



Letting Particulars

Land at Slade Barn

Newark Park Estate, Gloucestershire



The National Trust
Newark Park
Ozleworth
Wotton-ender-Edge
Gloucestershire
GL12 7PZ

Available to Let by Tender



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1. The Opportunity

The National Trust invites management proposals and tenders for the Farm Business Tenancy of Slade Barn located on the Newark Park Estate near Wotton-Under-Edge.

The Trust is moving into a new strategy period and is clear in our ambition to work with tenants to restore nature because we believe that a healthy and thriving natural environment underpins food production. Slade Barn is part of a diverse farmed landscape where the valuable role of nature-friendly arable is fully recognised and we are looking for tenants who can help realise our vision.

We understand that there is no single approach to what this management may look like and so we are keen to see innovative applicants who can demonstrate their ability to produce crops using methods that build soil health and benefit wildlife. We expect to see the land continue to be used as arable going forwards but will consider proposals that incorporate grazing into the rotation.

Slade Barn has been managed organically and has continued to have no inputs since winter 2023/2024 although the organic certification has lapsed.



We are looking for a Tenant....

2. Vision for Slade Barn

The National Trust has reviewed the priorities for delivery of its charitable purpose in its 130th year. These are captured in our strategy where people and nature thrive. More details can be found at [Our strategy to 2035 | National Trust](#).

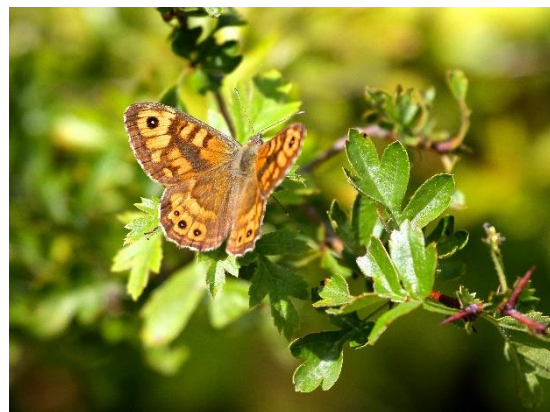
Our vision for Slade Barn includes;

A network of field margins and hedgerows to enhance wildlife habitat connectivity.

Soil management that responds to the challenges associated with a shallow Cotswold brash and considers cropping rotations that build fertility and enhance soil structure.

The wider Cotswold plateau landscape around Slade Barn supports rare and **declining farmland birds**, most notably corn bunting, yellowhammer and flocks of wintering finches. The holding is of particular significance for breeding skylarks. These birds would benefit from establishing **over-wintered stubble** and the provision of in-field **skylark plots** for nesting and **flower-rich areas**.

The area has a thriving population of **bats** which forage and breed on this land, and we would expect the incoming tenant to manage the land in a way that supports **diverse invertebrate communities**.



....who shares our vision for wildlife and nature...



3.1 Background to Land at Slade Barn

Land at Slade Barn lies within the Newark Park Estate close to Wotton-under-Edge.

The land was acquired by the National Trust in 1995 and was historically part of the Newark Park Estate. When considered alongside the ancient woodland, species-rich grassland and wetland on the wider estate, this arable component plays an important part in the mosaic of habitats the estate has to offer.

Slade Barn sits on the Cotswold plateau and is flat, freely draining Cotswold brash, above less permeable mudstone soils in the valleys and coombes of the estate. Consequently, water from the plateau emerges in spring lines lower down in the estate and so the quality of this water is important for maintaining the wetland habits on the estate. The whole of Newark Park Estate lies within a Nitrate Vulnerable Zone. It is essential that government mandated controls regarding nitrogen fertilisers and a proactive strategy to protect local water courses from agricultural nitrate pollution are considered in your management proposal.



The land at Slade Barn is 31.49ha of flat Grade 3 agricultural land on a silt loam Cotswold brash. 6.96ha of the land is under a herbal ley with the remainder of the land being fallowed since winter 2023/24. The land that is under fallow has a high weed burden and has most recently been used for growing potatoes so some remediation work will be required. We would want to hear your suggestions of how you would do this.



The fields have been grazed in the past and rotations that incorporate livestock as a tool for improving the soil will be considered. Perimeter fences are sound but there is currently no secure fencing between the fields at Slade Barn. Electric fences to facilitate grazing could be used if connected to a battery as there is no mains electricity. A water connection is available in the northern section of the site but there are currently no troughs installed. Please note there are cattle grazing on other areas of the Estate.

The National Trust have set ourselves the ambitious target to plant 20 million trees by 2030. Over the course of the tenancy, we will be planting trees on land adjacent to Slade Barn and we would also be looking to work in partnership with the incumbent tenant to establish hedges along field boundaries and would be interested to hear how you might include agroforestry into your plans for the tenancy.

...and who can enhance habitats as part of a successful farm business...



3.2 Background to the National Trust

The National Trust is an independent conservation and access charity which cares for special places across England, Wales and Northern Ireland.

