



Supporting Statement

Description:	Market Appraisal and Marketing Report
Property:	Hazelcombe, Silver Street Lane, Brokerswood, Westbury, BA13 4EY
Client:	Mr Matthew Cassidy & Mrs Clare Cassidy
Date:	July 2026
Agent:	Jack Curnick-James BSc (Hons) MRICS FAAV

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1.0 INTRODUCTION

- 1.1 Symonds and Sampson LLP have been instructed to market Hazlecombe for a 12-month period with regarding to assessing the demand for a property subject to an agricultural occupancy condition.
- 1.2 This document provides:
- Market Appraisal
 - Marketing Report

2.0 BACKGROUND

- 2.1 The property was purchased by the current owners in July 2024 and understand that the property was originally built in 1967 and an Agricultural Occupancy Condition (AOC) was applied under the planning permission. There is a later single-storey extension to the side of the property which was constructed in 1988. The tie is worded as follows:

"The occupation of the cottage shall be limited to persons employed locally in agriculture, or in forestry, and the dependants of such persons"

- 2.2 This is more restrictive than typical as it excludes retired farm workers from occupying the property.
- 2.3 In June 2025 we were instructed to undertake a market appraisal of the property to assess the value of the property on the open market.

3.0 LOCATION AND SITE INFORMATION

- 3.1 The property is situated at the end of a private driveway close to the hamlet of Brokerswood which sits on the edge of Brokerswood County Park. Brokerswood is located approximately 2.7 miles northwest of Dilton Marsh and 3.5 miles northwest of Westbury.
- 3.2 The Property is a three-bedroom Woolaway bungalow situated within 1.30 acre plot. Approximately 0.84 acre is taken up by ancient & semi-natural woodland with the remaining 0.46 acres comprising of the bungalow, garden, driveway and small outbuildings.

4.0 MARKET APPRAISAL & VALUATION

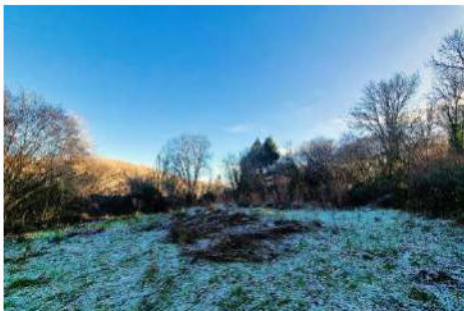
- 4.1 On the 4th June 2025 we visited the property in order to undertake a Market Appraisal of the house in preparation for a sale. I am an RICS member and Registered Valuer and also a Fellow of the Central Association of Agricultural Valuers covering rural property in Wiltshire, Dorset & Somerset.
- 4.2 Hazlecombe comprises a detached Woolaway bungalow located in a private rural location at the end of a private driveway. The property was initially built in 1967 with a later single-storey extension to the side of the property which was constructed in 1988. The accommodation comprises a kitchen, dining room, living room, study, bathroom, utility and three double bedrooms and extends to 102sqm (1,098sqft) in total. Outside the property sits within a 1.30

acre plot with approximately 0.84 acre comprising of ancient & semi-natural woodland and the remaining 0.46 acres comprising of the bungalow, garden, driveway and small outbuildings.

- 4.3 In order to appraise the property, we considered positive valuation factors such as the appealing private and rural location and negative valuation factors such as the nonstandard construction of the original part of the bungalow, ancient woodland and partial complete landscaping works to the front of the bungalow.
- 4.4 We would consider the property would appeal to a wide variety of users looking for a rural property, however, the Agricultural tie will significantly reduce the pool of suitable buyers who are able to purchase the property and also reduce the number of lenders who would consider financing a purchase.
- 4.5 We used the comparative method of appraisal by looking at similar properties within the locality which were on the market at the time of our appraisal to assess the recommended guide price for the property.
- 4.6 Schedule of Evidence considered not subject to a tie:

Property	Description
	85 High Street, Great Cheverell, Devizes SN10 5XR Sold in February 2025 for £326,000 GIA: 69 sqm/Area: 0.3 acres £/sq m: £4,724/sqm Detached two bedroom bungalow for renovation in 0.3 acre village plot, EPC G and 69sqm. Much worse condition inside reflects similar discount to Woolaway construction, but smaller floor area and considered to be worth less.
	Jacmin, Bystone Lane, Coate, Devizes, SN10 3LQ Sold in December 2023 for £302,000 GIA: 82 sqm/Area: 0.3 acres £/sq m: £3,682/sqm Detached three bedroom bungalow for renovation in 0.3 acre village plot, EPC G and 82sqm. Much worse condition inside reflects similar discount to Woolaway construction, but smaller floor area and considered to be worth less.
	Chinchivi, 93 Winsley Hill, Limpley Stoke, Bath BA2 7JL Sold in October 2024 for £392,000 GIA: 70 sqm/Area: 0.3 acres £/sq m: £5,600/sqm Detached one bedroom bungalow for renovation in 0.3 acre village plot, EPC G and 70sqm. Worse condition inside reflects similar discount to Woolaway construction, superior location close to Bath but much smaller floor area considered to be worth a similar amount.

4.7 Schedule of Evidence of amenity land:

Property	Description
	Land rear of Pye Corner, Box, SN13 8ED Sold in February 2025 for £76,000 Area: 1.3 acres 1.3 acres of gently sloping mixed pasture and woodland.
	Land at Row Lane, Seend Head, SN12 6PP Sold in June 2025 for £70,000 Area: 1 acre 1-acre of scrubby overgrown woodland in rural village setting.

- 4.8 We were unable to find any comparable Woolaway Bungalows for sale but found several standard built bungalows in poor condition and in need of refurbishment or replacement in a rural location. The comparables show that similar properties fetch between £302,000 to £392,000 (£3,682/sqm - £5,600/sqm)
- 4.9 Considering the large floor area and better condition of the property, relative to the comparables, balanced with the non-standard construction we would consider a value of **£395,000** (£3,872/sqm) apply to the bungalow which is at the top of the overall range and bottom of the range £/sqm as it is non-standard construction.
- 4.10 The evidence suggests that small parcels of amenity land in the locality fetch in the region of £70-75,000 per acre. On this basis we would consider a value of £70,000 apply to the one acre of woodland adjoining the property. This reflects an overall value of **£465,000 (Four Hundred and Sixty-Five Thousand Pounds)** for the bungalow and adjoining woodland without an Agricultural Occupancy Condition.
- 4.11 Establishing the value of Hazlecombe subject to an Agricultural Occupancy Condition based on comparable evidence subject to a tie would be unreliable due to the limited number of similar properties with an AOC recently sold or marketed, even over a much wider search area accordingly we were only able to find one example which had not sold.
- 4.12 However, it is accepted that the presence of an Agricultural Occupancy Condition on a property has a significant impact on the value and saleability of a property. The discount applied is normally considered to be in the region of 20% and 30%, with a higher discount for larger properties or property with very little land.

