

AGRICULTURAL UPDATE

SEPTEMBER 2024



FFF&B PLOUGHING MATCH



The Partners invite you to join them for refreshments on their stand at
the FFF&B Ploughing Match & Country Show

to be held at

Little Faringdon Road, Langford, GL7 3LA

on Saturday 28th September 2024.

We will also be holding our Charity Bake Sale in aid of our Charity of
the Year, The Nelson Trust.

*This invitation does not grant admission to the event.

FORTHCOMING MACHINERY AUCTION

**MOORE ALLEN
& INNOCENT**

A COLLECTIVE AUCTION SALE

of

AGRICULTURAL MACHINERY &
EQUIPMENT, PLANT, VEHICLES
& WORKSHOP EQUIPMENT

is to be held at

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

on

WEDNESDAY, 9TH OCTOBER 2024

Starts at 10.00 a.m. sharp

ENTRIES ARE INVITED

For details of our Terms & Conditions and Entry Forms,
please contact Kellie Gilbride or visit mooreallen.co.uk

33 Castle Street, Cirencester, Gloucestershire, GL7 1QD
01285 648103 farmsales@mooreallen.co.uk

NEW ARRIVAL

We are delighted to announce that Amy McDonald and her husband, Al welcomed Austin Andrew McDonald on Monday 9th September, weighing 8lbs 6oz.

Mum and Austin are both doing well.

MOORE ALLEN
& INNOCENT

AUCTION OF PROMISES

IN SUPPORT OF



THE NELSON TRUST

THURSDAY 3RD OCTOBER
7 PM

Kindly hosted by



Gloucester Road, Cirencester, Gloucestershire, GL7 2LE

Lots include:

Spa Day for 2; Dog Sitting; Craft Workshop; Homemade Treats; Cards and Coasters; Round of Golf for 4; Stroud Brewery Tours; Vinotopia Mixed Case of 12 Wines; 3 Nights in a Salcombe Holiday Home; Woodchester Vineyard Overnight and Tasting; Westonbirt Arboretum Family Day Out; Venison Package; Meal Vouchers for Lords of the Manor, The Pig in The Cotswolds, Roots & Seeds, Kings Head Hotel, Indian Rasoi and AV8; Barn Theatre Tickets; 3 Hours of Gardening; Burford Garden Co. Voucher; Massage; Vouchers for Zigs Exercises; F360 Gym Membership and much more!

A full lot list will be available on our website
www.mooreallen.co.uk



£10 PER HEAD
TO INCLUDE WELCOME DRINK & LIGHT BITES

To purchase a ticket please contact Kellie Gilbride on 01285 648103 /
kellie.gilbride@mooreallen.co.uk

CAN YOU STILL HEAR ME? - TELECOMMUNICATIONS CODE

As we have reported in previous editions of this Agricultural Update, the Electronic Communications Code continues to evolve, mainly through case law. We have recently seen increased activity from network operators to renew original leases previously created under the Landlord and Tenant Act 1954, for new Code Agreements.

We are seeing varying proposals being put forward by agents acting on behalf of site operators. Due to case law, and the legislation governing the Electronic Communications Code, there appears to be little wriggle room in negotiating rent. However, there are other avenues to explore within the discussions to increase the rewards available from the existence of the equipment.

Where the Code is fairly explicit about the form of the Agreement between the parties, there are of course areas to be careful around, where rights may be conferred over and above that which is expected.

In addition to lease renewals, we are also seeing investors offering reasonably sizable sums for the outright purchase of the mast site, presumably taking a long term view on the need for the site.

If you are contacted about an existing, or potentially new siting of a mast, and you require professional assistance, then please do not hesitate to contact one of the Team. In most circumstances there is a contribution towards professional costs.



“CLUCKING MADNESS...!”

That is how the new rules on registering all captive birds that come in on 1st October this year were described by one out the MAI team: Madness they may be, but in force they are!

From 1st October 2024 it is a requirement to register all captive birds (except for certain indoor caged breeds – Budgies etc...), and this requirement includes small pet flocks: Previously flocks of less than 50 birds kept at home were exempt.

All keepers have until 1st October 2024 to comply, and there is a simple online form to complete in order to remain compliant. Don't get caught out!

TEAM NEWS



Emily Shorter has recently returned from maternity leave, having welcomed daughter Poppy in September, 2023.

Emily will be working two days per week across our Cirencester and Lechlade offices.

NEW TO THE MARKET



Land at Uley, Dursley

The property comprises pretty, gently sloping pastureland with fantastic views along the Uley Valley, extending, in all, to about 13.80 acres.

For Sale by Private Treaty with a Guide Price of £200,000.

Please contact Tia Bolter on 01285 648115 for more information.

