



SansomHamilton

Chartered Surveyors & Property Consultants

AGRICULTURAL JUSTIFICATION
FOR A
PROPOSED NEW AGRICULTURAL BUILDING
AT
LITTLE MULBERRY FARM
UPTON LANE
STOKE GOLDING
CV13 6EU

ON BEHALF OF

MR P MORRIS

November 2024



The Estate Office, Barns Heath Farm, Appleby Magna
Swadlincote, Derbyshire DE12 7AJ

Tel: 01530 272791

Email: enquiries@sansomhamilton.co.uk www.sansomhamilton.co.uk



1. INSTRUCTIONS

We are instructed to provide an Agricultural Justification report by Litebox Architecture to support a planning application for a new building at Little Mulberry Farm. The report has been prepared by Martin Sansom MRICS FAAV a Chartered Surveyor and Fellow of the Central Association of Agricultural Valuers with over 25 years of dealing with Agricultural matters. The report should be read in conjunction with the application submitted by Litebox Architecture.

2. LOCATION

The proposed building is situated at Little Mulberry Farm which lies on the edge of the village of Stoke Golding and backing onto the canal as shown on the location plan attached. It is understood that the applicants previous farm has been redeveloped and the business has been relocated to Little Mulberry Farm as the farmhouse is now located on this property.

3. EXISTING BUSINESS

From the information supplied by Litebox Architecture it is understood that the business extends to 20 acres of land carrying out livestock farming at the site together with a hay business which utilises other land in the locality and supplies other business' in both the agricultural and equestrian sectors.

The land is all sown to grass and is understood to lie wet in the winter months.

It is understood that the buildings at Mulberry Farm have been redeveloped into 25 residential properties hence the requirement to transfer the business to Little Mulberry Farm where the business is now based.

4. EXISTING BUILDINGS

Two storey portal Frame building with single story brick building to the rear as shown on the attached plan together with associated hard standing. This building is used for machinery storage and agricultural supplies.

5. PROPOSED BUILDING

A steel portal frame building 12.2 m x 10.48m with an eaves height of 4m and with concrete panel walls to 2m with Yorkshire boarding above. This is similar in style to the existing building on the site and within the locality and is a typical functional building which can be utilised for a number of agricultural uses and is typically regarded as a general-purpose building.

6. AGRICULTURAL JUSTIFICATION

The business based at Little Mulberry Farm is looking to expand and utilise the existing land for livestock production. This will involve the purchase of 14-day old calves to rear to be sold as 12-month-old stores for finishing by others. This is a traditional practice by smaller farms where there is limited land, but labour is available. There is a good market for calves as beef rearing is one of the few profitable areas of farming at present.

The style of building will allow plenty of air circulation for the calves as well as storage for hay and fodder. It is well placed to the house so that regular inspections can take place.

The proposed building would allow for approximately 55 calves to 6 months however it is envisaged around 30 could be accommodated comfortably to allow for storage of fodder and handling equipment. After the first cut of silage some animals can be reared outside to allow a rotation of ages and numbers. By having a more general purpose building the numbers and ages can be adapted to market changes. In addition, the stocking rate for older cattle would be around 2.2 per acre so 30 plus older calves could be accommodated outside during the summer months.

The existing buildings on the holding house the machinery which comprises:

4x Tractors

1 x Telehandler with buck/muck fork/grab/bale squeeze

40 x Bale Squeezer

2 x Grass mowers

1 x Flail Mower

1 x Topper

1 x Hay Bob

1 x Large Hay Bob

1 x Hay Rake

1 x Hay Tedder

1 x Massey Conventional Baler

1 x Krone Round Baler

1 x Bale Wrapper

1 x 8ton Marston Tipper Trailer

2 x 12ft Trailer

1 x Flat 8 Bale grabber

1x Bale Trailer

2 x Bale Sledge

1 x 32ft Bale Trailer

1 x 12ton Muck Spreader

1 x Live Stock Trailer

2 x Bale Transporter

1 x Flat Roll

1 x Hardy Sprayer

1 x 4ton Trailer

1 x Icon Attilphes Spreader

1 x Mini Digger

1 x Farm Pick Up

Range of workshop tools including compressor, welding plant and materials and small tools

Due to security and keeping machinery in good condition it is necessary to keep all machinery and stores inside as the value of items has increased as have the number of thefts.