- 4.13 Considering Hazelcombe is a moderately sized bungalow, within an affordable range for lower income farm workers and is in a strong agricultural area we would consider a discount of 25% ought to apply.
- 4.14 It was agreed with the planning consultant that the property would be marketed in two lots for the house and the woodland. The house value would be discounted by 25% to reflect the fact the property is subject to an AOC. As such marketing commenced in June 2025 at a guide price of **£295,000** for the house (a 25.4% discount) and £70,000 for the land, at market value as it was not subject to a tie. With a total guide price of £365,000.
- 4.15 Valuation is considered to be an art and not a science with a typical valuation range of 20-30% expected therefore we advised the client that if an offer was forthcoming close to the guide price it would need to be considered and that offers within range of £315,000 to £385,000 (10% above or below the guide price) would likely be considered acceptable to the council in determining the application.
- 4.16 On this basis the property was advertised with a 'Guide Price' rather than 'Offers Over' or 'Asking Price'. Such phrasing is used both locally and nationally by estate agents to signal that realistic offers could be put forward for genuine consideration and that this is common practice. It must be noted that no sensible offers were submitted when Hazlecombe was marketed as subject to an Agricultural Occupancy Condition.
- 4.17 Schedule of Evidence considered subject to a tie:

Property	Description
	81 New Road, Bromham, Wiltshire SN15 2JA Guide Price over £525,000 GIA: 94 sqm /Area: 2.9 acres £/sq m: £5,585 Large three bedroom bungalow set in 2.9 acres also subject to an AOC, EPC E, 94sqm. Originally sold without an AOC for £625,000 but fell through. Discounting £100,000 for the land reflects £425,000 or £4,521/sqm for the bungalow which was smaller but not Woolaway and considered to be worth more overall.

- 4.18 As a sense check we were able to find one property in the locality which had initially sold at the guide of £625,000 without a tie, but the sale fell through when the property was discovered to be subject to an agricultural tie. The property was then relaunched and advertised for sale subject to an agricultural and equestrian tie with the guide being adjusted accordingly reflecting a guide of £525,000 or a 20% discount on the house.
- 4.19 81 New Road Bromham went through a similar 6-month marketing campaign with the agricultural tie, with a lesser discount and no suitable buyer was found, and consent was later granted to lift the tie. This is another example of the limited demand for properties subject to agricultural ties in the area.

5.0 MARKETING STRATEGY

- 5.1 Given the location of the property and the specific wording of the condition that in order to comply they must currently be employed in agriculture or forestry and in the locality, it would be more appropriate to advertise in the South West Farmer (a local paper) rather than the Farmers Weekly (a national paper) as this would target the correct audience. It was later agreed with the planning consultant to also advertise the property in a forestry journal to target the forestry part of the tie.
- 5.2 The proposed strategy is considered appropriate to the type and size of the property and goes beyond what we would typically provide for a property of this type as we are using six regular adverts in the local paper where we would typically only usually use one.
- 5.3 The marketing budget was agreed at £1,000+VAT to cover professional photographs and the cost of regular newspaper adverts which was considered appropriate to the characteristics and size of the property.

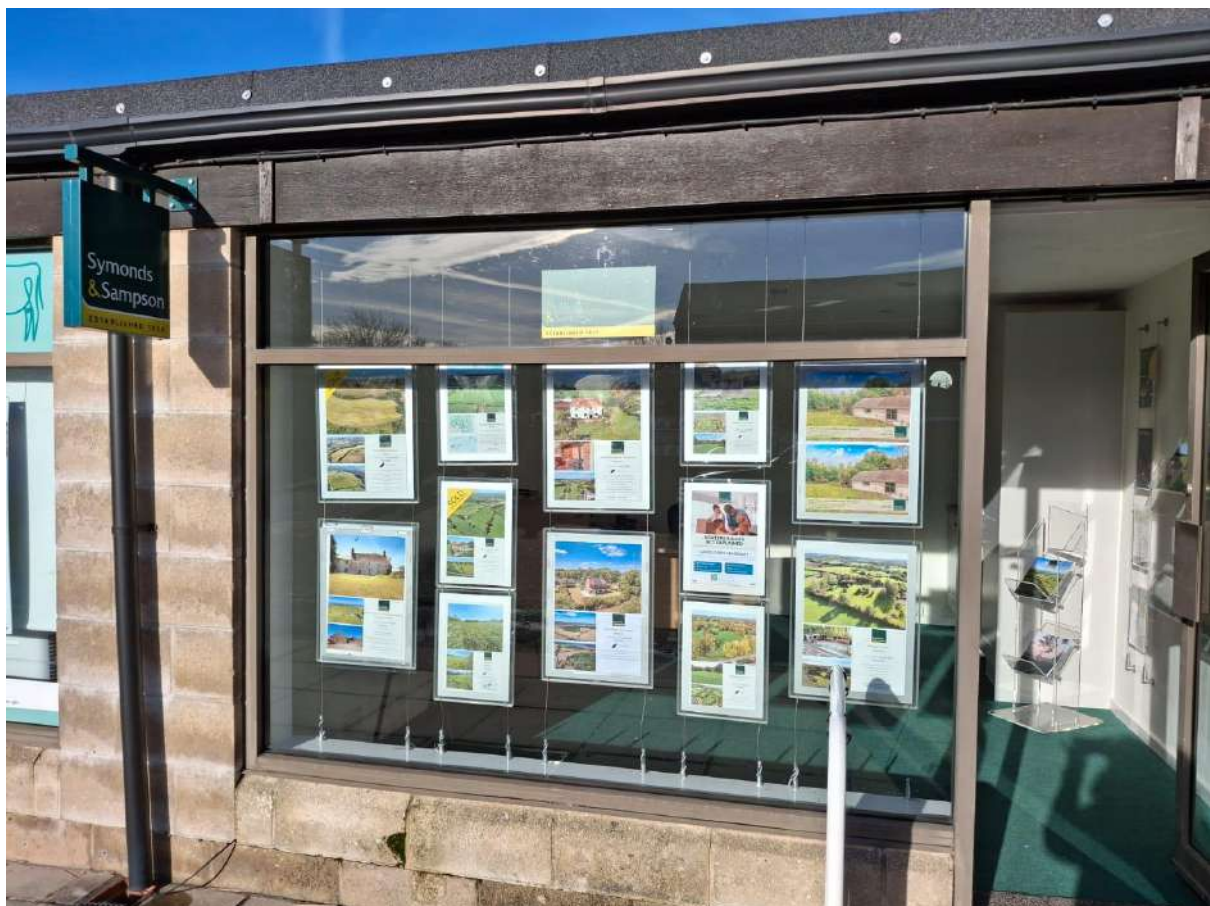
6.0 MARKETING REPORT

6.1 Summary of Marketing Undertaken

- 6.1.1 High quality particulars were produced on the 16th June 2025 for the property which included professional photography and floor plans to attract potential buyers. A PDF copy of the brochure has been included within the appendices of this report.
- 6.1.2 The property was initially launched on the 1st July 2025 and has been robustly marketed for a period of 12 months with the property listed on the agents' websites and property databases such as Rightmove.
- 6.1.3 Following a period under offer between July and November 2025 (summarised later) the property was relaunched on the 20th November 2025 and was marketed for a period of 7 months and 1 week.
- 6.1.4 The property was advertised in the Southwest Farmer Publication in August, September, October, November, December 2025, January, February, March, April, May and June 2026 editions of the paper, to ensure maximum exposure to buyers most likely to comply with the conditions of the Agricultural Occupancy Condition. Copies of all twelve adverts are included in the appendices of this report:
- 6.1.5 The property was also advertised in the Forestry Journal in January & March 2026 to ensure maximum exposure to buyers most likely to comply with the forestry condition of the Agricultural Occupancy Condition. Copies of the two adverts are included in the appendices of this report. The following advert was used for both publications:



- 6.1.6 On the 1st of December 2025 the property was included in the Window Display of our Frome Market Office which provides advertising to both local farmers and those most likely to comply with the condition, the window sign stayed up for the duration of the marketing period and can be seen in situ below:





6.1.7 As outlined in chapter 4 the property was marketed with a guide price of £365,000, which reflected the Agricultural Occupancy Condition.

