




Arable and pasture with environmental opportunities

Land at Old Dairy Farm, Rushley Lane, Winchcombe

Available to let as a whole from 1 October 2024.

89.9 



Arable and pasture with environmental opportunities

89.9 ↻

- Good sized arable fields
- Smaller fields of pasture/paddocks
- Road frontage
- Potential for environmental schemes
- To let by informal tender
- Applications received by 12 noon on Friday 12 July

Distances

- Winchcombe 0.5 miles
- Cheltenham 8.1 miles
- Bourton-on-the-Water 11.7 miles
- Cirencester 20.5 miles
- (All distances approximate)

Situation

The holding forms part of Sudeley Castle Estate, located on the edge of the Cotswold market town of Winchcombe in Gloucestershire.

Description

The holding comprises predominantly arable land split into six good sized fields, suited to modern machinery. There are also smaller fields down to pasture which would be suitable for grazing. The pasture land is fenced for livestock and all bordered by mature hedgerows and trees. There is access from Rushley Lane.

The Landowner

Sudeley Castle Estate is a privately-owned family estate and home to Elizabeth, Lady Ashcombe and the Dent Brocklehurst family. The Sudeley Castle Estate's aims and objectives are:

- Retain economic sustainability
- Increase environment benefit through stewardship
- Enhance the Estate's social

value within the local and wider community

Current and Future Management

The holding is currently a mixed farm and should be continue to be managed in this way. The holding should aim towards sustainable food production, high animal welfare standards and demonstrate enhancement of the land's natural capital. This may include agri-environmental schemes such as the Countryside Stewardship Scheme (CSS) and Sustainable Farming Incentive (SFI).

The Applicant

The applicant should focus on striving to meet Sudeley Castle Estate's aims and objectives. The successful applicant will be enthusiastic, entrepreneurial and willing to farm in both a commercial and sustainable way. The applicant will be able to demonstrate experience, training and skills in agriculture and business





management, and will be able to provide two references to support this.

The applicant will be expected to provide details on their present farming system and how the holding will fit in with existing farming practices, include business practices. Details of finances, budgets and statement of capital availability should be provided.

The applicant will be able to provide past experience/skills in environmental schemes and provide details on what options/schemes might be suitable on the land.

Tenancy Agreement

The holding will be let on a short term basis (up to 5 years) under the terms of the Agricultural Tenancies Act 1995 from 1st October 2024. Rent will be payable half yearly in advance and subject to review at no shorter interval than every 3 years subject to either party serving 12 months' prior notice.

The successful applicant will be required to meet any Stamp Duty Land Tax that arises based on the chargeable consideration and the rate of that tax that applies.

The holding will be let on a full repairing basis and will be subject to an agreed photographic record of condition at the outset.

The incoming tenant will be required to provide soil analysis testing by a qualified agronomist within two months of entering the holding, which will be used to provide a benchmark for good husbandry during the term of the tenancy.

Please note a temporary compound area will be excluded from the first year of the tenancy whilst works are carried out to a neighbouring property.

GENERAL REMARKS AND STIPULATIONS

Method of Letting

The Land at Old Dairy Farm is to be let by Informal Tender. All tenders must arrive at Savills Cirencester, Tetbury Road Office no later than 12 noon on Friday 12 July 2024 using the informal tender form which will be provided on request. The Landlord reserves the right not to accept the highest or indeed any tender.

Services

The land is serviced by a private Estate water supply.

Information Pack

Additional information including farm plans, cropping history and other relevant information is available on request.

Local Authorities

Cotswold District Council – Tel: 01285 623000
Gloucestershire County Council – Tel: 01452 425000

Timber, Minerals and Sporting Rights

The Landowner reserves all timber, mineral and sporting rights.

Basic Payment Scheme

There are no Basic Payment Scheme Entitlements available.

Environmental Schemes

There are no environmental schemes currently in place. However, the Landowner would encourage the successful applicant to enter the land into any available agri-environment schemes, such as the Countryside Stewardship Scheme or the Sustainable Farming Incentive, depending on the selected options/ actions.

**Soils**

According to the Soil Survey of England and Wales, the majority of the land lies over Denchworth soils and are known to be slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils mostly suited to grass production for dairying or beef; some cereal production often for feed.

The soils are classified as Grade 3 and 4 on the Agricultural Land Classification.

