.3M, but this was substantially reduced due to an agricultural occupancy restriction. The other big problem they faced was that they could not find a borrower who was willing to advance any of the value on equity release whilst the restriction was in place. However having investigated the case it was clear to us that there was a way to get the tie lifted. We achieved this within a few months from their initial phone call. A borrower was then easily found and the equity release went through without any further delay. They wrote:

***"Thank you very much indeed for all the hard work you have done to get over this hurdle. I will certainly recommend your services to anyone with a similar problem. I have already mentioned you to my solicitor in Godalming but will do so again when I see him next. Mr & Mrs T. B. SURREY***

**CASE STUDY No. 12 - DIVERSIFICATION & NEW CAREER:** Our clients had been farmers however their business interests diversified to such an extent that they were no longer farming at all. This meant that they had the worry that the council could take enforcement action against them because they were not now compliant with the tie. For other reasons too they wanted to move from their farmhouse but the value was so reduced because of the ag. tie that selling was not feasible. They turned to us for help. Following a detailed examination of the case, we identified a very unusual way through which the tie could be

completely lifted. The Council's planning case officer eventually realised that our reasoning was sound and she was very supportive and so the application to lift the restriction went through within a few months. Our clients wrote:

***"Thank you very much for all your help. We are so pleased that the restriction has been lifted!" Mr & Mrs D.G. LEICESTERSHIRE***

**METHODS:** Often using different approaches to the usual methods, we have consistently removed ties, often where our clients have failed before, like this client who wrote:

***"Thank you for getting the tie lifted. You obviously knew something about this that the others didn't know." Mr. J.B. DEVON***

Or even when an appeal to get the tie lifted had previously failed, like this client:

***"Absolutely brilliant news that you've won for us. I honestly didn't think you would do it." Mr. J.B. CORNWALL***

There are a variety of ways to achieve the removal of occupancy restrictions quite apart from the few which are well known and which you may read about on the internet. Because our team has wide experience as council planning officers themselves, we are ideally placed to spot opportunities which others may miss. For example, in one recent case to our client's amazement, we were able to demonstrate to the Council that the restriction should never have been imposed in the first place. This client wrote:

***"Thank you so much for all your hard work, a great result which means everything to me. The house is now on the open market and has a good chance of selling. You know your subject and are worth your weight in gold. I cannot thank you enough. Very best wishes." Mrs A.M. YORKSHIRE***

**FEES:** Our fees for lifting occupancy ties, whether agricultural, equestrian or any other type, are on a **NO WIN NO FEE** basis. This way we take the risks not you, also you don't have lots of staged fees to keep paying. The actual fee will largely depend on what method we use so until we have discussed the case with you we cannot give an exact answer. Our fee structure was one aspect which attracted Dr & Mrs R.G. He was a medical doctor and she had a long equestrian career, neither were farmers. Having achieved the lifting of their horse livery occupancy restriction, they wrote a personal 'Thank you' to our team member who handled the case for them:

*"We genuinely really appreciate what you did for us at a very reasonable cost. We realised we had picked the right person because of your approach to what we considered may be an unobtainable result, but you achieved it by your thoroughness, dedication to detail and the time needed to reach the result we needed. And of course, knowing how the planning authorities make their decisions having yourself been employed as a planning officer was an important factor."* Dr & Mrs R.G. **WARWICKSHIRE**

**TIMESCALES:** Every case is different and attention to details is vital, so we cannot say exactly but the vast majority of our cases are finalised within months.

*"Thank you for making everything so simple and uncomplicated for us, and with a great outcome."* Mr & Mrs D.M. **NORTH YORKSHIRE**

## OTHER TESTIMONIALS BY COUNTY

**BEDFORDSHIRE** *"It all worked out well and we did manage to get the equity release, it all came through no problem at all. With the tie lifted the bungalow was valued at over £600,000. Thank you for all your help."* Mr & Mrs J.S.

**BERKSHIRE** *"I would like to thank AFA especially Richard for the professional manner in which he managed the whole appeal process. His approach, thoroughness and personal contact met all of our expectations. We are obviously delighted with the outcome ..... I would certainly have no hesitation in recommending your organisation."* Mr & Mrs B.B.

**BUCKINGHAMSHIRE** *"I can hardly believe you won this case for me. I can't thank you enough!"* Mrs J.D.

**CAMBRIDGESHIRE** *"Thank you very much for your hard work with our case. I couldn't have chosen a better company to work with and was very impressed with what you did and obviously the outcome. Without you on the case, it could have turned out very differently for us so I'm incredibly grateful to you. I will have no hesitation in recommending you to others for planning restriction cases in the future."* Mrs J.H.

