

AGRICULTURAL
UPDATE
FEBRUARY 2025



MEET THE TEAM

As mentioned in our Review early in January, we have been joined by two new Team Members already in 2025.



Emily Kirby joins The team as a Graduate Rural Surveyor, graduating from the RAU in 2022 followed by two years of experience in another local firm.

Emily grew up on a mixed family farm in Gloucestershire where her passion for agriculture formed. In Emily's free time she enjoys taking part in rural hobbies and is a keen member of her local Young Farmers Club.



Kirstie Tate joins the team as an Agricultural Secretary, principally supporting Elliot Hutt and Emily Kirby.

Kirstie grew up in Hertfordshire before moving to Gloucestershire for University. She loved the Cotswolds so much, she decided to stay. In her free time she enjoys dining out to try new cuisines with her partner and exploring the local countryside.

COUNTRYSIDE STEWARDSHIP HIGHER TIER

The RPA has now provided guidance on the Countryside Stewardship Higher Tier Scheme, which is due to be opened for applications in Summer 2025. There will be 99 revenue actions and a further 33 supplementary actions. In addition, there will be the opportunity to apply for capital items to achieve the intended environmental outcomes. Many of the revenue actions are the same as the SFI Scheme.

The Scheme will be rolled out in a controlled way by invitation, with those in existing CS Higher Tier Schemes, HLS or with approved Woodland Management Plans in place being offered advice first. Depending upon the actions chosen, the agreements will be for 5,10,15 or 20 years.

It is possible to have an SFI agreement and a CSHT provided that the two schemes do not conflict each other. As with the SFI, there are a number of limited area actions.

We do not have any further update on the existing Countryside Stewardship Capital Only Grant Scheme, or when the RPA may begin offering agreements to those currently submitted.

If you would like any further information, please do not hesitate to contact a member of the Agriculture Team on 01285 648107.

VALUATION

As we are all aware, the Autumn Budget which took place on 30th October 2024 has seen many changes relating to taxation matters, across the board. Potentially the most controversial change that was announced is that from April 2026, the availability of 100% relief from Inheritance Tax for agricultural and business property would be capped £1,000,000.

Moving forward, it is likely that taxation valuations will need to include assets such as machinery and livestock due these items no longer receiving 100% Agricultural Property Relief.

Here at Moore Allen & Innocent we have 7 RICS Registered Valuers who are here to help, whether it be property, land, machinery or stock. Please do not hesitate to reach out to us on 01285 648115 for a discussion on how we can help.

AGRI-COMMERCIAL LETTINGS SERVICE

Demand is currently strong for commercial space in the region, in both traditional industrial areas and out of town rural locations.

Building on our previous successes, we have applicants actively seeking the following:

- CIRENCESTER CENTRE: 300-600 sq ft, retail premises for a coffee shop.
- CIRENCESTER (+5 miles): 500-700 sq ft, warehouse with office attached.
- COLESBOURNE (+10 miles): Land to use for storage of moveable Air B and B Lodges.
- FAIRFORD: 200-1,000 sq ft, light industrial workshop.
- BURFORD (+15 miles): <£10,000 P.A, retail premise for skincare brand.
- CRICKLADE: 200-400 sq ft, small office/storage space.
- TETBURY: Up to £1,000 PCM for a barber shop.
- MALMESBURY: (+10 miles): Open indoor area with outdoor space for dog daycare.

This is just a selection of the enquiries that we receive on a daily basis.

If you have a building or yard that is unoccupied that could be used or converted for commercial occupation, please call Richard Dell (01285 648112) for an informal, no obligation discussion about your options.

**MOORE ALLEN
& INNOCENT**

FORTHCOMING FARM AUCTIONS

FAIRFORD, GLOUCESTERSHIRE
**COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY
& EQUIPMENT**

Wednesday, 9th April - Entries are Invited

WEST OXFORDSHIRE
GENUINE DISPERSAL SALE OF FARM MACHINERY
Wednesday, 30th April

**THE SHOW FIELD, BROOK FARM, GREAT SOMERFORD,
WILTSHIRE, SN15 5JA**

**COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY
& EQUIPMENT**

Wednesday, 21st May - Entries are Invited

GLOUCESTERSHIRE
**RESERVED FOR GENUINE DISPERSAL SALE OF PLANT & FARM
MACHINERY PLUS WORKSHOP EQUIPMENT**
Saturday, 7th June

For further information please see our website or contact
Kellie Gilbride on 01285 648103

We are taking enquiries for machinery dispersal sales alongside the dates set out above. If you are considering a sale of all or part of your equipment, please contact Stuart Milsom on 01285 648107.