6.1.8 Enquiries were received on an occasional basis through the marketing period; on this basis it was not deemed necessary to reduce the recommended guide price during the marketing period considering a steady inflow of enquiries.

6.2 Rightmove Reporting

6.2.1 Prior to the removal of the property from the marketing process a report for the last 120 days marketing was generated on Rightmove:



6.2.2 The report shows the property has had a total of 7,043 views (58 per day) and we consider a full range of buyers have had the opportunity to review and inquire if interested.

6.3 How Enquiries were handled

6.3.1 During marketing a number of enquiries were made, and prospective buyers were asked the following questions when enquiring about property to determine whether they met the Agricultural Occupancy Condition:

1. Are you currently employed and if so in what role?

If answered 'Yes' and in Agriculture or Forestry would be taken forward to view the property

2. Is your partner employed and if so in what role?

If answered 'Yes' and in Agriculture or Forestry would be taken forward to view the property

6.3.2 The property received thirty enquiries during the marketing period which are outlined in the table below.

Table 1: Marketing Enquiry Log			
Date	Prospective Purchaser	Comments	Viewing Undertaken?
1/7/25	Electra Read-Baggs	Called to enquire about the property, currently unemployed and cash buyer, offer made	Yes
1/7/25	Alana Fish	Emailed to enquire regarding the property, husband works for Arla, however, unable to arrange finance	Yes
2/7/25	Andy Drewett	Owns small holding locally which is currently under offer, came to view but needed more land and a paddock not woodland	Yes
3/7/25	Caden Caine	Called to enquire, currently employed in business supplying vegetables to farm shops, invited for viewing but cancelled	No
4/7/25	Mr Legge	Retired agricultural contractor, unfortunately unable to comply as retired	No
4/7/25	Tracey Day	Partner works in forestry, viewing cancelled after offer from E Reed-Baggs	No
7/7/25	Debbie Boje	Enquired regarding property via Rightmove but not able to fulfil tie.	No
11/7/25	E Read-Baggs	Offer of £395,000 Accepted	

14/11/25	E Read-Baggs	Offer withdrawn as searches revealed property in Ancient woodland	
20/11/25		Property re launched	
24/11/25	Tracey Day	Partner works in forestry, lives at nunney catch	Yes
25/11/25	Lisa Shirley	Partner works in forestry and very keen, however, not currently on market or proceedable	No
25/11/25	Thomas Cole	Enquired but not employed in ag or forestry	No
25/11/25	Natalie Shipway	Runs horticultural business, lives in Bradford on Avon	Yes
8/12/25	Natalie Shipway	Following viewing feedback was they felt it was too much money for them and needed to much work	
9/12/25	James Wesley	Enquired with numerous questions about the property	No
10/12/25	James Wesley	Emailed to express an offer in Lot 2 but we confirmed Lot 2 would not be sold until lot 1 sold	No
22/12/25	Zac Newham	Enquired with regard to the Agricultural tie but deemed not to comply	No
07/01/26	Nina Greenwood	Called to enquire, Currently employed in forestry and looking to view the property	Yes
07/01/26	Jessica Hannel	Called to enquire about the property, but not employed in ag or forestry	No
08/01/26	Nina Greenwood	Booked viewing for property for 09/01/26 but had to cancel and with phone back to book a viewing for a better date	
09/01/26	Julia	Rang to enquire initially but didn't return calls	
21/02/2026	Timothy Maryon	Enquired to book a viewing but unable to comply with the tie	No
23/01/2026	Matthew Ham	Enquired to book a viewing but unable to comply with the tie as current employment is in Filmography	No
26/01/2026	Shane Cooper	Enquired to book a viewing but unable to comply with the tie	No
05/02/2026	Georgiana Neilson-Toy	Enquired to book a viewing but unable to comply with the tie	No

05/02/2026	David Aylesbury	Rang to follow up on Rightmove enquiry, unable to leave voicemail to discuss if can comply.	
05/02/2026	David Aylesbury	Managed to speak to David, unable to comply with the tie	No
16/02/2026	Daniel	Enquired to book a viewing but unable to comply with the tie – Builder by trade	No
17/02/2026	Phil Grey	Enquired to book a viewing but unable to comply with the tie – owns a small holding but principal employment was renovator	No
09/03/2026	Lucy Bush	Enquired to book a viewing but realised they unable to comply with the tie upon further reading of particulars	No
31/03/2026	Dan	Enquires about the property, was unable to comply with the tie	No
20/04/2026	Diana Smith	Enquires about the property, was unable to comply with the tie	No
26/05/2026	Annie Elliot	Enquires about the property on behalf of her son, but he would be unable to comply with the tie.	No
03/05/2026	Lou Timoney	Email with multiple questions regarding the property and woodland. Email was returned with answers to questions. No reply back. Based on information acquired would have been unlikely to comply with the Tie	No
19/06/2026	Sammy Singh	Enquires about the property, was unable to comply with the tie	No
22/06/2026	Daneille Frayling	Enquires about the property, her husband would be able to comply with the agricultural portion of the tie but not employed locally. Currently employed 30 miles away from property.	No
29/06/2026	Lisa Stone	Enquires about the property, was unable to comply with the tie	No

6.3.3 The property received thirty enquiries from applicants of which seven were able to fulfil the condition of the occupancy and locality condition. Most of those who could not comply were looking to take on the property as a refurbishment project.

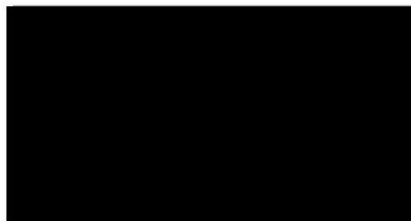
6.3.4 Of the seven who could comply with the tie they were either unable to arrange finance or not interested in the property due to the refurbishment works required.

6.3.5 One offer was received and accepted on the property for £395,000, however, they were unemployed and would need to find employment to comply with the tie and therefore would also be looking to remove the tie after completion. This sale ultimately fell through when searches revealed the woodland was 'Ancient Woodland' which restricted the use of the site.