**CLEVELAND** *"We are delighted at the outcome of this case and the professional way that you handled things and kept us in the picture. We will always contact you on further issues and recommend you to other people with the same problems. Many, many thanks."* Mr & Mrs R.P.

**CORNWALL** *"Many thanks for your help and advice with lifting the agricultural tie, we couldn't have done this without your assistance. It has now been transformed into a beautiful house. I would very much like to chat with you about another project, this concerns an old stone barn ....."* Mrs C.H.

**CUMBRIA** *“Very satisfied with what you have done, Thank you very much. The property has a tenant in it at the moment.”* Mr J. C.

**DERBYSHIRE** *“We sold the bungalow with the tie lifted and were able to build a new one somewhere else. We were very pleased with your service and are very happy to recommend you.”* Mr D.B.

**DEVON** *“Please find enclosed payment for the work carried out. Thank you for your hard work.”* Mr & Mrs J.J.

**DEVON - DARTMOOR NATIONAL PARK** *“After requesting information from AFA about our ag. tie, your response was quick, accurate and professional & well within budget, other companies quoted a lot higher. Within a short period our ag. tie was removed. We decided to stay here in the end but we don’t have to worry, it’s all sorted for the kids.”*  
Mr & Mrs R. S.

**DORSET** *“May I take this opportunity to thank you and the team at AFA Planning Consultants ..... The first class professional service which I have received has been outstanding every step of the way and you have managed to succeed in securing a positive outcome ..... where others have failed. I would have no hesitation in recommending AFA Planning Consultants”.* Mr D.B.

**ESSEX** *“A thorough service, we are very happy with what you did. The house has been sold now and for a good price, we’re very pleased.”* Mr R.H.

**EXMOOR NATIONAL PARK** *“It was fantastic news, you did a great job and are to be congratulated. Thank you so very much for what you achieved. You are a star, you kept me informed at every step. We have a little work to do at the farm and then it will be going on the market in March. Thank you again, if I hear of anyone else with the same problem I would certainly recommend you”.* Mr C.C.

**GLOUCESTERSHIRE** *“I am sorry that you have had so much messing around and I would like to thank you for the job you have done.”* Mr T.F.

**HAMPSHIRE** *“Thank you for all your efforts in getting the agricultural tie lifted at our Farm. A cheque is enclosed. Thank you very much indeed.”*  
Major W.C-D.

**HEREFORDSHIRE** *“Having read the appeal that you have produced, I must say that in my opinion it is excellent . Many thanks for a fine piece of work”*  
Mr J.D.

**ISLE OF WIGHT** *“I’m absolutely happy that you did such a great job, everything is absolutely fine.”* Ms C.S.

**KENT** *“Many thanks for letting us know about the release of the agricultural tie. We have been away, so it was a lovely surprise to come back to! We can’t thank you enough – it was certainly money well spent, and exceptionally quick as well as stress-free! Many thanks again.”* Mr & Mrs I.L.

**LANCASHIRE** *"We were utterly delighted with the success of your firm for getting the tie off so that it could be sold, even though we were told by other professionals that the whole lot would have to be put up for sale if we were to retire, it was a wonderful result, so thank you so very much."*  
Mr & Mrs R.A.

**LEICESTERSHIRE** *"Excellent, couldn't be better, a brilliant outcome. It's the future when we want to sell, it makes such a big difference to the price. It takes the worry off knowing that it's done and dusted. 'E' keeps singing your praises telling other people about you."* Mr & Mrs E. H.

**LINCOLNSHIRE** *"Thank you for a job well done ..... We will certainly recommend you to anyone with the same problem."* Mr & Mrs J.S.

**OXFORDSHIRE** *"..... you did spend quite a bit of time chasing the planners on this one, not to mention how impressed I am with your professionalism and expertise in getting the job done."* Mr A.W.

**NORFOLK** *"We would like to thank you very much for your help and advice, and we are happy that we can move forward which we would have found difficult had we not achieved a realistic market value for our property. Thank you again."* Mr & Mrs D.B.

**NORTHAMPTONSHIRE** *"I don't even know where we would have started trying to sort it out ourselves. Thank you for all you did."* Mrs V. F.

**NOTTINGHAMSHIRE** *"Many thanks to you and your colleagues for the very clear advice that you gave me throughout and your availability to update me and answer my queries. The great news of your success has lifted a weight from my shoulders as I am now able to make decisions for my future. Many, many thanks."* Mr B.L.

**SHROPSHIRE** *"I would like to thank you for the work you have done on my behalf. It is a great relief now to be able to do what I want with my own property and not to have officials breathing down my neck all the time. Once again many thanks."* Mr J.B.

