



**APPROX 15.88 ACRES ORGANIC LAND AT NEW BARN FARM,  
FOXCOTE TO LET – GRAZING LICENCE**

## DESCRIPTION

A single parcel of gently sloping permanent pasture which extends to approximately 15.88 acres and is suitable for grazing.

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 to the north of Foxcote and approximately 1.5 miles to the south west of Andoversford in the county of Gloucestershire. The land benefits from access via the A436.

## 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.

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 Landowners 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 31<sup>st</sup> December 2023. 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

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

Mains water is connected.

## 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
SP0118 1587	6.43	15.88	PG
<b>TOTAL</b>	<b>6.43</b>	<b>15.88</b>	

## 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 the A40 through Andoversford, turn onto the A436 (Gloucester Road). Continue for around 1 mile. The land is situated on the left hand side. The parcel of land is located before the junction back onto the A436 at the Kilkeny Inn as shown on the plan. The land is indicated by the Agents 'To Let' boards. Approx. postcode: **GL54 4LN**



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