

**APPROX 65.33 ACRES ORGANIC LAND AT COLGATE FARM,
CHELTENHAM TO LET – GRAZING LICENCE**

DESCRIPTION

A good block of productive permanent pasture located on the edge of the Cotswold escarpment. The land on top of the escarpment is flat to gently undulating with the land on the escarpment slopes being steeper but suitable for grazing. The land includes some areas of woodland with the farm buildings potentially being available by way of separate negotiation.

The land is certified as Organic with the Soil Association and is within a Mid-Tier Countryside Stewardship Scheme.

Further organic land is available on similar terms in the near vicinity.

SITUATION

The land is situated just 3.5 miles outside of Cheltenham and is located between Charlton Kings and Whittington in the county of Gloucestershire. There is good access from Ham Road.

LETTING OPPORTUNITY

The land is available initially on an annual **Grazing Licence** with the land potentially then available on a longer-term basis for the right Licensee/Tenant. The farm buildings are potentially available by way of separate negotiation for the right tenant.

Enquiries from all farmers, whether currently certified as Organic or not, are welcomed as there may be opportunity for the land to be grazed by non-organic animals for a period of 120 days per calendar year.

The Landowner reserves the right to set a date for Best and Final offers.

ORGANIC STATUS

The land is certified as Organic through the Soil Association. The successful Licensee must comply with the organic standards at all times so as to not affect the Landowner's certification.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the purposes of the Basic Payment Scheme. The Landowner will continue to claim the Basic Payment Scheme with the Licensee being required to observe and comply with the cross compliance regulations throughout their occupation of the land.

ENVIRONMENTAL SCHEMES

The land is currently within a Mid-Tier Countryside Stewardship Scheme ending on the 31st December 2022. The following options apply to the parcel(s) of land:

- BE3 – Management of hedgerows
- GS2 – Permanent grassland with very low inputs
- OT1 – Organic land management – improved permanent grassland
- GS17 – Lenient grazing supplement

Not all the options apply to all parcels, please contact us for further information. The Licensee will be required to meet the management requirements.

SERVICES

We are advised that there is a natural water supply. Mains water is being investigated.

BOUNDARIES & AREAS

As per the plan provided, the Licensee shall be deemed to have full knowledge of the boundaries.

LAND SCHEDULE

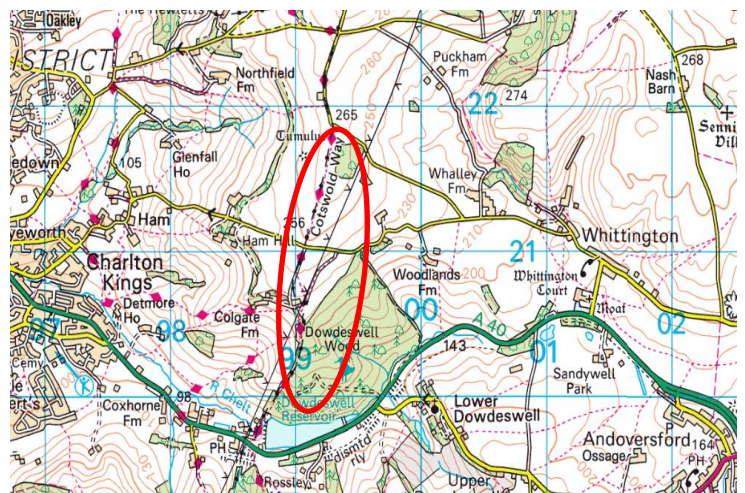
Field No	Ha	Ac	Use
SO9921 2870	3.50	8.65	PG
SO9921 1826	4.89	12.08	PG
SO9920 0787	5.64	13.94	PG
SO9820 9874	0.69	1.70	PG
SO9920 0168	0.22	0.54	PG & Hardstanding
SO9820 9176	1.36	3.36	PG
SO9920 0248	1.30	3.21	PG
SO9820 8014	6.68	16.51	PG
SO9820 5725	2.16	5.34	PG
TOTAL	26.44	65.33	

VIEWINGS

The property may be viewed during daylight hours with a set of letting particulars once you have registered your interest with the Letting Agent.

DIRECTIONS

From Cheltenham head out towards Charlton Kings and head out of Charlton Kings on the Ham Road. Continue on the Ham Road for around 1 mile. The land is situated either side of the Ham Road as indicated by the Agents 'To Let' boards. Approx. postcode: **GL54 4EZ**



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Regulated by

