



Asset Management and Property Services

Rural Estate

Asset Management Plan

**Strategic Estate Review - 2010
Consultation Document**

Programme		Consultees
Report to Cabinet with all "Meeting the Challenge" Proposals	18 th November 2010	Tenants
Consultations to be received by	14 th January 2011	CLA, NFU, TFA & YFC
Full County Council to Agree all "Meeting the Challenge" Proposals	16 th February 2011	RAC & Hartpury College
Implementation start	1 st April 2011	Councillors

Key Messages:

- **No wholesale disposal demonstrating the Council's continuing commitment to Agriculture**
- **Retention of core estate of 6,400 acres down from 8,500 acres**
- **Continuance of provision of service with 50 Farms identified down from 88**
- **Other lettings down from 70 to 6**
- **Programmed realisation of development opportunities across estate**
- **Estimated capital receipts of £125 million of which £25 million in first 4 years**
- **The capital receipts will be important to the county council in reducing its current deficit**
- **Remains a contributor towards national food production, sustainability objectives & to the regional economy**

Rural Estate Strategic Review 2010

1. Background

At Cabinet on 17th October, 2006 it was resolved that:

- a) The Rural Estate be managed as an integral part of the Authority's property portfolio in accordance with the principles adopted in the recently approved Corporate Asset Management Plan as part of the Council's business planning process.
- b) The Head of Corporate Property Services develops a Service Plan which incorporates a value for money approach to the management of the Rural Estate.

A Service Plan was adopted in 2007 and that plan was underpinned by re-assessing each tenancy just before it terminated and determining its future against a set of criteria. Since this time, financial pressures on the Council have significantly increased requiring a more streamlined management system effectively undertaken by a reduced workforce.

The main disadvantages of the 2007 Service Plan have been identified as:-

- a) Capital investment decision making process is impaired as there was no long term plan.
- b) Revenue expenditure could not be prioritised to those holdings to be retained in the longer term as no holdings have been so identified.
- c) Service users find investment decisions difficult as they needed to know the long term future of their holdings.
- d) It required large amounts of management resources preparing reports and in the decision making process.

The Council, as with other public bodies, faces a substantial financial deficit that needs to be reduced and sale receipts would be an important contribution in reducing its level of debt and the associated debt servicing costs.

2. Proposal

Reduction in number of farms to be retained as core farms providing larger more viable farm units and improved capital receipts profile. The council would continue to run a core estate of 6,400 acres for the benefit of tenants and the estate would be reorganised and modernised to maximise the performance to the Council.

Details	Current	Proposed
Starter Farm <60 Acres – 5 year FBTs	13	3
Starter Farms 60-105 Acres – 10 year FBTs	23	11
Promotion Farms >105 Acres – 15 year FBTs	45	36
Other Lettings	70	6
Total Core Farms (7 Horticultural included in current)	88	50
Total Retained Acreage	8,515.08	6,414.72
Total Disposal Receipts £ million		125.38
Disposal Receipts in first 4 years £ million		25.14
Investment Value of Retained Tenanted Estate £ million	51.25	35.89
Estate Income £ k	913.34	835.34

3. Strategy

Previous Estate reviews adopted a reduction in the number of holdings to 71. This proposal would further reduce this number to 50 equipped farms achieved primarily through amalgamations and disposal of stand alone farms. The number of other lettings e.g. bare land would be reduced from 70 to 6.

The following objectives have been identified:-

- Create a balanced range of mixed farms to suit potential tenants with a variety of experience and farming assets.
- Retain a small nucleus of 10 well equipped dairy farms.
- Reduce exposure to large farmhouse costs.
- Identify a stream of capital receipts, maximised in earlier years.
- More efficient management requiring less administrative and professional support.
- Re-assess the extent of fixed equipment required on holdings.
- Identify and address any backlog of repair and maintenance expenditure.
- Maximise Estate revenue performance.
- Provide a business plan format for monitoring and managing the plan implementation comparing plan achievements to objectives from the previous year and determining plan objectives for the following year.
- Identify Estates with development potential.
- Create potential to secure non-farming objectives for the County Council in the future.
- Remove the necessity of preparing a detailed report for each tenancy coming vacant to Property Briefing.