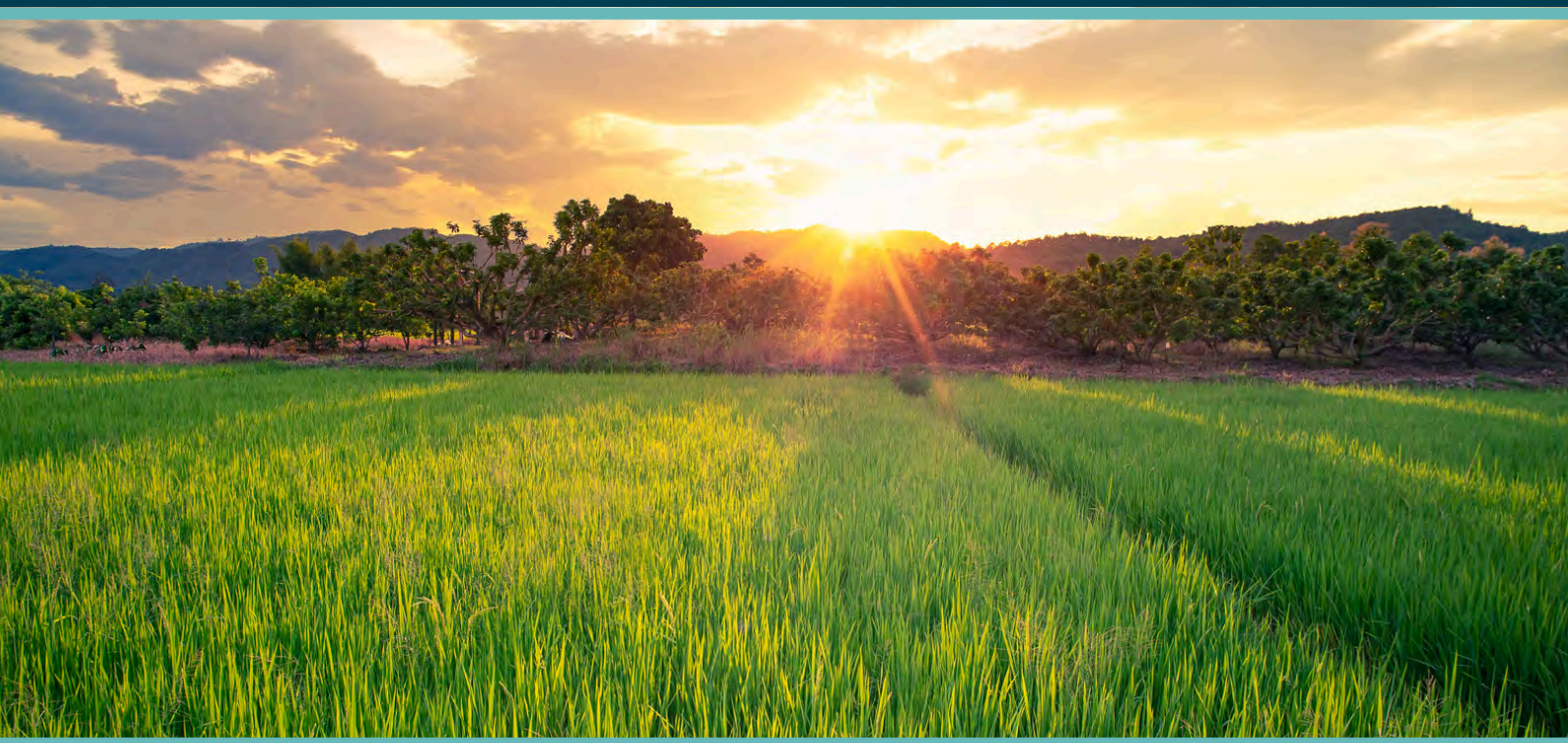
MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



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Lechlade Office
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01285 646050

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