7. CONCLUSION

Following the relocation of the business the applicants are wanting to grow the business and make best use of the land that they have available. This will allow for the continued investment and enable the business to grow over time as more land becomes available. The proposed building allows for this expansion as is considered to be of a size and style appropriate for the holding.

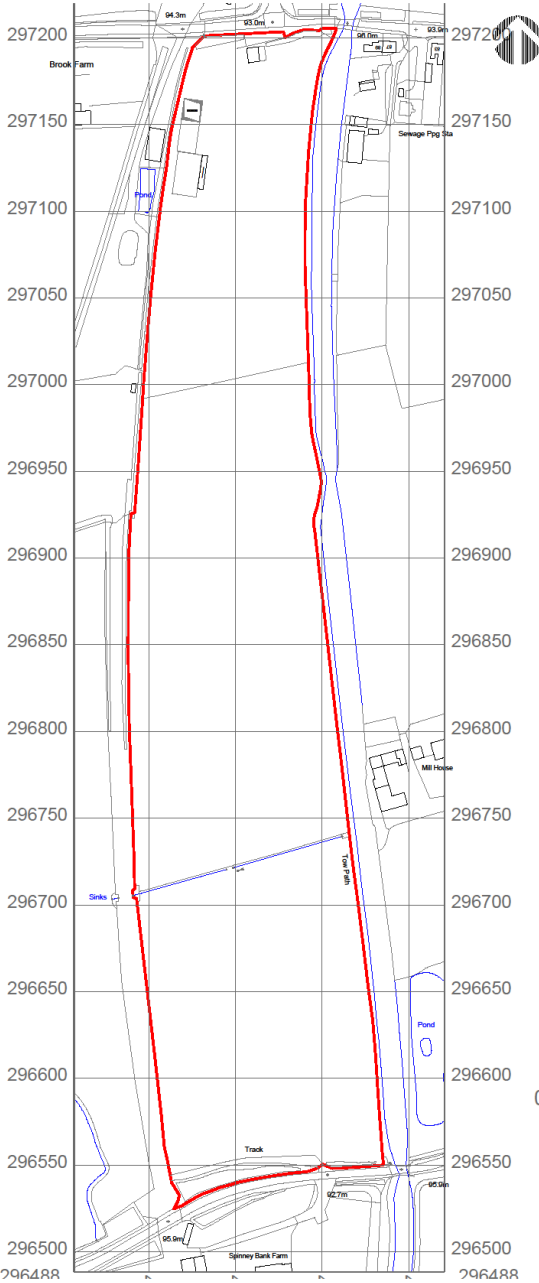
Martin Sansom MRICS FAAV

22.11.2024

SITE PLAN

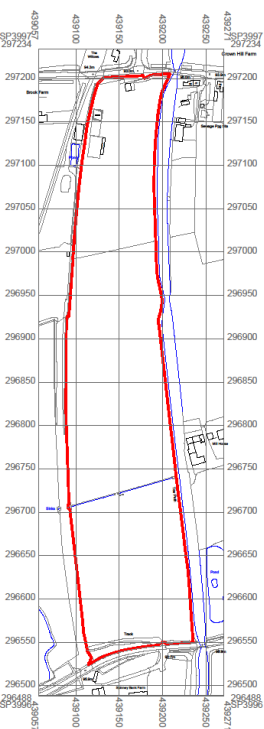
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Site Map Scale 1:1250

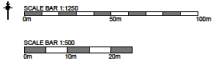


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Site Map Scale 1:2500



PARTY WALL ACT 1996. Your attention is drawn to the client's responsibilities under the aforementioned act, namely that you should inform your neighbours in writing that you intend to carry out works to the Party Wall and that he may have certain requirements of his own. You may wish to contact a Surveyor or Solicitor for further advice on this matter.