- 6.3.6 The property was advertised as under offer for a period of five months between July and November 2025, however, adverts continued to run in the Southwest Farmer.
- 6.3.7 Excluding the time the property was under offer the property has been on the market for a period of 7 months and three weeks with the primary marketing period being between the 20th November 2025 through 1st July 2026 and a total time of 12 months.
- 6.3.8 On this basis we consider we received no qualifying interest from the marketing and received no offers from buyers able to comply with the tie. Therefore, despite the high levels of exposure the property marketing clearly demonstrates a lack of need in the local area for properties restricted to occupation by agricultural and forestry workers.
- 6.3.9 As part of our commitment to marketing the property it remains available and on the market so should any viable interest come forward that can comply with the tie they are able to proceed with a viewing.

7.0 CONCLUSION

- 8.1 Overall, it is clear that there is no local interest for a property subject to an Agricultural and Forestry Occupancy Condition and in our opinion a full and proper marketing campaign was undertaken.
- 8.2 For further information please do not hesitate to get in touch.



SIGNED:

Jack Curnick-James BSc (Hons) MRICS FAAV

Rural Partner

DATE: 15th July 2026



Appendix 1 – Particulars



Symonds
& Sampson

Hazelcombe
Silver Street Lane, Brokerswood, Westbury,

Hazelcombe

Silver Street Lane
Brokerswood
Westbury
BA13 4EY

Hazelcombe comprises a detached Woolaway bungalow, subject to an Agricultural Occupancy Condition in a private and rural location with significant scope for improvement set in a 0.3 acre plot with the option to purchase a further acre of ancient woodland adjoining.



- Lot 1 - Detached Woolaway Bungalow in 0.3 acres of gardens - £295,000
- Lot 2 - Adjoining 1-acre plot including outbuildings and ancient woodland - £70,000
 - Rural and private location
 - Large gravel driveway for ample parking
 - Subject to an Agricultural & Forestry Occupancy Condition

Guide Price **£365,000**

Freehold

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk



THE PROPERTY

Hazelcombe comprises a detached bungalow extending to approximately 102 sqm, located within a private rural location bordering Brokerswood County Park. We understand the property was built in 1967, is of non-standard Woolaway construction and is subject to an Agricultural Occupancy Condition.

OUTSIDE

Externally the property sits in around 0.3 acres with a small clearing to the centre which consists of gardens and large gravelled driveway.

There is a further acre of land available surrounding the property including a small group of budlings to the rear of the bungalow and ancient woodland which borders Brokerswood County Park available at a guide of £70,000.

SITUATION

The property is situated at the end of a private driveway close to the hamlet of Brokerswood which sits on the edge of Brokerswood County Park. Brokerswood is well placed being located approximately 2.7 miles north west of Dilton Marsh and 3.5 miles north west of Westbury. The nearby market town of Westbury provides a wide range of amenities and facilities with excellent schooling available in the area.

The property is well connected by road with the A350, providing access to the A303 and M4 and connections to London by train from Westbury in around 1 hour 15 minutes.

SERVICES

Mains water and electricity
Sewage Treatment Plant
Oil central heating

LOCAL AUTHORITY

Wiltshire Council
County Hall, Bythesea Rd, Trowbridge BA14 8JN
0300 456 0100

OCCUPANCY CONDITION

The property is subject to an Agricultural and Forestry Occupancy Condition the wording is as follows:

"The occupation of the cottage shall be limited to persons employed locally in agriculture, or in forestry, and the dependants of such persons.

Please contact the agent to discuss if you comply.

MATERIAL INFORMATION

We understand that internet is not connected to the property but standard broadband is available in the area.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE)
(Information from Ofcom <https://www.ofcom.org.uk>)

The property is of Woolaway construction which is generally considered as defective housing on the Housing Act 1985 and is therefore unlikely to be suitable for mortgage.

The woodland is designated as Ancient Woodland.

TENURE AND POSSESSION

Freehold with vacant possession upon completion

WHAT3WORDS

///entitles.adhesive.cushy

VIEWINGS

Strictly by appointment with Symonds and Sampson Devizes Office. Further information if required is available from Jack Curnick-James or Henry Bosworth on 01380 710535