4. Areas for Consultation

3.1 Re-organise the Estate, realising development potential where possible, in accordance with the chosen strategy and Appendix 1 to provide:-

- 3.1.1 50 principal mixed and dairy farms (subject to where land/holdings fall for development).
- 3.1.2 An Estate of approximately 6,400 acres (subject to where land/holdings fall for development).
- 3.1.3 Continue the previously adopted proposals not to provide horticultural holdings.
- 3.1.4 Dispose of 2,100 acres over an agreed plan timetable to maximise capital receipts.

3.2 Continue to work with developers where appropriate to promote land identified as having development potential to realise that development potential as soon as practicable.

5. Review Methodology

The Council has a pressing need for capital receipts and minimising management costs to maximise Estate performance.

The agricultural community has an ageing workforce at a time when food security is being accepted globally as a medium term priority. Thus there is an increasingly important requirement to provide opportunities for and encourage new entrants into farming.

These opportunities need to be well equipped holdings that are low maintenance and easy to manage for both tenants and the Council.

Historically, Gloucestershire has had an Estate that is burdened with a high proportion of very large farmhouses that are a drain on the revenue accounts and which also are expensive for the tenants to manage and run. At the present

time, the Estate has 25 of its 81 mixed and dairy farms with substantial large dwellings. Some of these larger dwellings have been improved so that they can earn diversified income which assists to make them affordable for both landlord and the tenant. However, quite a number have not been prioritised for expenditure in the expectation that they would eventually be sold and also due to the un-affordable costs required to maintain them at an acceptable standard.

With the conflicting needs, the best solution identified was to re-organise the Estate with a view to minimise the number of holdings retained for the future with oversize dwellings. By amalgamating holdings into more economically viable units based on holdings with smaller farmhouses where possible, a large number of the oversize dwellings are identified for disposal. This is just a continuation of the practice that has been adopted since the major review of 1999.

The second part of the review methodology was to identify all those elements and parts of the Estate that could be sold with or without development and that would not materially affect the letting opportunities identified for retention.

The third part of the review methodology was to identify those stand alone units without long term development potential that could be sold to reduce the Council's exposure to debt service charges, the cost of which will affect critical front line services if not addressed.

Appendix 1 details the Estate in its current format and shows how farms will be affected by this review.

The final part of the review methodology was to review current management practices, future management costs and future capital and revenue requirements.

6. Management Costs

To reduce long term maintenance and management costs, a substantial change is being made to the respective landlord and tenant maintenance liabilities. Effectively, the longer the term of tenancy then the more responsibility for day to day maintenance will fall to the tenant. For 5-year tenancies there will be little change to the current FBT terms that can be viewed on the Council's web site. For 10-year tenancies the landlords will retain liability for re-roofing farmhouses and farm buildings where they are beyond economic repair and the structural responsibility for farm house and farm building walls where they are beyond economic repair. On promotion lettings, at the commencement of the letting tenants can elect to have a 10-year letting as above or, a 15-year letting on a full repairing basis. For both 10 year and 15 year tenancies, the Council will recover its costs for fire insurance from the tenants.

The reduction from the current position of undertaking full landlords' agricultural responsibility on 96 farms and 6 additional dwellings is substantial and will consequently substantially reduce the resources required to manage the Estate. The management cost will progressively reduce as the workload reduces.

One area which has been particularly time consuming in management terms is where a few tenants consistently fail to pay rent on time. Whilst the Agricultural Holding Act has an effective remedy in these circumstances, practice has shown that this is a more difficult under the Agricultural Tenancies Act. As a consequence, new FBTs will have an absolute break every 3 years which the Council will apply when farms are not being properly managed or when rental payments are in arrears.

7. Sales to Tenants

Whilst it is anticipated that sales "subject to tenancy" will not be required to achieve the targeted capital receipts profile. If there is a shortfall in receipts that necessitates such sales then tenants would be given the opportunity to purchase at full market price.

