



**APPROX 29.29 ACRES TO LET  
LAND AT MOOREND ROAD, ELDERSFIELD**



## \*\*\* Young Farmer Opportunity\*\*\*

Carver Knowles are delighted to offer to the rental market this productive block of permanent pasture on behalf of our clients, a recently founded Charitable Trust. The Trust's aim is to preserve this land to help a young, up and coming farmer, get a foot on the farming ladder.

The land extends to 29.29 acres (11.84 ha) in total, split across four enclosures. The land benefits from good access onto Moorend Road. The land is bordered predominantly by hedgerow boundaries.

The land must remain as permanent pasture.

## SITUATION

The land is located in Eldersfield, off of Moorend Road. The land is located 3.5 miles from Hartpury, 9 miles from Tewkesbury and 8.5 miles from Newent.

There is good access from Moorend Road into three of the parcels.

## LETTING OPPORTUNITY

The land is available initially on a 12-month Farm Business Tenancy with a view to a 3 – 5 year term thereafter. The land is available for a maximum of 5 years to the same tenant.

All enquiries from young farmers or new entrants are welcomed. An application form is available for all interested parties to complete. Please note you must be a minimum of 18 years of age to apply.

## FARM BUILDINGS

The land does not currently have any farm buildings. The Trust are in the process of reviewing options for a small general purpose farm building to be erected on the land for use by the tenant (subject to planning). It is hoped that a building would be available within the next 12 months.

## BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register for the purposes of the Basic Payment Scheme. The Entitlements will be transferred to the Tenant for the duration of the agreement for them to claim the Basic Payment Scheme on. The land is not currently in any Environmental Schemes.

## SERVICES

We are advised that mains water is connected.

## BOUNDARIES & AREAS

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

## LAND SCHEDULE

Field No	Ha	Ac	Use
SO8031 7600	0.19	0.47	Pasture
SO8031 6300	2.58	6.39	Pasture
SO8030 6583	4.96	12.27	Pasture
SO8030 5562	4.11	10.16	Pasture
<b>TOTAL</b>	<b>11.84</b>	<b>29.29</b>	

## VIEWINGS

The land may be viewed during daylight hours with a set of letting particulars after first registering your interest with the Letting Agent.

## DIRECTIONS

From the Hartpury direction, take the turning on your right off the Gloucester Road onto the B4211. Continue for approximately 1.5 miles then turn left onto Moorend Road. Continue on Moorend Road for approximately 1 mile. The land is located on your left.

From the Tewkesbury direction, from the Ledbury Road turn left onto the B4211. Continue for approximately 3.5 miles then turn right onto Moorend Road. Continue for approximately 1 mile then the land is located on your left.



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Regulated by

