

AGRICULTURAL STATEMENT

IN RELATION TO A

PRIOR NOTIFICATION

FOR AN AGRICULTURAL BUILDING FOR THE HOUSING OF CATTLE
AT LINTON FARM, MERRYLEES ROAD, THORNTON, LEICESTERSHIRE LE67 1AN

ON BEHALF OF

A PICKUP AND SON LTD

Andrew Large Surveyors Ltd

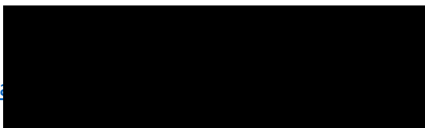
The Estate Office

Staunton Harold Hall

Ashby de la Zouch

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LE65 1RT

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1.0 Introduction

This statement has been submitted by Andrew Large Surveyors Ltd on behalf of the applicant A Pickup and Son Ltd for the erection of an agricultural cattle shed at; **Linton Farm, Merrylees Road, Thornton, Leicestershire LE67 1AN**

Andrew Large Surveyors Ltd carried out a site visit on 25th February 2026. Andrew has been a rural practice chartered surveyor for 22 years and is the principal partner of Staunton Harold Farms which is a mixed arable, beef and sheep farm based on 400 acres of land in North West Leicestershire.

2.0 Background

The farming operations of A Pickup and Son Ltd extend to 197 acres or thereabouts and comprises grassland and range of modern agricultural buildings located at Linton Farm. The partnership comprises father and son Andrew and William Pickup. Son William is keen to grow the livestock side of the business and is looking to expand the existing beef enterprise.

The business currently comprises a beef rearing unit comprising, per annum 80 bought in 2-5mth old stores taken to 18mth-24th short stores which are sold to finishing units.

The business is looking to expand the beef operation to encompass calf rearing from 2-3 day old and taking animals through to finishing at around 24-28 months

The business will look to finish between 200 – 300 cattle per annum dependent on market availability

The following report will highlight and assess the agricultural need for the erection of a new cattle shed at Linton Farm and is based on the lower limit of this estimated finishing rate.

3.0 The Farming Business

3.1 Land Schedule

The applicants total holding comprises 197 acres of grassland comprising:

120 acres of owned land at Linton Farm

22 acres of tenanted land Stanton

48 acres of tenanted land at Stoke Golding

7 acres of tenanted land at Botcheston

3.2 Cropping & Stocking

All land is down grass.

Cattle are fed a total mixed ration of silage, straw, rolled outs and proteins.

Straw is purchased in the swath and or purchased as bales

3.3 Livetsock Storage requirements

All existing buildings at Linton Farm are fully utilised and this was evidenced at my recent site meeting.

Currently the maximum livestock building requirements for the 80 head of short store cattle per annum is as follows:

80 calves upto 6mths @ 3 sq m / head = 240 sq m

80 store cattle 6 – 18 mths @ 4.8sq m / head = 384 sq m

80 store cattle 18 – 24mths @ 4.8sq m / head = 384 sq m

Presently there can be upto 240 head of cattle at the site at any one time, this number would increase as part of the proposed new system of farming which would see up to 600 plus head of cattle at anyone time ranging from 2/3 day old calves through to finished cattle at around 24 – 28 mths

4.0 Proposed Building

The proposed building comprises two open fronted cattle sheds, enclosed on three sides. They would face each other to allow access for a central feed passage.

The proposed building would provide a floor area of 1393.9 sq m

Additional cattle livestock requirements are as follows

Additional 120 calves upto 6mths per annum @ 3 sq m / head = 360 sq m

Additional 120 store cattle 6 – 18 mths @ 4.8sq m / head = 576 sq m

Additional 120 store cattle 18 – 24 mths @ 4.8sq m / head = 576 sq m

Total additional livestock housing requirement = 1,512 sq m

*Figures taken from upper end limits of The Agricultural Budgeting and Costing Book and excludes allowance for cattle 24-28mths old.

5.0 Conclusion

It is considered the proposed cattle building is commensurate with the proposed system of farming

Signed



Andrew J Large MRICS FAAV

Dated: 23rd March 2026