<https://www.nationaltrust.org.uk/>

We are supported by some 5 million members and 65,000 volunteers. We are one of Europe's leading conservation bodies and one of the largest landowners in the UK, managing approximately 247,900 hectares or around 1.5% of land across England, Wales and Northern Ireland for the benefit of the nation.

The National Trust manages land to achieve an array of objectives ranging from the protection of historic landscapes and features to creating and managing wildlife habitats, with sustainable farming an important mechanism.

Conservation of biodiversity and landscape has always been part of the Trust's charitable purpose. The National Trust is committed to delivering *"sustainable land management, meeting society's needs today while keeping land and its resources in good condition for ever, for everyone"*

3.3 The Holding

The area proposed to be included in the letting is shown edged red on the attached plan together with a schedule of field numbers and areas.

Location	Newark Park, GL12 7PZ
The Land	37.83ha of flat Grade 3 agricultural land on a silt loam Cotswold brash.
The Buildings	There are no buildings on the holding.
The Tenancy	The holding will be let on a Farm Business Tenancy.
Commencement Date	To be confirmed but by the end of August 2025 at the latest.
Duration	10 year term
VAT	Slade Barn is be opted to tax for VAT purposes. Any rents tendered will therefore be subject to VAT at the applicable rates.
Break Clause	The agreement will include a mutual break clause in the 2 nd and 5 th year by either party.
Water	There is a singular mains pipe next to the car park.
Electrics	There are no electrics on the holding.
Repairs	The agreement will include standard repairing obligations. Full details of these will be made available at the viewing day.
Outgoing Tenant	There is no outgoing tenant.
Shooting rights	There will be no shooting rights included in the agreement.

...growing amazing food within nature rich habitats

3.4 Stock Handling Facilities

None are available on site. The tenant will need to source a mobile unit if stock handling facilities are required.

3.5 Silage Slurry and Fuel Oil

Tenant will need to consider whether they wish to have any short-term leys on the land to grow silage. The Trust will not permit the spreading of slurry on the land. There is nowhere to store fuel oil on site.

3.6 Woodlands



The arable land has woodland close to it. The tenant will not be allowed to flail the woodland edges. It is the expectation that there will be at least a 6-meter buffer around woodlands where no cultivation takes place. If you want to talk to us about seeding this area under a stewardship scheme, please include it in your application.

The woodlands are an important home for nature, and we have many bats at Newark with many different species and maternity roosts close to the land.

3.7 Statutory Designations

The land at Slade Barn sits within the Cotswold National Landscape. This means that it is part of a landscape with distinctive character and natural beauty so outstanding that it is within the nation's interest to safeguard it. The statutory purpose of this designation is to conserve and enhance the natural beauty of the area.

3.8 Archaeology

There is a long barrow which is a Scheduled Monument adjacent to Slade Barn. This designation does not fall within the tenanted area however, we will not allow sub-soiling due to archaeological interest in the fields surrounding the Scheduled Monument. The enclosure pattern of the fields dates from the late 18th century but the walls that marked these boundaries are mostly gone. The Trust would like to see hedges replacing these lost

boundaries and we would want to work with the successful applicant to establish these hedges.

3.9 Environmental Land Management Schemes

We recognise that there have been a number of changes to Environmental Land Management Schemes in recent months. However, we would encourage anyone managing the land to enter into a scheme once they become available in order to help them achieve the nature ambitions that the National Trust has. We would expect to see ideas that consider overwinter stubble, field margins, beetle banks and skylark plots or similar. You may also have ideas about incorporating trees into the farmed landscape through silvoarable or reverting some of tenanted area to wood pasture.

3.10 Management Restrictions

A new tenant would need to decide if organic farming was right for them, but our expectation is that in order to deliver our vision, the land is managed with minimal inputs, and we want to hear your ideas of how this can be accomplished.

We will expect to see a cropping rotation that shows careful consideration of the principles of soil health and integrated pest management.

The site is within a TB high risk zone and the National Trust have not been part of any badger cull on its land. However, we are part of a badger vaccination scheme for our land at Newark Park. There are cattle grazing at Newark Park through the parkland and the valleys in the lower estate but there are no points for nose to nose contact between this area and Slade Barn.

3.11 Value Added Tax

It is important that we all understand where Value Added Tax (VAT) may be chargeable. In the case of Land at Slade Barn the land **is** opted to tax for VAT.

This will mean that VAT will be added to the rent.

3.12 Public access

There are no public rights of way at Slade Barn, but the Cotswold Way runs close by. The National Trust is intending on increasing access to the Long Barrow, with a route that will be fenced out. The National Trust car park for Visitors to Newark Park sits next to the land

at Slade Barn and whilst it is well fenced, you need to consider how this might affect your management.

3.13 Off Farm Income

The National Trust recognises that this land is unlikely to be a main holding. However, the delivery of the required land management outcomes must not be prejudiced by your other farming or non-farming activities and applicants must be able to demonstrate how the various activities will work together to benefit the land at Slade Barn.

