

AGRICULTURAL BUSINESS PLAN & FINANCIAL PROJECTIONS

Holding: Land at Combe Barn, Grittleton, Wiltshire, SN14 6AQ
DEFRA CPH Number: 45/030/0178
Partners: Clive Anstey & Imogen Anstey

1. Business Objectives

- Land Productivity: To bring approximately 2 acres of permanent pasture at Combe Barn into active, sustainable agricultural production, preventing the land from sitting idle or being wasted.
- Educational Integration: To operate the holding as a practical extension of formal agricultural college studies, implementing best-practice farming methods.
- Family Joint Venture: To work together as a family team to establish a low-input, high-welfare livestock enterprise that utilizes the land efficiently to generate a steady supplementary return.

2. Operational Strategy & Livestock Choice

- Flock Profile: The enterprise will focus on an initial starter flock of 6 pregnant breeding ewes of a low-input, self-shedding breed (such as Exlanas).
- Cost Efficiency: Choosing self-shedding sheep eliminates annual commercial shearing and wool-handling overheads, lowers management complexity, and minimizes handling stress on a small holding.
- Grassland Management: The 2 acres will be split into controlled, rotational grazing paddocks. Livestock will be moved frequently using a mobile, solar-powered electric fencing network to optimize forage quality and eliminate the need for heavy chemical fertilizers.

3. Financial Projections (Annual Steady State)

Based on a conservative lambing percentage of 150% (an average of 1.5 lambs reared per ewe), a starter flock of 6 breeding ewes is projected to produce 9 lambs per year for market.

Projected Annual Income

- Sale of Finished Market Lambs: 8 lambs @ average market price of [REDACTED]
- Sale of Selective Breeding Stock/Weaners: 1 ewe lamb retained or sold privately = [REDACTED]
- Total Target Gross Income: [REDACTED]
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Projected Annual Variable Costs

- Feed & Forage: (Winter hay bales, small-holder concentrate feed for lambing) = [REDACTED]
- Veterinary & Husbandry: (Routine worming, vaccines, flystrike prevention, ear tags) = [REDACTED]
- Water & Utilities: (Trough supply/standing charges) = [REDACTED]

- Fencing & Equipment Maintenance: (Battery maintenance, paddock repairs) = [REDACTED]

- Total Annual Running Costs: [REDACTED]

Projected Annual Net Profit

- Gross Income [REDACTED] – Running Costs [REDACTED] = [REDACTED]

4. Financial Risk Management & Asset Protection

Because the annual net profit margin on a 2-acre starter holding is modest [REDACTED], tight control over waste and asset deterioration is critical to the financial viability of the joint venture. The business relies on total protection of its agricultural inputs to remain profitable:

- Forage Preservation: A single ruined or mouldy batch of winter hay or feed concentrates due to weather exposure would instantly wipe out the year's entire profit margin.

- Asset Security: The holding utilises high-value, specialized equipment including a mobile solar-powered electric fencing network, deep-cycle AGM batteries, and electronic energizers. Safely storing and securing these assets when not actively deployed in the pasture is required to prevent depreciation, weather damage, or theft.

- Biosecurity Cost Control: Preventing disease outbreaks through secure on-site isolation and protected treatment space is a priority. Avoiding unexpected, emergency veterinary overheads ensures the flock remains financially sustainable.

Date: May 2026