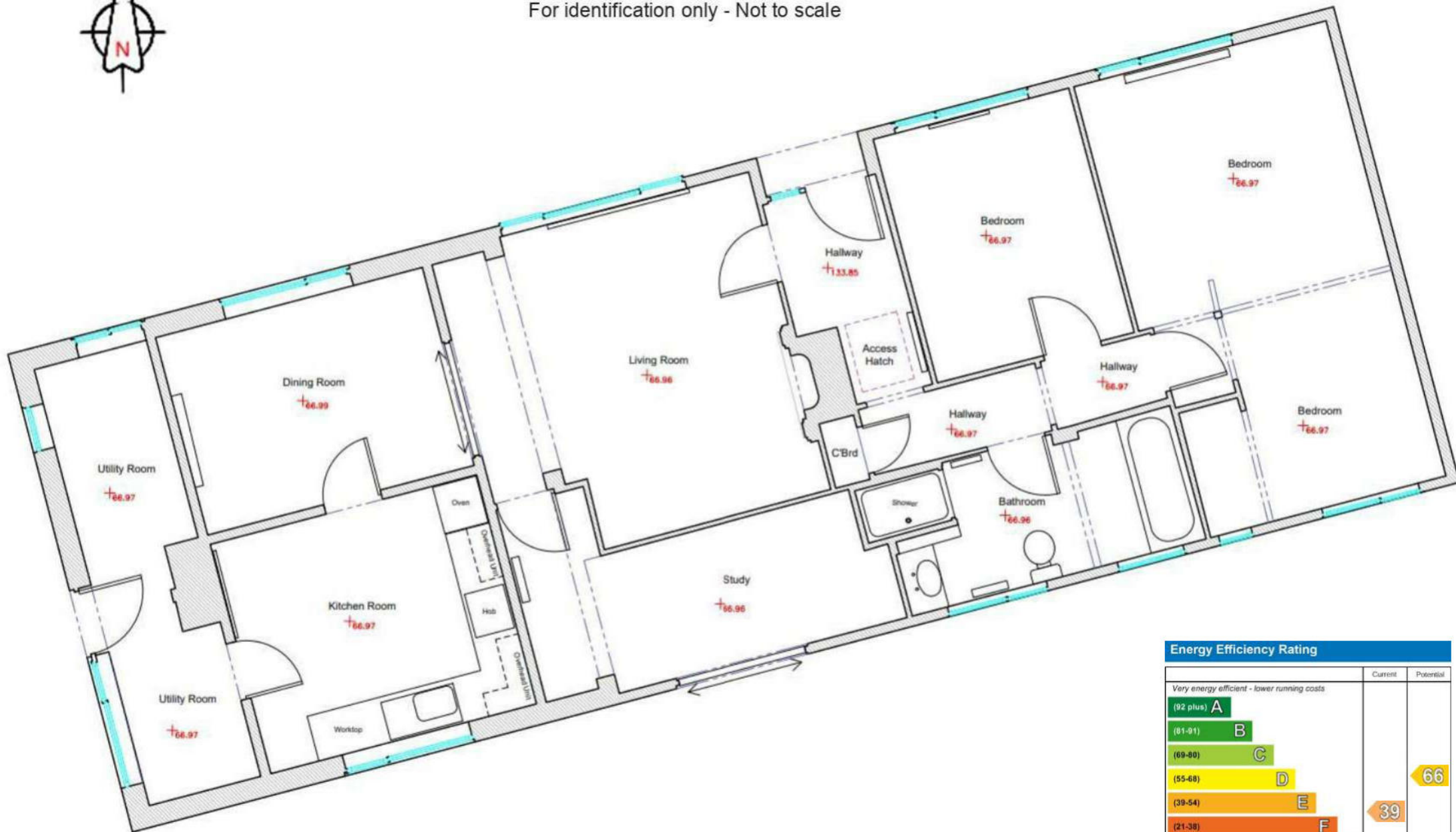
JCJ/24/11/2025



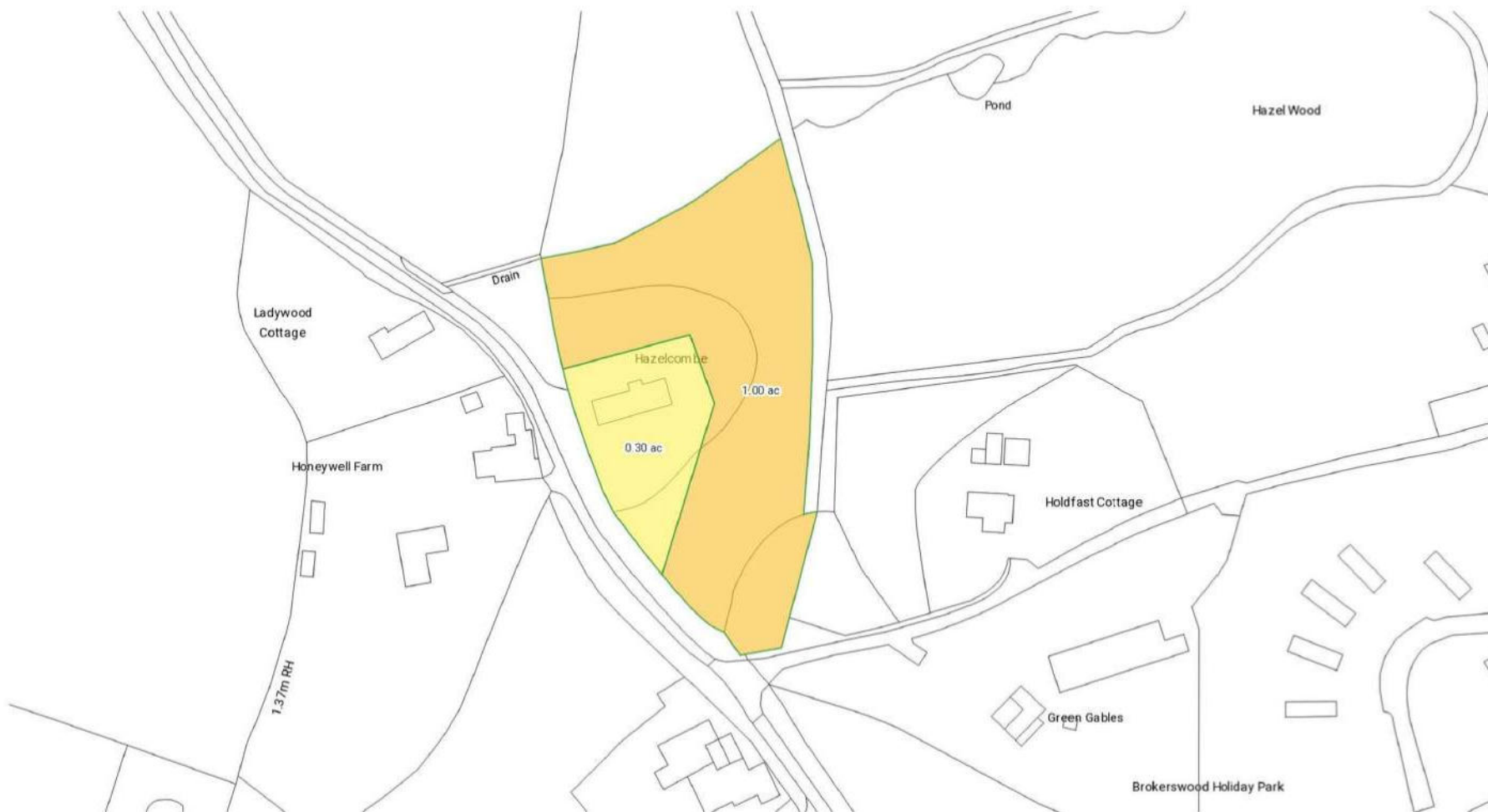


Approximate Area = 1097.92 sq ft / 102 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Plan not to scale for identification purposes only



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Coate, Devizes, Wiltshire SN10 3LP



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



Appendix 2 – Southwest Farmer Adverts

TRACTOR OF THE MONTH

Prom restoration



This iconic Ford 7810 has been lovingly restored by the Holland family from Bridport, Dorset ready for Alfred Holland to drive to prom this summer.

STORTH MACHINERY

Top scraper finance offer this month



STORTH Machinery is running a limited-time finance offer that could be perfect for you!

As part of our Out of Season Scheme, valid until August 31 2025, we're offering flexible finance options to suit your needs. Whether you're looking for a short-term commitment or longer-term support, we've got you covered:

- 12 months at 0% interest
- Up to 36 months at just 1.9% APR (Flat Rate)

Which Storth Scraper System Suits You Best?

Storth offers three distinct scraper systems, each built from years of hands-on experience and trusted across countless installations. Here's a quick guide to help you choose:

1. Rope Scraper System

Our most popular option, accounting for around 65% of all installations.

- Built around the ultra-durable 11mm "PRO" rope - 15 times stronger than steel rope

- Lightweight, easy to handle, and gentle on cows' feet
- Pre-tensioned for quick, reliable setup

2. Hydraulic Scraper System

A tried-and-tested performer, refined over 30 years.

- Available in premium "PRO" track and value-focused "ECO" version
- Suitable for a variety of building layouts
- Numerous configurations to match your requirements

3. Chain Scraper System

Our most robust option - ideal for tough conditions.

- Designed for buildings with uneven floors or rough concrete
- Not as soft on cows' feet, but extremely durable and dependable
- Still a relevant choice, despite rope and hydraulic systems being more common

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Symonds & Sampson
Property advisers since 1858

Brokerswood, Westbury, Wiltshire

Agriculturally or Forestry tied,
three bedroom Woolaway bungalow
with option to buy one acre.

Guide £295,000

Henry Bosworth
01380 710535

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New grain dryers new with a 3 year comprehensive warranty

1995 Master Junior 10 T drier, 12v, oil fired,
fixed screen, customer machine, £8000.

NEW Tifermec TS 370 hyd drive hedgecutter 5' cutterbar, £5800.00.

Master 10 t super, quiet fan, PTO, 1987 refurb
2010 done 360hrs, customer machine, £7000.