FOR SALE
KINGS AND WILLOW FARMS, STOKE HAMMOND,
BUCKINGHAMSHIRE



The sale of Kings & Willow Farms provides a rare opportunity to purchase an attractive, diverse, and somewhat unusual residential farming unit, most of which is situated around Kings Farmhouse. Kings and Willow Farms comprise:

- Kings Farmhouse, a contemporary 3/4 bedroom dwelling.
- Range of farm buildings including a former farm office with full planning permission to convert into a 3-bedroom dwelling.
- Productive farmland, all in an Environmental Scheme.

In all, about 249.93 acres (101.15 hectares).

For sale by Private Treaty as a whole, or in up to four lots with a guide price of £4,501,000.

For further information, or to book a viewing, please contact the Rural Sales Team on 01285 648115.

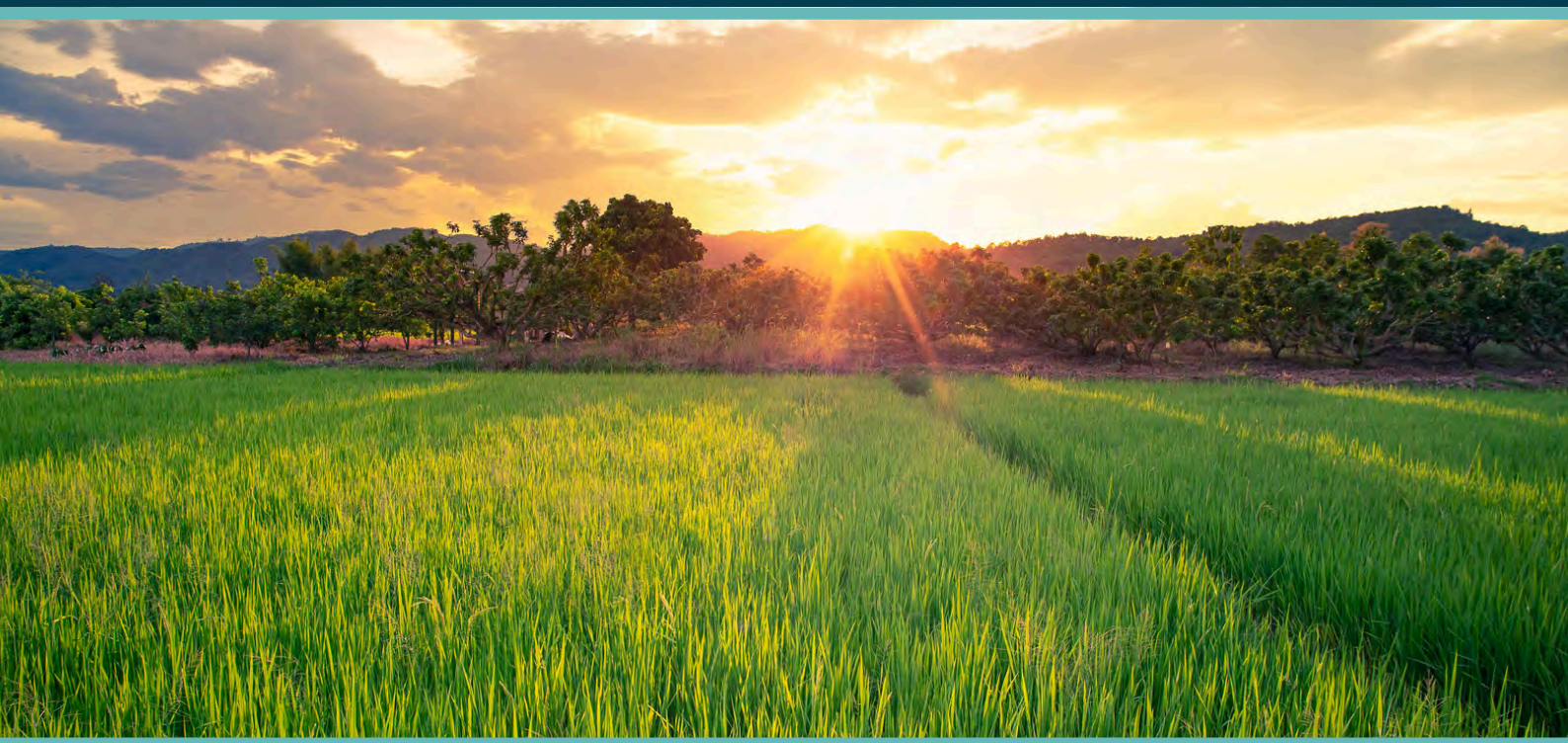
MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



Cirencester Office
01285 651831

Lechlade Office
01367 252541

Cirencester Sallerrooms
01285 646050

mooreallen.co.uk

