

FARM BUSINESS APPRAISAL FOR

MESSERS KC & DA HUGHES

**TO SUPPORT AN APPLICATION FOR THE ERECTION OF TWO AGRICULTURAL
STORAGE SHEDS AT GIBBET LANE, TWYLCROSS**

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1.0 INTRODUCTION

This farm business appraisal comprises a report into business operations of KC & DA Hughes as at 29th March 2026 by Andrew James Large BSc (Hons) MRICS FAAV. The report is an assessment of agricultural justification for the erection of two new grain stores at Gibbets Lane, Twycross

This report relies upon information provided by Mr Alastair Hughes, a partner within KC & DA Hughes relayed in a meeting at Clares Barn Gibbet Lane on 29th March 2026

The undersigned is a Chartered Surveyor, Fellow of the Association of Agricultural Valuers and Partner within Staunton Harold Farms, Leicestershire with over 28 years practical experience in the agricultural sector.

2.0 BACKGROUND

KC & DA Hughes is a farming partnership currently consisting of Mr & Mrs Keith Hughes and their sons Alistair and Jonathon. The partnership was established in 1962 and is a second generation family partnership. The farming business employs 7 full time members of staff.

As at 29th March 2026 KC & DA Hughes farms 580 hectares (1,433 acres) of agricultural land of which 490 hectares are owned and 90 hectares are contract farmed.

3.0 THE FARM BUSINESS

3.1 The Land

All land is considered to be of grade 2 / 3 land classification

3.2 Cropping

2/3 of the land holding is down to permanent grass leys and the remaining 1/6 is down to forage crops using a 3 cover rotation system with typical rotation of maize / lucerne / grass and the remaining 1/6 comprising oats, fodder beet and whole crop barley

The production of cereal crops and fodder beet follows the purchase of 800 acres of land from the Crown Estate and including land at Gibbet Lane resulting in land being farmed increasing by 52 hectares

3.3 Stocking

KC & DA Hughes is a Dairy Farm currently running up to 650 head of milking cows. In addition there are 350 head of youngstock being dairy replacements and maiden in calf heifers.

Calving takes place, outside and on block in the autumn during a closed 12 week period. Bull calves are sold off site with all heifers reared as replacements as referred to. There are no stock bulls with all cows / heifers artificially inseminated.

3.4 Agricultural Subsidy

The farm is registered with Organic Farmers and Growers as organic.

3.5 Existing Agricultural Buildings

The farming partnership benefits from two principal ranges of buildings located at Clares Barn Farm and Overfield Farm, Watery Lane. All dairy cows are housed within cubicle sheds at Clares Barn Farmstead. Youngstock are housed on straw yards.

In addition to the main cubicle buildings there are a range of general purpose and modern agricultural buildings fully utilised for machinery, fodder, youngstock and infirm cattle.

There is currently no buildings available for straw storage or fodder beet both of which are stored outside.

The main farmstead benefits from a 40:80 swing over parlour.

In addition to the above the farming business has recently purchased additional land including a range of buildings at Gibbet Lane from The Crown Estate and which are largely redundant barring low level storage of agricultural machinery.



Gibbet Lane comprises three agricultural building's previously used for cattle housing. These are in a poor condition, would require significant investment and do not benefit from sufficient eaves height to allow modern machinery to tip and or for storage to a sufficient height. They are not vermin proof or secure. They are suitable for low level machinery storage only in the context of the wider farming business

3.6 Proposed agricultural buildings

The proposal is for two storage buildings located side by side. These would be used for general storage primarily for straw and fodder beet but also corn. As the farm is organic registered and more generally with best practice all products must be stored separately with particular reference to organic and non organic products

Given the scale of operation much of the straw used by the farming business is purchased in the swath and so any non organic straw must be stored separately. This has further contributed to the decision being taken to propose two independent sheds for this reason. 600 no. 750kg Hession bales are used per annum measuring 2.5m x 1.2m x 1.2m these are currently stored outside.

60 acres of fodder beet are grown creating 1,800 tonnes of fodder beet requiring 2,571 cubic metres of storage space. Fodder beet can be stored to 2.5 metres maximum to avoid respiration heat and associated rotting.

4.0 Benefits of using covered storage

4.1 Fodder Beet

Frost Protection: Indoor storage provides a stable environment that protects the beets from freezing. Frozen beets can deteriorate rapidly once they thaw, leading to rot and significant sugar loss.

Reduced Nutrient Loss: Exposure to fluctuating outdoor temperatures can cause beets to respire more quickly, leading to "sugar loss". Storing them in a cool, ventilated building helps maintain their high energy content (consistently 12.5 to 13 MJ/kg DM) for a longer period.

Easier Feeding Logistics: Storing harvested beet indoors allows for more efficient integration into a Total Mixed Ration (TMR). Farmers can easily access the crop regardless of weather conditions, unlike field-grazed crops where wet ground can limit access.

Cleaner Feed: Indoor storage within buildings reduces the risk of soil contamination that occurs in traditional earth-covered field clamps. Cleaner beet is safer for livestock, as high soil intake can affect rumen function and mineral availability.

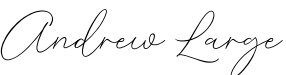
Longer Shelf Life: When managed correctly in a cool, well-ventilated indoor space, fodder beet can maintain its quality and be fed well into the spring (typically through the end of March).

4.2 Straw

The storage of bales outside has led to significant wastage, poaching of land creating a cross compliance issue, vermin and instances of arson and vandalism (cutting of strings).

5.0 CONCLUSION

It is the undersigned's opinion that there is a clear need for two new storage sheds located at Gibbets Lane

Signed 

Andrew James Large BSc (Hons) MRICS FAAV

Dated: 21st July 2026