Grain Dryer hire from £25 per hour

SALES • SERVICE • HIRE
Contact Nick Vincent

Tel. 01364 73960 eves. Mobile: 07880502447 day
email: n.vincent739@btinternet.com
In support of the RAB!

With industry-leading tech, our digital marketing solutions deliver local businesses results in today's challenging environment.

Insights from more than 1,000* UK clients proves we know what works.



We can help build your brand awareness so when your customers shop local, they will choose you, not the business next door.

check out
www.localiq.co.uk/digital-marketing-services

LOCALIQ
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*Source: Newsquest data 2021

TRACTOR OF THE MONTH

Limited edition



KEITH Hayes, area sales manager at Tiverton's James Pryce Tractors, owns this limited-edition Case IH 5150 Pro. To celebrate the production of 50,000 Maxxums, one limited-edition 5150 Pro was built and allocated to each of Case IH's dealerships,

making Keith's machine a rare find. Produced in the 1990s as part of the Maxxum series, the 5150 delivers 135hp from its 5.9-litre Cummins engine and combines power with yard-friendly manoeuvrability. Having purchased the machine from a

customer's son nearly 10 years ago, Keith has since completed a full nut-and-bolt restoration, with full cab refurbishment and professional respray. Now in immaculate condition, the 5150 is used for light farm jobs and local tractor runs.

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ARTICLE 1: Funeral expenses

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Wow' factor!



This New Holland T7.270 was recently supplied by Buglers to a local arable farmer in Dorset. The long wheel base machine features the latest PLM intelligence technology as well as the Horizon Ultra Cab with industry-leading 66dBA noise levels. It was specified with black wheel rims to give it that added 'wow' factor!

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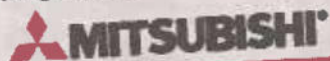


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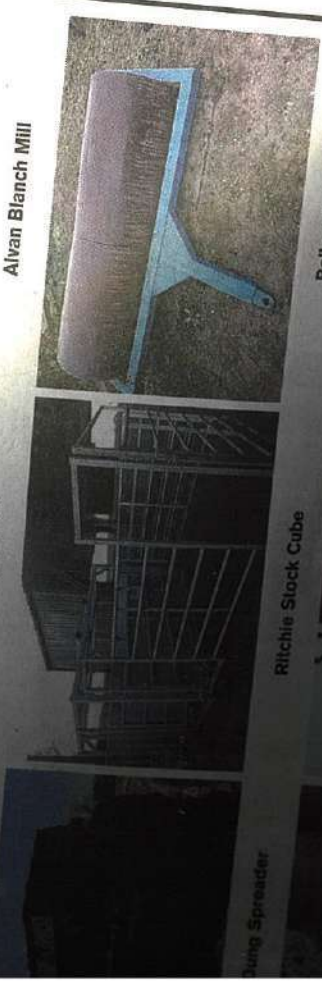


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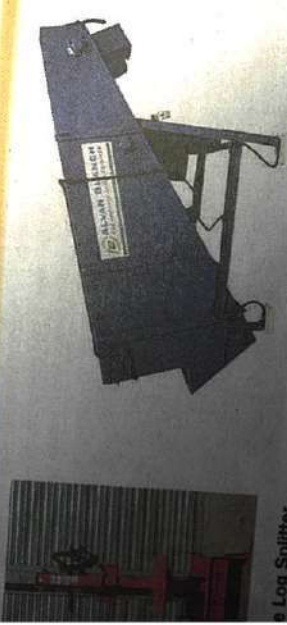
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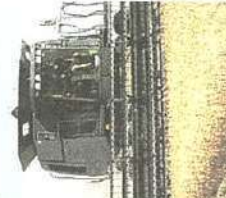
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also have

a small but hard-working committee that work tirelessly to raise the necessary funds to keep the group afloat, a task that never gets easier in difficult economic times. We're so grateful to the Launceston Agency of NFU Mutual for nominating our charity to receive a donation from the NFU Mutual Agency Giving Fund." Roz Hills, NFU Mutual regional manager for the South West, said: "Charities like Children's Hospice South West and North Cornwall RDA are making a wonderful difference to our communities in these challenging times, and we are proud that our agents have nominated a wide range of local causes across the region to benefit from NFU Mutual's national fund."

Editor's Letter

THE news on family farm inheritance tax, delivered just before Christmas, will have come as a welcome relief and a victory to many in the farming community.

The Government's U-turn feels like a real step in the right direction, and one that wouldn't have happened without farmers' determination to make their voices heard.

The changes to Agricultural and Business Property Relief, lifting the inheritance tax threshold from £1 million to £2.5 million per person, was thanks to months of tractor protests and dogged campaigning across rural communities in the South West and beyond.

For many family-run farms, it brings some much-needed reassurance and a renewed hope for the next generation.

Now, the attention reverts back to the every-day practicalities of the job, and for many South West farmers that means gearing up for one of the busiest and most demanding times of the year.

With lambing just around the corner, being well prepared really will make all the difference.

In this edition, we've included a farming special with a handy lambing checklist to help ensure nothing gets overlooked at this incredibly busy time, along with tips on how to make sure open lambing events run glitch-free.

Let's now hope for a spell of fine, dry weather to give the lambs the best start in life.

See you next month,

Kirsty Woodgate
Editor

also online at southwestfarmer.co.uk

the risk in rural planning

feel like
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already
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required, enabling these to be scheduled within the appropriate survey season and avoiding delays later in the planning process.

Why would I need an early ecological survey?

Early ecological input is particularly important in the context of Biodiversity Net Gain (BNG), which became mandatory for most developments in England in February 2024, as

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Over 118,000 young people faced homelessness in the UK last year*

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"When I was on the streets, I didn't care if I lived or died," he remembers.

With support from Centrepoint, Sam feels more in control of life. But rising costs of food and other essentials coupled with youth unemployment makes every step forward a mountain to climb for him and thousands of other young people.

*Based on Centrepoint's estimate that 118,000 young people aged 16-24 presented to their local authority as homeless or at risk of homelessness between April 2023 and March 2024. Your donation will go towards funding Centrepoint's vital work all year round with young people, providing accommodation and support. Charity no. 292411



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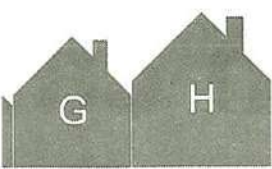
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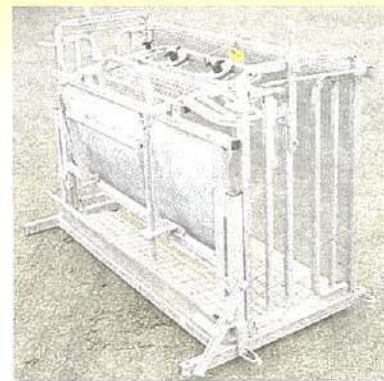
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Size: Call For Details
Tenure: Freehold



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appeared to be slurry in a stream. Picture:

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was ordered to pay a £2,500 fine. Pearson was finally given an Anti-Pollution Works Notice setting out what improvement works were deemed necessary to reduce the risk of pollution, but the EA said he failed to comply with the deadline of October 1, 2024. The notice included a right of appeal, which was not exercised.