Rural Estate - Strategic Estate Review 2010

Hold No	Estate Name	Property Name	Area Acres	Existing											2010 Proposed Review				Comments	Comment		
				Dairy		Mixed			Hort	Bare	Bus	WR	Cot	Dairy	Mixed			Retain Acres			Disposal Acres	
				Larg	Start	Int	Larg	Start							Int	Larg	Start					Int
0102	Aberhall	Home Farm	100.78			1											100.78				SA/CS	
0201	Alderton	Allotments	6.19															6.19				Sell when planning permission received for development
0202	Alderton	Windmill Farm	100.23				1											100.23				Sell @ tenancy end
0301	Ampney	Lowerfield Farm	6.89			1												1.00				Sell listed farmstead at end of tenancy - land to 0303
0303	Ampney	Brookfield Farm	130.20	1														136.09				Land from 0301
0304	Ampney	College Farm	75.52	1														124.72				Poss village outskirts devpt in longer term may give opportunity to develop farmstead & amalgamate land
0305	Ampney	Forty Farm	116.09	1														116.09				
0307	Ampney	Bare land College	49.20							1												Land to 0304
0502	Berkeley	Puddleditch Farm	74.42			1												74.42				
0503	Berkeley	Farmstead	1.70															1.70				Sell when planning permission received for development
0504	Berkeley	Bare Land	11.89							1								11.89				Possible travellers site / sell
0602	Bourton	Church Farm	104.63				1											104.63				Sell @ tenancy end
0804	Campden	Wolds End Farm	116.38				1											118.93				Land from 0805 & 0806
0805	Campden	Campden Allots	2.09																			Land to 0804 if allotment use ends
0806	Campden	Land @ Wolds End Farm	0.46																			Let to school for Rural Studies, land to 0804 when no longer required
1101	Coaley	Waterend Farm	81.62			1												105.78				Land from 1103
1103	Coaley	Bare Land	52.52																			Land to 1101 & 1104
1104	Coaley	Haw Street Farm	94.82				1											153.89				Land from 1103 & 1105
1105	Coaley	Bare land Haw Street	30.71																			Land to 1104
1201	Coombe Hill	Walton Grange Farm	53.46			1												53.46				
1204	Coombe Hill	Grange Farm	90.04				1											97.00	0.65			Land from 1208, listed barn sold off for development
1208	Coombe Hill	Bare land Grange	7.61																			Land to 1204
1401	Daglingworth	Longhills Farm	97.64			1												97.64				Leased Bathurst Estate
1501	Dowdeswell	Heylens Farm	91.87			1												91.87				Sell @ tenancy end
1601	Dymock	Maypole Farm	62.35			1												62.35				
1602	Dymock	Woods Cottage	0.23																			Sell listed thatched cottage when vacated
1604	Dymock	Leadonvale Farm	106.68				1											162.91				Land from 1607,1608 & 1609
1606	Dymock	Gamage Hall Farm	81.63				1											162.91				Land from 1607,1608 & 1609
1607	Dymock	Bare Land @ Ridge Farm	55.28																			Land to 1604 & 1606
1608	Dymock	Mere Hills Farm	62.31			1																Sell farmstead when vacated, land to 1604 & 1606
1610	Dymock	Bare Land @ Leadonvale	21.92																			Land to 1604 & 1606
1801	Eastington	Claypits Farm	102.71				1															Sell farmstead with house, 2 barns for development and rump, land to 1802 & 1804. All listed
1802	Eastington	Newhouse Farm	110.57				1											165.32				Land from 1801 & 1805
1804	Eastington	Capethall Farm	111.17				1											165.32				Land from 1801
1805	Eastington	Bare land Newhouse	10.90																			Land to 1804
1901	Ebrington	Bare Land	13.26																			Sell when vacated
1903	Ebrington	Bare Land	4.01																			Sell when vacated
1907	Ebrington	Oakham Farm	182.58				1											182.58				Sell Barn when planning received and farm @ tenancy end
2102	Frampton	Oxstalls Farm	87.95			1												87.95				Sell @ tenancy end
2201	Fretherne	Mangrove Farm	105.34				1											19.23				Sell farmstead when vacated, land to 2202
2202	Fretherne	Malthouse Farm	91.60				1											190.85	2.00			Convert barn to farmhouse, sell old farmhouse and old Malthouse, land from 2201 & 2203. All listed
2203	Fretherne	Bare land Malthouse	15.14																			Land to 2202
2501	Honeybourne	Weston Fields Fm	94.91				1											121.67				Land from 4313 Sell @ tenancy end
2902	Leighterton	Bennetts Farm	110.28				1											123.37				Land from 2916
2903	Leighterton	New Castle Farm	96.02				1											153.30				Land from 2910 & 2916
2904	Leighterton	Bare Land	8.73																			Land to 2912
2905	Leighterton	Drews Farm	105.04				1											151.94				Land from 2910 and to 2912
2910	Leighterton	Poole Farm	91.22				1															Sell farmstead when it can be developed. Farmhouse, barn for conversion and rump. All listed
2912	Leighterton	Whitewater Farm	92.57				1											116.00				Land from 2904 & 2905
2913	Leighterton	Bare Land	0.56																			Leighterton Parish Council Amenity Land. Sell when planning permission received for development
2914	Leighterton	Bare Land @ Castle Farm	11.88																			Land to 2903
2916	Leighterton	Bare land Poole	32.59																			Land to 2902 & 2903
3001	Leonard Stanley	Bare Land	5.50																			Sell when planning permission received for development
3002	Leonard Stanley	Leaze Farm	52.57			1												52.57				Sell @ tenancy end
3103	Long Marston	Orchard Cottage	2.70																			On market already
3301	Mickleton	Abbotts Ground	25.92			1																Sell when vacated, land to 3307
3304	Mickleton	4 L. Marston Lane	0.62																			Sell when vacated
3307	Mickleton	1 L. Marston Lane	145.97				1											206.48				Land from 3301 & 4316
3310	Mickleton	Longhills Farm	86.82				1											86.82				