**SOMERSET** *"Everyone sends their huge thanks to you for all that you've done, it's such fantastic news."* Sarah & Keith

**SOUTH DOWNS NATIONAL PARK** *"I am writing this as a personal reference ..... you worked hard and were successful in arranging for the lifting of this tie. I found you to be honest, reliable and very conscientious."* Mrs S.D.

**STAFFORDSHIRE** *"Thank you so much. We've been disappointed so often in the past, however you have succeeded where others have failed. THANK YOU."* Mrs C.G.

**SUFFOLK** *"I would like to thank AFA Planning for getting the agricultural tie removed from my bungalow, without your help this would have been very difficult. Your help with this was very professional & efficient, I would recommend you & your company with this or any other planning issues."*

Mr S.J.

**SURREY** *“Thank you for all your help in the successful lifting of the AOC on my mother’s bungalow. You were a wonderful help throughout. I would have no hesitation recommending your services.” Mrs L.S.*

**SUSSEX** *“Thank you for your excellent work on getting the agricultural occupancy condition lifted. We decided to stay here in the end and obtained planning permission for one of our barns and sold it in September.” Mr. P.H.*

**WILTSHIRE** *“I would like to thank you for your professionalism and honesty. Your time spent on this is appreciated and I feel that your fee structure is very reasonable. I will have no hesitation recommending your services to my friends, family and colleagues.” Mrs. S.P.*

**WORCESTERSHIRE** *“We would like to thank everyone involved in getting the clause removed, we are absolutely delighted. This is a big weight off our minds.” Mr & Mrs T.S.*

**WALES: -**

**NORTH WALES** *“We enclose the cheque for your services in relation to the lifting of the restriction on our property. We would like to thank you for all you have done in concluding this matter.” Mr T.C. & Mrs B.M.*

**MID WALES** *“I am very grateful to you for dispensing with the agricultural restriction on the bungalow. I have referred you to a very good friend of mine from Llandudno, N. Wales in the hope that you may be able to help him. Grateful thanks once again.” Mrs O.J.*

**WEST WALES** *“I hope you are well. I am hoping that you may be able to help me as you so successfully dealt with both mine and my mother’s lifting of agricultural planning condition previously. Both properties are still owned by myself and .....” Mrs I.P.*

**SOUTH WALES** *“You really live up to your web reviews & recommendations. After you guided me through my planning predicament in a calm, confident and professional way, I would have no hesitation in giving you my highest recommendation. Many thanks for a successful outcome.” Mr D.D.*

And there’s more ... ..

## YET MORE TESTIMONIALS RECENTLY ARRIVED

**RELOCATION CORNWALL TO SCOTLAND** *“Very many thanks to you for getting out Ag. Clause in Cornwall lifted. We are very grateful to you. We are loving our new home here on the Isle of Cumbrae and are spending far too long sitting in the window gazing out at our amazing view.” Mrs A.R.*

**DERYSHIRE** *“What wonderful news, we are absolutely delighted. Thank you and all your team for the for the hard work and the professional way the application has been handled. It has been a pleasure to work with AFA Planning and would definitely recommend your services to anyone.” Mr & Mrs D.H.*

**CARMARTHENSHIRE** *“Very many thanks for your efforts on our behalf. We did not dare to hope you would succeed - but you did - to our immense relief. We appreciated that you persevered with patience and good humour in the face of circumstances made very difficult by the Covid pandemic - we also appreciated that you kept us in the loop too. Once again our heartfelt thanks.” Mrs D.A.*

**SUFFOLK** *“We were very glad to receive the good news. Many thanks for what you have done, we are very pleased. We will be recommending you to a neighbour with the same ag. tie problem. Actually, he told us about you but has been waiting to see how we got on first!” Mr & Mrs T.B.*

**SOMERSET** *“Many thanks for your patience and perseverance in this matter, obviously a great result for me and my sister. I wish you well for the future.” Mr C.H.*

**POWYS** *“Just a few words to thank you for getting the agricultural tie lifted off our property. Your in-depth knowledge of the process showed through when we had to go to appeal to get the final sign off but you and your team carried out all the work and kept us fully updated throughout the whole process. I would highly recommend you and your team to anyone who is thinking of getting restrictions lifted off their properties in this way. Thanks again.” Mr P.D.*

**ESSEX** *“I cannot recommend AFA Planning highly enough for the brilliant job you did in getting the AOC removed from my property.” Mrs D.H.*

## HOW DO I CONTACT AFA TO FIND OUT MORE?

***For a Free & Friendly Consultation  
with Honest Advice***

***Ring us on 0800 088 6415***

***or***

***Ring Alan Folkes, AFA Managing Director  
and team leader for occupancy restriction  
cases on his direct line  
01480 218211***

**[www.afaplanningconsultants.co.uk](http://www.afaplanningconsultants.co.uk)**