The EA said that a visit to the farm on October 16 confirmed no new slurry store had been completed.

Chris Westcott of the Environment Agency said: "We have been more than patient with the farmer, but the promised improvements never materialised, and the offending continued which left us with no alternative but to pursue enforcement actions."

Editor's Letter

HELLO! The harsh winter months are finally behind us and, although the British weather is never shy of the occasional curveball, the promise of longer, brighter days lie ahead, for the next few months at least.

With the ground beginning to dry and wildlife stirring back into life, these springtime days also herald the start of the convivial rural social season. Point-to-point meetings are already in full swing, while preparations are well under way for the many agricultural shows on the horizon.

As we know, these much-loved country events showcase rural life at its best, with prize livestock in the show rings and traders presenting the latest technology, machinery and stock. Plus, let's not forget that many shows include the novelty factor too, from quirky sheep-shearing demonstrations that add a touch of humour to daring quad-bike displays that never fail to draw gasps from the crowd.

Beyond the spectacle, agricultural shows remain one of the most important meeting places for the farming community, offering a chance to catch up with friends, share experiences and talk about the issues that matter most, all in a relaxed and uplifting setting.

For a full list of agricultural shows taking place across the South West this season, including dates and locations, turn to page 9.

See you next month!
Kirsty Woodgate

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A crop field in spring

7.4 acres of land will be able to apply from September. 71 of the 102 actions previously available, will again be

ha and from £593/ha to £532/ha. The increased rates will be retroactive, applying to existing agreements as well as new but the reductions will not.

- There will no longer be an annual management payment (previously £20/ha).

- There will be a cap of one agreement per business and a new annual agreement cap of £100,000 will also apply.

- Rotational actions will

COUNCIL TAX BAND APPEALS UK

Specialist in offering advice on valuations for council tax

BASED in Truro, Council Tax Band Appeals UK was established by surveyor Quintin Dale to specialise in all matters relating to the valuation and charging of dwellings for council tax purposes. Since its establishment and working on a "no win no fee basis," the firm has had a success rate of over 90%.

Quintin has been involved with the valuing of property for council tax purposes since the introduction of the tax in April 1993. (Prior to this he obtained an honours degree in Urban Estate Surveying in 1985 and qualified as a Chartered Surveyor in 1987).

He has more recently obtained the highest level of professional qualification offered by the Institute of Revenues and Valuation, the professional body in the UK for specialists working in local taxation administration.

He is wholly familiar with the primary and secondary legislation upon which the



Quintin Dale

valuation of dwellings for council tax is based, having been involved in many tribunals and even several High Court cases.

Quintin is particularly conversant with The Council Tax (Situation and Valuation of Dwellings) Regulations 1992 which underpins the basis of valuation - having

provided advice on it for over 30 years ago.

Having valued farms for tax purposes for over 35 years he has in recent years specialised in the valuation of farms for council tax.

He said: "It is not always appreciated that properties with land are, by law, required to be valued differently to wholly domestic properties for council tax. Whilst The Council Tax (Alteration of Lists and Appeals) Regulations 2009 prevents most farmers from having a right to appeal, there is a process whereby it is possible to successfully circumnavigate the barriers put in place."

If you have always thought your council tax band was too high or you are being charged incorrectly, Quintin would welcome the opportunity of informally discussing your band(s) with you.

Quintin can be contacted on 01872 263408 / 07808821973 or quintin@ctbandappeals.co.uk



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Open gardens quartet to feature relics of history

THE public will be able to visit four stunning gardens at farms on Exmoor this spring and summer while helping to raise money for charity.

The gardens in Brendon, North Devon, are on farms that date back to the 17th century, with holdings in the area recorded in the Domesday Book.

One of the gardens, at Brendon Barton Farm, has been created by Maria Floyd and includes links to Devon's past.

Maria said: "I wanted to include in my garden the antique agricultural tools and machinery which were once common on farms in Devon.

"I feel it's important to keep the stories of these working tools alive as they are key relics of our farming history.

"Integrating them into the garden is a way of preserving them while also teaching people about our farming history in a beautiful setting."

The garden at Brendon Barton Farm is full of character and history, with a striking collection

of reclaimed and repurposed materials. Devonshire shillet stone slabs are set in place using hay baler chains, while remnants of World War Two bomb shells discovered on Brendon Common add an unexpected historical edge.

Adding further heritage detail are granite window mantels salvaged from the Lynton Castle Hotel after its 1987 fire, each one hand-carved by stonemasons from small Devon villages.

The other neighbouring farms taking part in the open days are Higher Tippacott Farm, Hall Farm and Barn Farm. Visitors can enjoy a light lunch at Higher Tippacott Farm, with quiche, salads, home-made cakes and Devon cream teas on offer.

Money raised from the open garden days will go to the National Gardens Scheme.

• The gardens will be open to visitors on May 3 and 4, and again on July 4 and 5, 2026. Entry is priced at £6, which includes access to all four gardens, while children can visit free of charge.



The public will be able to visit four stunning gardens at farms on Exmoor this spring
Image: Bredon Barton Farm

Recruiting 15 Young Rangers

FIFTEEN young people are to be recruited to take part in the Young Rangers programme across the Mendip Hills, giving them a hands-on experience of conservation in one of Britain's most iconic landscapes.

The Mendip Hills National Landscape Team is on the lookout for 15 young people eager to explore, protect and learn about conservation across the Mendip Hills.

Andy Chamberlain, ranger volunteer coordinator, said: "Our Young Ranger scheme gives teenagers a mix of confidence, connection, and purpose. By taking part in real conservation work, they build teamwork, leadership, and communication skills."

The programme is open to young people starting Year 7 or 8 in September 2026, including home-schooled students. Over two years, participants will take part in 22 activities, usually held on Saturdays. Thanks to funding from the Mendip Hills National Landscape Partnership, the full programme is offered at a subsidised fee of £150 for the two years.

• Applications are now open at www.mendiphills-nl.org.uk and close on June 19, 2026.

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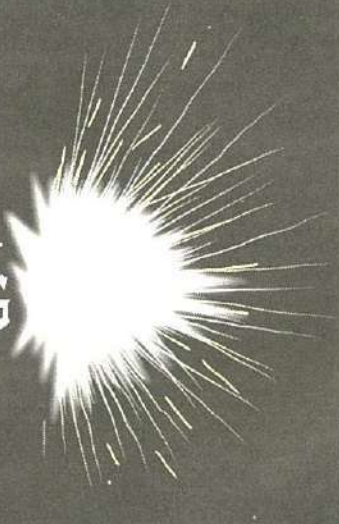
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- Modern innovations also make it possible to convert slurry into hygienic bedding, reducing the need for additional storage capacity.