PLANNING APPROVAL

LITEBOX
ARCHITECTURE

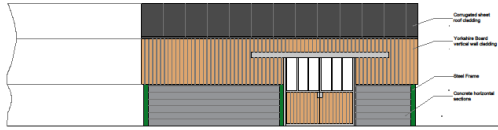
The Litb House, Anley Road, Harrogate, West Yorkshire, CV10 8LY
T: 02476 629192
info@litboxarchitecture.co.uk
www.litboxarchitecture.co.uk

Client: Mr P Morris
Litb Mauberry
Upton Lane
Ossett, West Yorkshire
CV13 8EU

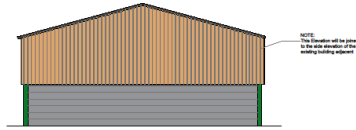
Project: Erection of two Agricultural Buildings at Litb Mauberry, Upton Lane, Ossett, West Yorkshire, CV13 8EU

Date: 02.10.2024
Drawn: As Drawn @ A1
Check: B2
Revised: B
Drawn By: PL

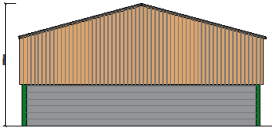
PROPOSED AGRICULTURAL BUILDING



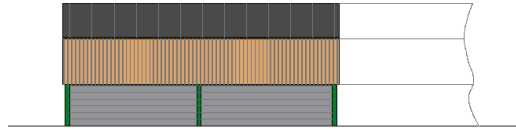
Proposed East Elevation
Scale 1:100



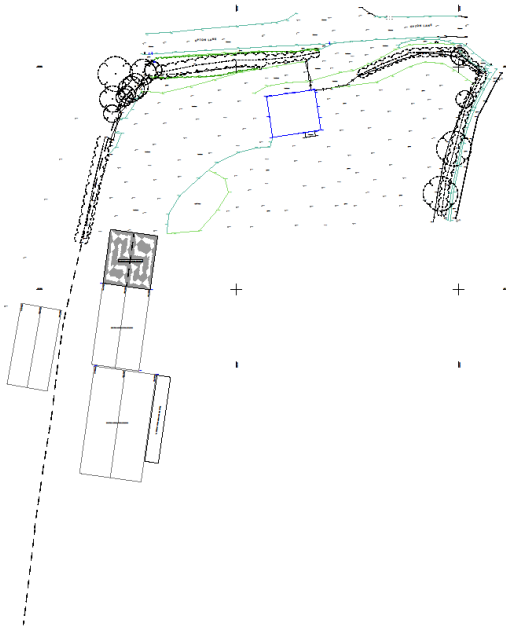
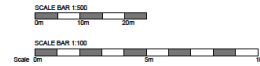
Proposed South Elevation
Scale 1:100



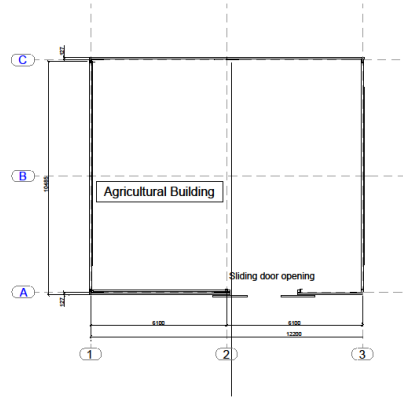
Proposed North Elevation
Scale 1:100



Proposed West Elevation
Scale 1:100



Proposed Site Plan
Scale 1:500



Proposed Ground Floor Plan
Agricultural Building A
Scale 1:100

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PROPOSED LAYOUT

LITEBOX
ARCHITECTURE

The Life House, Ashley Road, Nuneaton, Warwickshire, CV10 8LY
T: 02476 629192
info@liteboxarchitecture.co.uk
www.liteboxarchitecture.co.uk

Client: Mr P Morris
Little Muberry
Upton Lane
Stoke Newington
CV10 8EL

Project: Erection of two Agricultural Buildings at Little Muberry, Upton Lane, Stoke Newington, CV10 8EL

Date:	02.10.2024	Scale:	As Drawn @ A1
Drawn by:	DB	Reviewed by:	PL