

# AGRICULTURAL UPDATE

APRIL 2025



# EXAM SUCCESS



We are delighted to announce that Emily Kirby has recently passed her Assessment of Professional Competence (APC). This means that she is now qualified as a Chartered Surveyor and is now working towards becoming an RICS Registered Valuer.

Emily joined the Team in January 2025 as a Graduate Surveyor.

Emily assists Clients with various matters including estate management, mapping and environmental schemes as well as assisting at our forthcoming machinery sales.

## NEW ACCOUNTING SOFTWARE

We have recently made a change in our accounting software. From 1<sup>st</sup> April we are now utilising Xero. You may note our fee accounts look a little different, and in some instances, will be sent via e-mail directly from Xero. When you receive an e-mail it will show as from a member of our team (this may be one of our secretaries, Kellie Gilbride, Lauren Horton or Kirstie Tate) but the e-mail address will show as [messaging-service@post.xero.com](mailto:messaging-service@post.xero.com).

We wanted to let you know about this change, however, if you have any queries or are ever worried about whether the e-mail you have received is legitimate, please do contact a member of the Team.



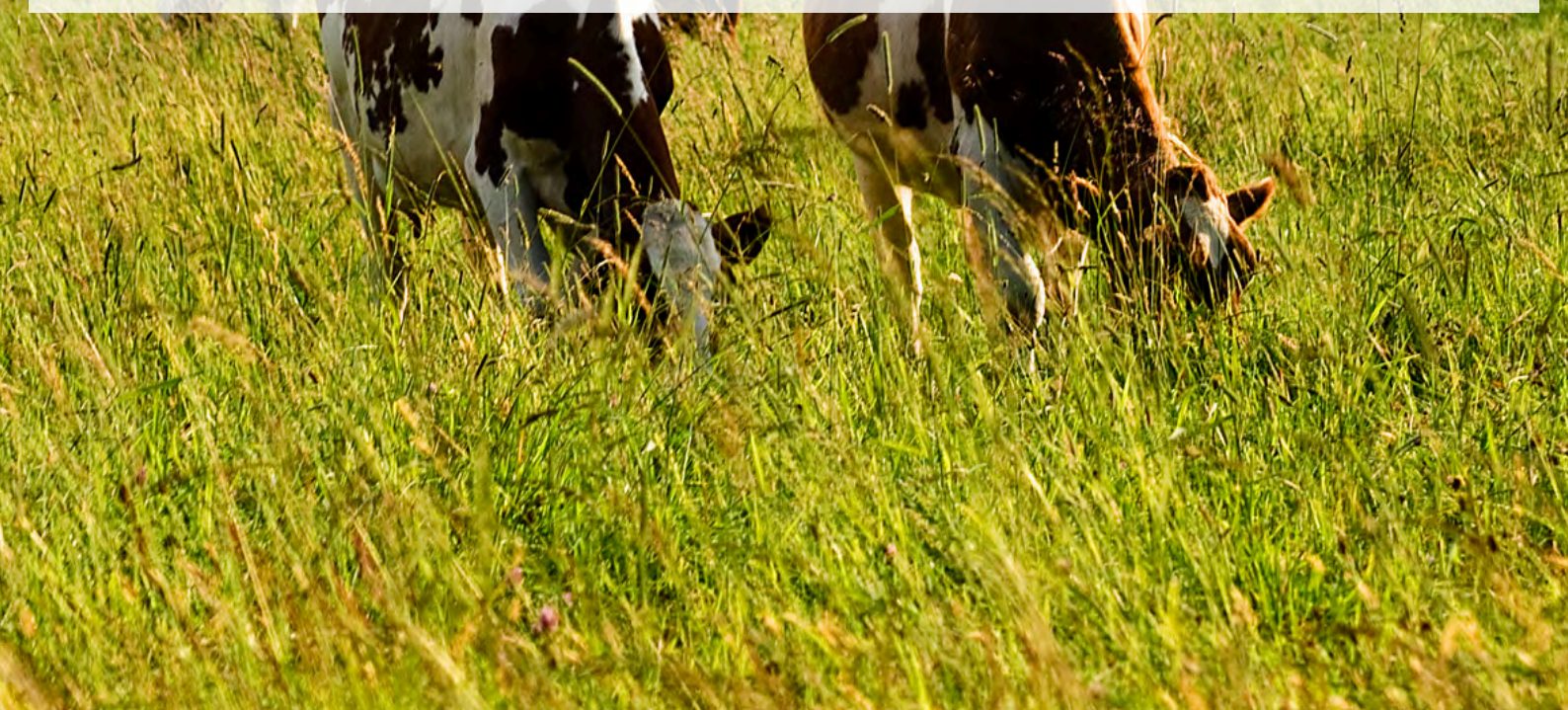
# LIVESTOCK & PUBLIC RIGHTS OF WAY

As we approach spring turnout, livestock farmers and landowners are reminded about their responsibilities concerning livestock and members of the public. Farmers can be liable for civil and/or criminal proceedings if members of the public are injured by their livestock.

The government publishes the following rules - <https://www.gov.uk/guidance/public-rights-of-way-landowner-responsibilities> - covering many aspects of the current legislation.

With the current settled weather, members of the public will be using the extensive network of footpaths and bridleways, so it is sensible to remind yourself on the rules, especially if you are letting your land to third party graziers.

For further information, contact a member of the Agricultural Team.



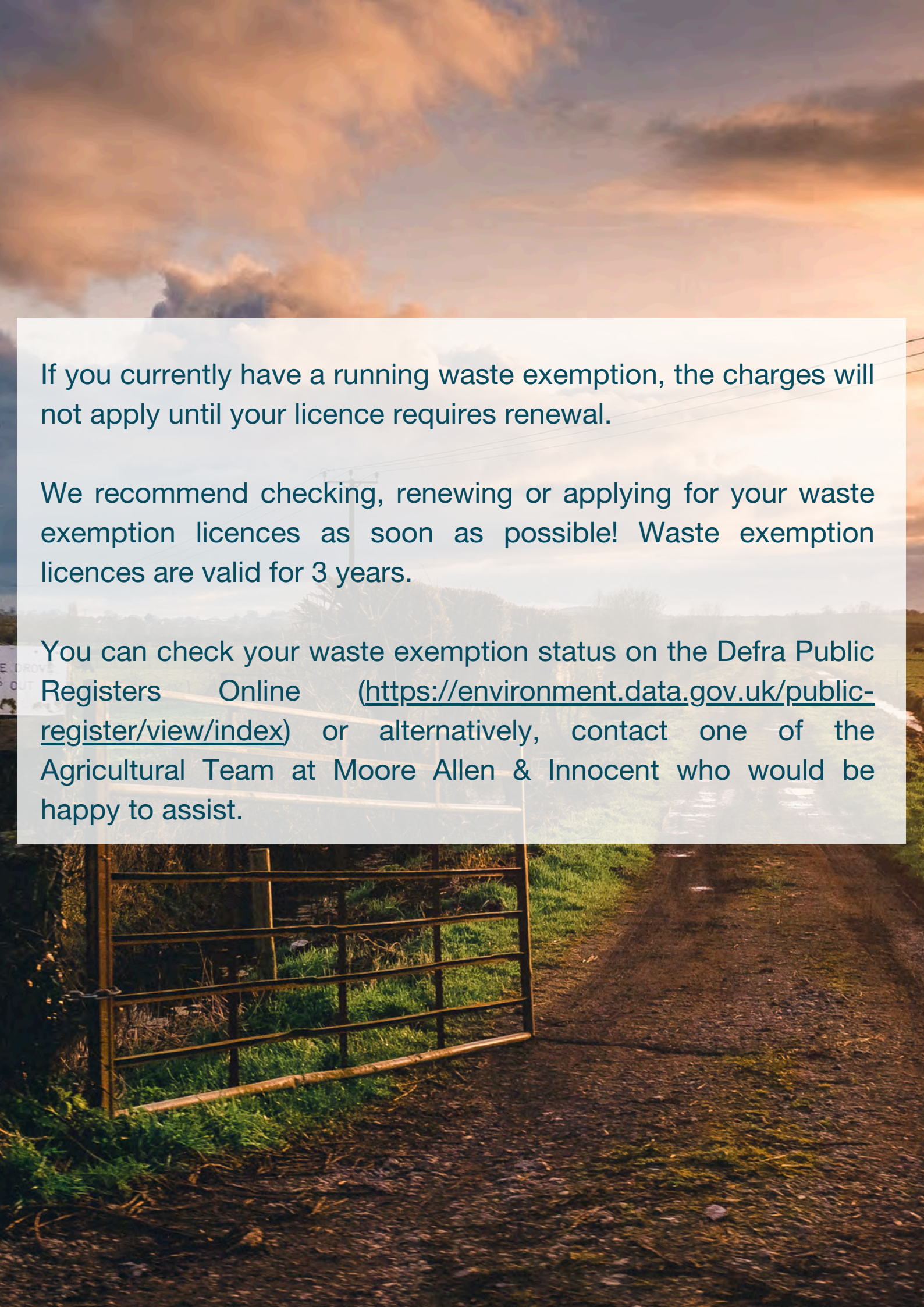
# WASTE EXEMPTION REMINDER & APRIL 2025 UPDATE

