

Agricultural Justification for an extension to an existing Storage Building at Grange Farm Twycross Road Sibson Nuneaton Leicestershire CV13 6LJ

1.0 Instructions

1.1 Andrew Large of Andrew Large Surveyors Ltd has been retained by James Baxter Ltd (the applicant).

1.2 Andrew Large Surveyors Ltd are instructed to carry out an assessment of Agricultural Need in respect of an extension to an existing Storage Building at Grange Farm Twycross Road Sibson Nuneaton Leicestershire CV13 6LJ

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

Presently a large proportion of straw produced on the holding is stored outside. This can be evidenced through the following photos. 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).



Figure one: Photo of straw stack at Grange Farm dated 1st February 2025



Figure two: Photo of straw bales being loaded for sale, on 21st January 2025, at Grange Farm, Burton Rd, Wellsborough

3.0 Current Farming System

3.1 James Baxter Ltd is a farming partnership who operate on 800 acres of owned land (centred around Grange Farm and Valley Farm, Wellsborough) and 800 acres of land on contract farming agreements. In addition the farming business buy in 6,000 acres of straw in the swath which is stored and sold off site, this is an increase of 2,400 acres from the 24/25 cropping years and follows an upturn in commodity prices for straw.

3.2 There is not existing storage space available for the increased straw (2,400 acres) being produced on the holding

3.3 Storing straw bales indoors helps preserve product quality by reducing degradation caused by weather and other external elements. This not only improves the overall value of the straw but also provides greater flexibility to sell when market conditions are more favourable, helping to maximise returns.

4.0 Existing Straw Storage

4.1 There is currently capacity for the storage of up to 6,000 bales of straw inside (which includes the existing store at Grange Farm).

5.0 Proposed Straw Storage

5.1 The proposal is for an extension to this building to provide additional storage space. The extension will provide an additional gross external areas 780 sq m

The proposed (as existing) eaves height of 7.5m will allow up to 8 bales to be stacked (large quadrants 120 x 90 x 240) and allow for a telehandler to move safely internally within the pitched area and within an internal apron, in front of the stacked bales.

5.2 Bales weigh around 400 kg with circa 30,000 bales produced annually. (allowing for 2 tonnes per acres and an average bale weight of 400 kg)

5.3 The proposed extension would allow for an additional circa 2,250 bales to be stored

6.0 Conclusion

6.1 The proposed straw store has been designed to work alongside the existing arable enterprise; reducing wastage, vermin, poaching to ground and minimise the potential for arson and vandalism.

6.2 This application will safeguard and maintain the viability of an important rural business which employs 4 full time staff.