4.1 Application & Tender Process Details

Applicants for the Tenancy of Slade Barn must inspect the Holding before submitting a Tender. Tender application forms will be available to interested applicants on request following the viewing day.

All applications should be submitted using the prescribed application forms which are to be signed, marked as *Private & Confidential* and either emailed to;-

ellen.harkness@nationaltrust.org.uk

or posted to:

SLADE BARN FARM TENDER
National Trust
Unit 3 Hubbard Wing
Leigh Court Business Centre
Abbots Leigh
BRISTOL
BS8 3RJ

The deadline for receipt of all applications, by email or post, is **17:00 on Tuesday 8th July 2025**.

Please note that the National Trust does not bind itself to accept the highest or any tender. The Trust shall not accept tenders from applicants who have not visited the Farm. Applicants should provide any relevant additional information required to substantiate and justify proposals.

Applicants should complete full budget and cash flow projections for their proposals in addition to being willing to provide details of their financial and agricultural resources. Emphasis should be made on how you will deliver towards the farm vision.

4.2 Viewing Days

Viewings are strictly by appointment and shall be held on the following dates:

Tuesday 10th June 2025, 10:00 – 14:00

Wednesday 11th June 2025, 13:00 – 16:30

Potential applicants should email ellen.harkness@nationaltrust.org.uk or telephone **07870 550352** to confirm a date and time to attend, and receive directions to the meeting point.

It is important that appointments are made to ensure that a National Trust representative is available on site to provide access and answer any questions or queries that may arise. Representatives from the National Trust, including the Estate Manager, Area Rangers and Food and Farming Adviser, who are familiar with the layout and condition of the land, will be available on viewing days to answer any queries. Interested parties may then walk the land unaccompanied on the viewing days.

We recommend that you allocate up to **2 hours** to fully inspect the land. It is important that you follow all instructions provided in the safety brief and we respectfully request that dogs are not brought along to a farm viewing open day.

4.3 Interviews

Shortlisting will be based upon the tender submissions and applicants will be notified by **email** whether they are to be invited for interview. Primary interviews will be held on **Wednesday 16th July 2025** and applicants should make sure that they will be available to attend if invited. Following the initial interviews, it may be necessary to undertake secondary interviews or visits to prospective tenant's current land holding (if any).

It is envisaged that the tenancy will be offered to the successful candidate soon after the interview, subject to any necessary checks, with occupation commencing as soon as possible thereafter or as agreed between the parties.

4.4 Essential & Desirable Skills and Resources

Land at Slade Barn represents an opportunity to manage this special place with the support of an organisation that cares about farming and the natural environment. We are looking for someone who;

- has experience of arable farming and can give examples of where they have managed land for nature outcomes;
- can be part of the estate community and understand the importance of the role of farming in managing the landscapes that we see today;
- understands the importance of soil health and building organic matter in the soil to create a healthy natural environment;
- has an enthusiasm and understanding for wildlife and a love for the Cotswolds area;
- shares the Trust's vision and wants to work in partnership with local Trust staff, wildlife organisations, Natural England and the local community;
- can bring forward a robust, realistic business plan supported by sound business experience;
- is a good communicator, a friendly face and who will be an ambassador for farming in the National Trust and the local community;
- is keen to produce sustainable, healthy food and to add value to their produce.

4.5 New Ideas and Approaches

We are not providing a detailed prescription of how the farm should be managed as we do not want to restrict applicants. We want to hear about your objectives and ideas, which are defined in order to help us deliver our vision for nature across the holding.

4.4 Making an Application, Top Tips

If you are making an application, we recommend that you review our web content below for top tips and to get to know us, our strategy and our vision.

<https://www.nationaltrust.org.uk/features/farm-lettings>

<https://www.nationaltrust.org.uk/farming>

<https://www.nationaltrust.org.uk/lists/seven-of-our-best-nature-friendly-farms>

These external links may also help you craft your farm proposal and vision for nature.

<https://www.nffn.org.uk/>

<https://farmwildlife.info>

5. Disclaimer

The purpose of these particulars is to be used only as a guide hence meaning that it does not comprise or form part of any offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation are given in good faith and are believed to be correct but any intending tenant should not rely upon them as statements of representations of fact and must satisfy him/herself by personal inspection or otherwise of the correctness of each item.

No responsibility can be accepted for any expense incurred by an applicant in inspecting the property and preparing submissions, irrespective of whether it is let or withdrawn.

5.2 GDPR

Your privacy is important to us, so we'll always keep your details secure and never use them for marketing communications that you haven't agreed to receive.

Our full Privacy Policy can be found online at:-

<https://www.nationaltrust.org.uk/features/privacy-policy>

We may need to collect personal data from you to enable us to communicate with you and send details of the Farm Open Days and the tender process if requested.

Should you proceed to make an application for the farm tenancy, we will only use the data you provide for the purposes of evaluating applications and selecting a Tenant.

Information you submit may be retained in accordance with our Retention Schedule.

If at any stage, you change your mind and don't want us to hold your information anymore please email ellen.harkness@nationaltrust.org.uk

6. Appendices