Waste exemptions allow certain waste management activities to be carried out without a full waste management licence, provided they meet specific criteria. Waste exemptions cover 4 types of waste activity, comprising:

- storing waste
- treating waste
- using waste
- disposing of waste

This month (April 2025) waste exemption regulations are due to change, with amendments introduced to support a major drive to raise revenue, to combat waste crime and promote sustainability goals.

The proposed changes will tighten regulations on exemptions relating to the disposal and treatment of certain types of waste. The proposals are also set to bring in a new fee structure which will now affect businesses involved in agriculture, industrial and other low-risk waste management activities, where exemptions were previously granted. Thus, accumulating higher costs, tougher application procedures and making for stricter rules around waste types and volumes.



If you currently have a running waste exemption, the charges will not apply until your licence requires renewal.

We recommend checking, renewing or applying for your waste exemption licences as soon as possible! Waste exemption licences are valid for 3 years.

You can check your waste exemption status on the Defra Public Registers Online (<https://environment.data.gov.uk/public-register/view/index>) or alternatively, contact one of the Agricultural Team at Moore Allen & Innocent who would be happy to assist.

# COMMERCIAL OPPORTUNITY



A first for Moore Allen & Innocent! A unique opportunity to lease or buy an exciting boat-based commercial space measuring approximately 1,432 sq ft, moored at Llanthony Bridge at Gloucester Docks and suitable for use as a restaurant, café, bistro or takeaway.

Above deck is a large covered open seating area with a wheelhouse comprising bridge and fully fitted commercial kitchen. Below deck is a large open-plan seating area, several storage areas and a fully fitted cloakroom.

The Landlord is open to the potential sale of the vessel either directly, or via a 'Rent to Buy' scheme, allowing the tenant time to establish the business and obtain funding.

Get on board before this unique opportunity sets sail without you: 01285 648112 or [Commercial@mooreallen.co.uk](mailto:Commercial@mooreallen.co.uk)

## FOR SALE - LAND AT UPPER MINETY



This 1.03-acre (0.42 hectare) pasture paddock is a peaceful and versatile parcel of land, offering a perfect balance of rural charm and practical usability.

For Sale by Private Treaty with a Guide Price of £35,000.



# FOR SALE - LAND AT HILL MILL LANE, OZLEWORTH



This 1.03-acre (0.42 hectare) pasture paddock is a peaceful and versatile parcel of land, offering a perfect balance of rural charm and practical usability.

For Sale by Private Treaty with a Guide Price of £35,000.

For Sale - Land at Hill Mill Lane, Ozleworth



# MOORE ALLEN & INNOCENT

FORTHCOMING FARM AUCTIONS  
GENUINE DISPERSAL SALE OF FARM MACHINERY  
CHALLOW, WEST OXFORDSHIRE  
WEDNESDAY, 30TH APRIL 2025



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GENUINE DISPERSAL SALE OF FARM MACHINERY  
PURTON STOKE, NORTH WILTSHIRE  
WEDNESDAY, 7TH MAY 2025



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COLLECTIVE AUCTION OF AGRICULTURAL  
MACHINERY & EQUIPMENT  
THE SHOW FIELD, BROOK FARM,  
GREAT SOMERFORD, WILTSHIRE, SN15 5JA  
WEDNESDAY, 21ST MAY 2025  
ENTRIES ARE INVITED

For further details including Entry Forms please visit our website or contact  
Kellie Gilbride on 01285 648103 / farmsales@mooreallen.co.uk  
33 Castle Street, Cirencester, Gloucestershire, GL7 1QD

# MOORE ALLEN & INNOCENT

*Here for the past present and future*

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



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