

**APPROX 106.14 ACRES ORGANIC LAND AT SANDYWELL PARK & HOBBIT FARM, ANDOVERSFORD TO LET – GRAZING LICENCE**

## DESCRIPTION

A good block of productive permanent pasture which predominantly consists of former parkland which is flat to gently sloping. The remaining land consists of one arable field and some slightly steeper permanent pasture.

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 half a mile outside of Andoversford and approximately 6 miles to the east of Cheltenham in the county of Gloucestershire. There is good access to the land via an unnamed road leading off of the A40 on the southern side.

## 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 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
- GS17 – Lenient grazing supplement
- GS1 – Take small areas out of management
- AB9 – Winter bird food

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 spring water is available at Sandywell Park and a mains water connection is in the process of being obtained for Hobbit Farm.

## 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
SP0020 5521	4.82	11.91	PG & Yard
SP0020 6724	0.69	1.70	PG/scrub
SP0020 7326	1.89	4.67	PG
SP0020 7106	5.96	14.73	Arable
SP0120 0645	1.29	3.19	PG
SP0120 1031	5.55	13.71	PG
SP0120 1202	21.55	53.25	PG
SP0120 1423	1.21	2.98	PG
<b>TOTAL</b>	<b>42.96</b>	<b>106.14</b>	

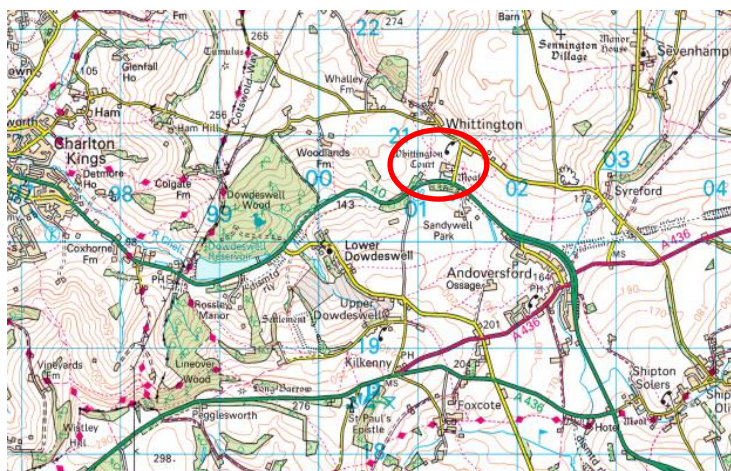
Please note the lake is excluded from the letting as this is already let to an angling club. The angling club have rights to cross the land from the car park to the lake and have rights to maintain pegs and use approximately 2 m around the lake.

## 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 Station Road, Andoversford turn left onto the A40 towards Cheltenham. Continue for just under 1 mile then take the fourth left turning. The land is situated either side of this road as indicated by the Agents 'To Let' boards. Approx. postcode: **GL54 4HF**



**Carver Knowles**  
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