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Hold No	Estate Name	Property Name	Area Acres	Existing												2010 Proposed Review						
				Dairy		Mixed			Hort	Bare	Bus	WR	Cot	Dairy		Mixed			Retain Acres	Disposal Acres	Comments	Comment
				Larg	Start	Int	Larg	Larg						Start	Int	Larg	Bus	WR				
3312	Mickleton	Centenary Farm	107.02																143.04		Land from 4318	CS
3402	Minchinhampton	Woeful Dane Farm	111.98				1												111.98		Sell @ tenancy end	SA/CS
3403	Minchinhampton	Crackstone Farm	0.72																0.72			
3404	Minchinhampton	Minch Allotments	2.07																2.07		Sell when planning permission received for development	
3405	Minchinhampton	Bare land @Crackstone	0.21																0.21			
3407	Minchinhampton	Pt Woeful Dane Farm	0.04																0.04		Orange mast in centre of farmstead	
3501	Minsterworth	Birdwood House Fm	50.58			1													4.00		Sell listed substantial farmhouse + barn for conversion, land to 3503	
3503	Minsterworth	Sainthill Farm	122.86				1												169.44		Land from 3501	CS
3505	Minsterworth	Leycourt Farm	84.63				1												175.27		Land from 3506 & 3508	CS
3506	Minsterworth	Hooks Farm	82.96				1												2.00		Sell farmstead when vacant, land to 3505	
3508	Minsterworth	Bare Land	9.68																		Land to 3505	
3509	Minsterworth	Newlands Farm	109.81				1												109.81			CS
3601	Moreton	Bare Land	16.15																16.15		Sell when planning permission received for development	
3602	Moreton	Bare Land	0.01																0.01		O2 mast adjacent to Highways new depot	
3802	Newham	Newham Allots	1.28																1.28		Sell when planning permission received for development	
3901	Northleach	Folly Farm	41.74				1												41.00	0.74	Sell off lying barn for conversion when planning permission received	SA/CD/CS
4301	Pebworth	Lt Meadows Farm	110.14				1												109.14	1.00	Sell existing farmhouse & old cottage in farmstead, new farmhouse from barn conversion	CS
4306	Pebworth	Middlesex Farm	73.72				1												109.73		land from 4315	CS
4313	Pebworth	Bare Land Weston Field	26.76																		Land to 2501	
4315	Pebworth	Bare Land Middlesex	61.44																25.43		Grey off lying land sold - Property Briefing Oct 2010, remainder to 4306	
4316	Pebworth	Lt Meadows Cot	5.22																0.22		Sell when vacated	
4318	Pebworth	Bare Land	67.61																		Land to 3312	
4401	Prestbury	Starvall Farm	19.61			1													19.61		Sell when planning permission received for development	
4602	Rodley	Rock Farm	88.41				1												88.41		Sell when vacated - 2 barns for conversion, substantial farmhouse - all listed	
4603	Rodley	Cleeve Farm	97.93				1												97.93		Sell when vacated - 1 barn for conversion	
4606	Rodley	Cowleys Elm Farm	173.90																173.90		Sell when vacated - 2 barns for conversion	
4607	Rodley	Court Farm	160.57																160.57		Sell when vacated - large listed farmhouse plus cottage	
4610	Rodley	Bare Land	0.32																0.32		Sell when planning permission received for development	