Designations

The holding lies within the Cotswolds National Landscape (AONB) and a Nitrate Vulnerable Zone (NVZ). The land to the west which borders the River Isborne is located in Flood Zones 2 and 3.

Wayleaves, Easements and Rights of Way

There are a number of public rights of way crossing the holding land. The successful applicant will be responsible for keeping the paths clear and reasonable repair and maintenance of the gateways and fences during the term of the tenancy.

There is a gas pipeline crossing the land. The ingoing tenant must comply with the Pipelines Safety Regulations and follow the UKOPA Good Practice Guide when working near gas pipelines.

Fees and Costs

Charges will be payable at cost by successful applicant in respect of the following:

- Referencing
- 50% of the cost of preparing the record of condition
- A contribution of £1,500 plus VAT towards legal fees

Further details are available on request.

Viewings

Strictly by appointment with Savills.

Interview Days

Shortlisted applicants will be invited for a first interview and possibly a second interview week. Exact timings to be confirmed.

Health and Safety

Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety.

Nearest Postcode

GL54 5JE

what3words

///hears.echo.constrain

what3words gives every 3m x 3m square in the world a unique 3 word address. This one described the precise entrance to the meeting point for viewings.

Date of Information

Photographs taken – May 2024
Particulars prepared – May 2024

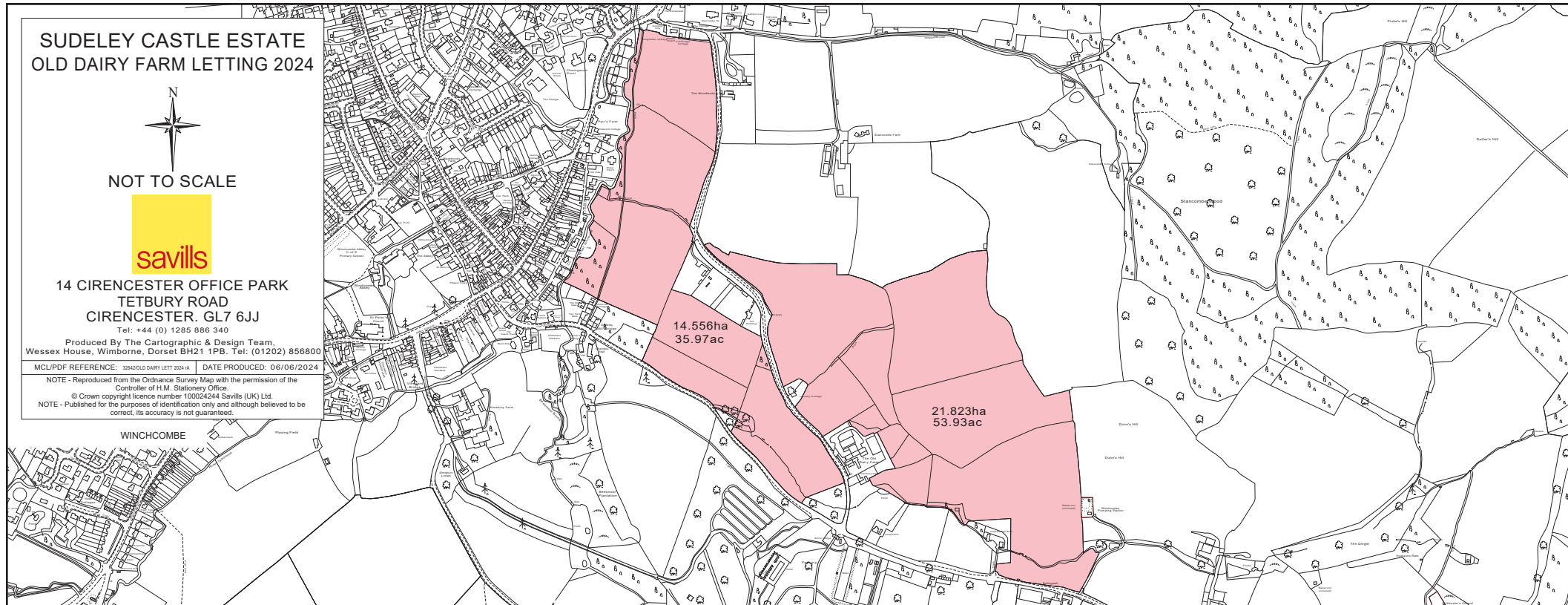


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