

Agricultural Justification

**New Access Track and
Hardstanding at Land at Back
Lane, Market Bosworth,
Nuneaton CV13 0LD .**

24th November 2025 – Andrew Large

1.0 Instructions

1.1 Andrew Large of Andrew Large Surveyors Ltd has been retained by Ian Rothen Ltd (the applicant).

1.2 Andrew Large Surveyors Ltd are instructed to carry out an assessment of Agricultural Need in respect of a new access track and hardstanding at Land at Back Lane, Market Bosworth, Nuneaton CV13 0LD.

1.3 Andrew Large is a qualified Chartered Surveyor and Fellow of the Association of Agricultural Valuers with 22 years practical experience in the agricultural sector. Andrew Large is resident agent on the Staunton Harold Estate and manages the in hand farming operations including arable, beef, sheep and pig enterprises.

2.0 Background

2.1 Land at Back Lane is farmed by Ian Rothen Ltd and is used for the grazing of sheep and cattle. The applicant has been unable to effectively graze the land during winter months as the land lays wet which has created instances of poaching to grassland and difficulties feeding forage during winter months.

2.2 Land at Back Lane historically included a range of farm buildings which are now dilapidated with only lower level walls / foundations / rubble present. This is considered a logical location for any agricultural development.



Figure one: Extract from [OS Six-inch England and Wales, 1842-1952](#) showing location of buildings.

3.0 Current Farming System

3.1 Ian Rothen Ltd is a farming business who operate on 47 acres of owned land and 41 acres of land held on long term agreements. Owned land is located at Mancetter Marina, Atherstone and Land adjoining Barton Road, Market Bosworth. Let land is located at Back Lane, Market Bosworth - 11 acres and at Sherbourne Farm, Warwick in one block of - 30 acres

3.2 All land is down to permanent pasture. Ian Rothen, director in Ian Rothen Ltd has three children whom attend Dixie Grammar School hence the location away from the main holding as the applicant is able to tend livestock alongside dropping off and collecting children together with land owned adjoining Barton Playing Fields.



Figure two: Land farmed at Market Bosworth

3.3 Current stocking comprises:

113 head of Pedigree Ryeland and Coloured Ryeland Sheep

33 head of Pedigree South Devon Cattle

5 Mangalitzka outdoor reared pigs

3.4 The business operate a suckler cow, beef finishing enterprise. Calves are bred on farm with cows served by a Pedigree South Devon Bull. Youngstock graze land at Market Bosworth in Summer months. Sheep are grazed on land at Market Bosworth through the summer, autumn and winter months before returning to Mancetter for indoor lambing in the spring. They are fed home produced forage in the form of haylage.

3.5 Pigs are currently reared at Mancetter Marine however the intention is to move them to within woodland at Back Lane, Market Bosworth utilising the pigs to clear an area of woodland.

3.6 The applicant has a range of machinery and equipment and which includes:

Kubota M7157
tractor

Kubota MX130
tractor

Kubota MX130
tractor

tipping trailer

low loader trailer

flat trailer

Rolls

Muck spreader

Flails

Hedge cutter

Drill

Mower

Hay bob

Baler

kubota 8t digger

Stock trailer

10t grain trailer

slurry tanker

Grass harrows

Sheep handling
system

Cattle handling
system

4.0 Existing Access / Storage Situation

4.1 The applicant currently utilises an existing gateway off Back Lane to enter the fields. Access to the field is not made up and there is currently no facility to store machinery / equipment and forage at the site. There is also no area to load livestock from, with the aforementioned all leading to poaching and erosion to the land and preventing year round use.

5.0 Proposed Access / Storage Area

5.1 The proposal is for an area of hardstanding measuring 467.5 sq m and associated access track in all totalling 1,089.5 sq m. The storage area has been deliberately located, in part, on the footings / remnants of a historic brick range so as to reuse the material. The hardstanding is located away from public footpaths S69/1 and S70/1 to aide security at the site.

5.2 The hardstanding would be used for the storage of wrapped silage and haylage, machinery and equipment and to provided wider access to the fields at Back Lane.

6.0 Conclusion

6.1The proposed access and hardstanding has been designed to work alongside the existing farming enterprise; eradicating poaching to ground, facilitating year round use and providing a safe and useable area to operate from.

6.2This application will safeguard and maintain the viability of a rural business

Signed *Andrew Large*

Andrew J Large MRICS FAAV

Dated: 24th November 2025