4801	Saintbury	Bare Land	1.32																1.32		Sell when planning permission received for development	
4802	Saintbury	Yew Tree Farm	86.22				1												140.98		Land from 4805	CS
4803	Saintbury	Vale Farm	77.31				1												140.98		Land from 4805	CS
4805	Saintbury	Middle Hill Farm	121.42																3.00		Sell very substantial stone listed farmhouse and traditional stone buildings with potential, land to 4802 & 4803	
4806	Saintbury	Oaklands Farm	95.50																132.65		Land from 4807	CS
4807	Saintbury	Bare land Oaklands	37.15																		Land to 4806	
4903	Sandhurst	Mussell End Farm	86.94																2.50		Sell large farmhouse with some outbuildings and land to 4904	
4904	Sandhurst	Barrow Farm	122.51																226.16		Land from 4903 & 4907	CS
4906	Sandhurst	Moat Farm	130.81																130.81			CS
4907	Sandhurst	Bare land Mussell	19.21																		Land to 4904	
5002	Sharpness	Cromwell Farm	25.76																25.76		Sell when planning permission received for development	
5101	South Cerney	Bare Land	34.30																34.30		pt owned Bathurst Estate, sell when vacated	
5104	South Cerney	Bare Land	21.60																21.60		Sell when planning permission received for development	
5105	South Cerney	Canal	1.91																1.91		Donate or sell to Cotswold Canal Trust	
5201	South Cheltenham	Bare Land	0.05																0.05		Sell when planning permission received for development	
5203	South Cheltenham	Bare Land	21.10																21.10		Sell when planning permission received for development	
5204	South Cheltenham	Shurdington Allot	3.08																		Land to 5205 if allotment use ends	
5205	South Cheltenham	Cowley Farm	94.16																97.24		Land from 5204	SA/CD/CS
5208	South Cheltenham	Bare Land	0.04																0.04		Sell when planning permission received for development	
5301	Standish	Warren Farm	146.59																163.36		Land from 5305	CS
5302	Standish	Brookside Cottage	0.44																0.44		Sell when vacated	
5304	Standish	Glebe Land	14.44																14.44		Sell when planning permission received for development	
5305	Standish	Oaktree Farm	99.91																169.90		Land to 5301 and from 5307 & 5316	CS
5307	Standish	Bridge Farm	75.69																3.00		Sell farmhouse when vacated plus traditional L range for conversion. Land to 5305	
5310	Standish	Newhouse Farm	76.60																144.73		Land from 5343	CS
5311	Standish	Standish Depot	1.96																1.96		Retained as depot and PROW base	
5312	Standish	Manor Farm	155.39																155.39			CS
5316	Standish	Ivy Cross Farm	82.72																161.34		Land to 5305 and from 5318 & 5350	CS
5318	Standish	Stocks Farm	78.29																2.00		Sell substantial listed farmhouse + barn for conversion when vacated. Land to 5316 & 5319	
5319	Standish	Stroud Green Farm	64.46																176.27		Land from 5318 & 5333	CS
5322	Standish	Crowcuppill Cot	0.33																0.33		Sell cottage when vacated	