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Going bats (and fungi) over events

THE Countryside Regeneration Trust (CRT) has a number of summer events taking place at Bere Marsh Farm, near Shillingstone in Dorset. Discovering Bats in Spring will take place on May 29 from 8.45pm to 10.30pm, while Discovering Bats in Summer will take place on August 8 from 8.15pm to 10pm. Both events will take place in the evening. Visitors will have the chance to use heterodyne bat detectors and learn more about these fascinating nocturnal animals. Both will be led by bat expert Mariko Whyte from the Dorset Bat Group. Tickets for the events cost £10 per adult, £3 per child, or £5 for CRT Friends and volunteers. Children must be aged eight and over and accompanied by an adult. Tickets can be booked online on the CRT's website. A Grow Your Own Mushrooms on Wood workshop will also take place on Wednesday, May 27 from 10am to 1pm at Bere Marsh Farm. Led by expert mycologist Andy Knott, from Jurassic Coast Mushrooms, the practical session will teach the art of log plugging. Tickets cost £50 per adult (£48 for CRT Friends and volunteers).



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Celebrating 50 years of service

JAMES Pryce Tractors is celebrating a landmark year in 2026 as the family-run agricultural machinery dealership marks its 50th anniversary.

Established in 1976, the business has since spent five decades supporting farmers based across Devon and West Somerset, growing into one of the region's leading dealerships.

Operating from depots in Tiverton and South Molton, James Pryce Tractors supplies a wide range of machinery brands, along with parts, servicing and expert after-sales support.

The anniversary comes during an exciting period for the business, following its recognition as Case IH overall dealer of the year in 2025 and the recent addition of the Kioti franchise.

Andrew Pryce, director at James Pryce Tractors, said: "Reaching our 50th anniversary is an incredibly proud moment for everyone connected

with the business. It gives us the opportunity to reflect on how far we have come and to thank customers, staff and suppliers who have supported us over the years.

"Farming has changed enormously during the past five decades, but our commitment to providing excellent machinery, service and support has remained constant.

"We are proud of our heritage and excited about the future."

To celebrate the milestone, James Pryce Tractors is inviting customers and friends to a special event which is being held on Saturday, July 18, at Stonelands Cross, Rackenford.

Running from 4pm to 11pm, the celebration will include a free hog roast, a cash bar, a live singer and disco. Children are also welcome.

● Attendance is limited and tickets must be reserved in advance. To secure your place visit www.jprycetractors.co.uk.



James Pryce Tractors is celebrating a landmark year in 2026

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BOBCAT 442 8-tonne excavator 2008 with Keto 51 harvester head. Full forestry guarding, set of buckets and quick hitch. 8,000 hours, still in use. Somerset, £38,000 + VAT ONO. Please call 07876 410090.

FORESTER 950 hydraulic sawmill, with sharpener. 7.2m maximum length of cut. £12,000 + VAT. Please call 07974 022591 or 01443 439943.

JOHN Deere 1270G, 2019. 8,000 hours use. Head 415. Tyres 80%. Two sets of tracks. Machine is in excellent condition. Please call 07786 733573.

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CLARKE timber grapple to fit Volvo L210 loader. Good condition. £5,000 + VAT ONO. Please call Iain Thomson on 07771 981071 or email iain@thomsonconstruction.co.uk.



KOMATSU 855.1 forwarder. 2015, 16,000 hours, one set of tracks, new grab fitted 2023. Excellent runner. Please call 07786 733573.

PALAX wood processor Combi TSVE Lamborghini Deisel - 25 years, have owned since new, always undercover. Best all round machine for wood processing for tree surgeons. £9,500 ONO. Has conveyor, splitter and wheels for movement. Not used professionally. Please call 07885 491340.

POSCH 30-tonne electric splitter, radio controlled. Only fault is that transformer to 12 v for radio control needs replaced but we use a 12 v battery. Can be converted to PTO drive. Cumbernauld, Scotland. Please call 07836 542 961.

QUAD 4-wheel trailer floating axle. Cumbernauld, Scotland. Please call 07836 542 961.

SCHUMACHER 35/2 - Double-blade saw. Robinson resaw with safety break. 2 x crosscut saw (3 head and 2 head). Sawdust extractor. POA. Please call 07850 857627 (Norfolk/Suffolk border).



TIMBER bolsters and subframe off a 6-wheeler Scania wagon in good condition. Open to offers. Please call 07774 495423.

SILVATEC 896 harvester. All functions working. Volvo 250 hp engine. Cranab crane. Rexroth pumps. Eight tyres. 60% tracks to fit. Operator recently retired. For offers, please call 07767 870194.

VALMET 911 black cab 1995, wheels changed on front. £15k + VAT or nearest offer. Pictures available on request. Please call 07762 317 201.

WETHERHILL 12HD loading shovel. Ideal yard shovel. Bulletproof! Lift anything! Good engine - Ford. Few oil leaks in the rams/hydro. Starts and runs, but a bit rough. Always undercover. Had for 25 years, selling due to retirement. £3,000 ONO. Please call 07885 491340.

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KRETZER drum saw. Original five hicks. Many spare parts. Log cleaner. £3,000 + VAT. Please call 01364 643776.

PALAX C900.2 log processor and Palax 3-chain midi log deck. Both purchased now in 2022. PWO/Almost as new. Only ever been operated and stored indoors. Serviced regularly. Comes with three splitting knives and two blades. Both sold as package due to retirement. £20,000 + VAT. Please call 07970 936 973.

PALAX wood processor Combi TSVE Lamborghini Diesel - 25 years, have owned since new, always undercover. Best all round machine for wood processing for tree surgeons. £9,500 ONO. Has conveyor, splitter and wheels for movement. Not used professionally. Please call 07885 491340.

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Gresham House
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Asset Manager, Forestry
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Gresham House is a special investment focused on delivering financial returns for clients by investing in the global forests shaping our future. We partner with our clients to help them achieve their financial and sustainability objectives through investing in the long-term trends.

ROLE OBJECTIVE
We require an Asset manager, responsible for ensuring that the forestry operational programs are delivered across multiple portfolios.

The successful individual will be responsible with fund managers for ensuring that agreed income and expenditure programs are delivered timeliness at the forest level, and that the forest assets are being managed to the highest standard by third party service providers. Being the key point of contact with the forest managers, the asset manager will ensure the management work undertaken, extensive on inspections, and ensure operations comply with best forestry practice while delivering the needs of the funds.

KEY RESPONSIBILITIES / ACCOUNTABILITIES

- Responsible for ensuring the forests owned by Clients/funds that you are allocated, are managed and run efficiently and effectively whilst ensuring best practice is followed at all times.
- No limit the net return per hectare for all sites.
- Assist with asset management on a portfolio of forest properties through site monitoring and communication with third party service providers to ensure forests are managed to a high standard and where agreed targets are targets.
- The asset manager will ensure the work undertaken, extensive on inspections, and ensure operations comply with best forestry practice while delivering the needs of the funds.
- You will be part of the Forestry Asset Management team.

SKILLS & EXPERIENCE

- Forestry qualified to degree level or above (preferable).
- Minimum 5 years' experience of forest management, including contractor management.
- Experience of managing timber harvesting districts.
- ICF desirable but not essential. IWB is expected to become a member within 3 years.
- QIB capable.
- Competent on Microsoft Excel.
- Good presentation skills.
- Willingness to travel / stay away from home on occasions.
- Driver's License essential.

To find out more and apply please visit:
<https://greshamhouse.co.uk/careers/apply/vacancy/284/Asset-Manager-Forestry>