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Hold No	Estate Name	Property Name	Existing												2010 Proposed Review										Comments	Comment
			Area Acres	Dairy			Mixed			Hort	Bare	Bus	WR	Cot	Dairy			Mixed			Retain Acres	Disposal Acres				
				Larg	Start	Int	Larg	Start	Int						Larg	Start	Int	Larg	Start	Int						
5323	Standish	Horsemarling Cot	0.79										1	1						187.93		Extend cottage to main farmhouse and land from 5333 & 5346	CS			
5324	Standish	Horsemarling Farm	39.42	1																0.19		Sell farmstead for development when replacement dwelling available. Land to 5323. Semi + 2 barns for conversion. All listed				
5327	Standish	The Glen	0.37						1											0.37		Sell when planning permission received for development				
5329	Standish	Nastend Farm	44.26		1															44.26		Falling for development, sell when market suitable. Large farmhouse and barn for conversion on market				
5331	Standish	Oxlynch Buildings	0.30																	0.30		Sell when planning permission received for residential development				
5333	Standish	Bare land Stroud Green	97.73						1													Land to 5319 & 5323				
5337	Standish	Stroud AC	3.04																	3.04		Sell when planning permission received for development				
5343	Standish	Bare land Newhouse	68.13						1													Land to 5310				
5345	Standish	Devonia Cottage	0.48										1							0.48		Sell when vacated				
5346	Standish	Old Horsemarling Farm	127.60			1														5.00		Sell when planning permission received for development. Semi + outbuildings for conversion				
5350	Standish	Bare land Ivy Cross	55.79						1													Land to 5316				
5352	Standish	Bare Land Hardwicke	0.01						1											0.01		Sell when planning permission received for development				
5394	Standish	Bare land depot	-																			Letting to Gloucestershire Wildlife Trust				
5398	Standish	Bare land Horsemarling	-																			Letting advertising space to Moreton Hill Centre - Barchester Health				
5401	Stinchcombe	Townsend Farm	34.37						1													34.37	Sell when planning permission received for development			
5403	Stinchcombe	Bare land Orange	0.03																	0.03		Orange mast				
5702	Tewkesbury	Odessa Farm	64.78			1														64.78		Equipped to promotion standard	SA/CD			
5801	Tibberton	Poole Farm	23.52		1															23.52		Large poor house, sell farm when vacated				
5901	Tirley	Flatt Farm	47.20		1															47.20		Sell @ tenancy end	SA/CS			
6001	Twigworth	Church Farm	65.84			1														65.84			SA/CD			
6202	Uckington	Chosen View Farm	162.54		1															162.54			CD			
6203	Uckington	Church Farm	24.33		1															24.33			CD			
6207	Uckington	Manor Farm	133.29				1													134.71		Land from 6324,6236 & 6329	CD			
6209	Uckington	1 Tewkesbury Rd	4.41					1												4.41		Sell when planning permission received for development				
6210	Uckington	2 Tewkesbury Rd	0.64							1										0.64		Sell when planning permission received for development				
6212	Uckington	4 Tewkesbury Rd	1.73					1												1.73		Sell when planning permission received for development				
6213	Uckington	5 Tewkesbury Rd	14.91					1												14.91		Sell when planning permission received for development				
6215	Uckington	6, 7 Tewkesbury Rd	5.88					1												5.88		Sell when planning permission received for development				
6216	Uckington	8 Tewkesbury Rd	1.74					1												1.74		Sell when planning permission received for development				
6217	Uckington	9 Tewkesbury Rd	13.00					1												13.00		Sell when planning permission received for development				
6218	Uckington	10 Tewkesbury Rd	2.70					1												2.70		Sell when planning permission received for development				
6222	Uckington	Newhouse Farmstead	0.43						1											0.43		Sell when planning permission received for development				
6234	Uckington	Allots	0.12						1													Land to 6207 if allotment use ends				
6236	Uckington	Allots	0.12						1													Land to 6207 if allotment use ends				
6239	Uckington	Allots	1.18						1													Land to 6207 if allotment use ends				
6601	Wickwar	Kites Farm	60.70			1														228.38		Land from 6602. Sell @ tenancy end	SA/CS			
6602	Wickwar	Chase Lane	172.68				1													5.00		Sell farmhouse + 3 barns for conversion when vacated, land to 6601				
6701	Willersley	Bare land Warners	7.07						1													Land 6704				
6704	Willersley	Warners Farm	73.70			1														80.77		Land from 6701	SA/CS			
6802	Wisloe	Wisloe Farm	64.03			1														68.18		Land from 6803	SA/CS/CD			
6803	Wisloe	3 Wisloe Rd	5.15										1							1.00		Sell cottage when vacated and land to 6802				
TOTALS			8,515.08	10	13	23	35	7	43	9	9	9	10	3	11	26	3	3	107	6,414.72	2,100.36					

AHA R AHA R
AHA L AHA L
FBT FBT

Summary - Existing Farms **88**
 Other **70**
Existing Total Lettings **158**

Starter <60 Acres on 5 Term tenancy
 Intermediate Starter 60-105 Acres on 10 Term tenancy
 Large >105 Acres on 15 Term tenancy

Summary - Proposed Farms **50**
 Other **6**
Proposed Total Lettings **56**

Bus = Business letting
 WR = Wider role/ community letting
 Cot = Cottage letting
 Dis = Disposal
 Bare = Bare land letting
 Hort = Horticultural holding

CS = CORE STRATEGIC
 CD = CORE DEVELOPMENT
 SA = STAND ALONE

