

AGRICULTURAL UPDATE



MAY 2023


FARM MACHINERY SALE UPDATE

The summer machinery sale season begins next month with the Dispersal Sale of Tractors, Landrovers and estate requisites at Lees Rest Farm, Charlbury on 7th June. This is shortly followed by the Collective Sale at Great Somerford on 19th June. Entry Forms were circulated with the last Update and please do get your entries in by early June to assist with advertising.

We are now taking bookings for autumn sales and would be delighted to provide you with a no obligation discussion if you are considering a sale. This firm is able to offer flexible sale arrangements, depending on the particular circumstances and client preference. The two onsite dispersals last September proved incredibly successful and popular with a range of buyers from near and far. Equally, the recent end of tenancy sale at Wroughton proved that online selling works just as effectively.

To discuss your requirements further, please contact Stuart Milsom, Jack Ayres-Sumner or Peter Kirby in the first instance.

FORTHCOMING MACHINERY AUCTIONS



LEES REST FARM, WOODSTOCK FARM, CHARLBURY,
CHIPPING NORTON, OXFORDSHIRE, OX7 3EU
GENUINE DISPERSAL AUCTION OF AGRICULTURAL
MACHINERY & EQUIPMENT

Wednesday, 7th June

THE SHOW FIELD, BROOK FARM, GREAT SOMERFORD,
WILTSHIRE, SN15 5JA
COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY &
EQUIPMENT

Wednesday, 21st June - Entries are Invited

For further information please see our website or contact
Kellie Gilbride on 01285 648103, farmsales@mooreallen.co.uk

SEPTIC TANK GENERAL BINDING RULES

Are you aware of the Environment Agency “General Binding Rules” when selling a property with a septic tank?

The General Binding Rules are a list of criteria that your septic tank drainage system must meet to be compliant. You may need to update your system to ensure it meets the legal requirements.

New septic tank rules for small sewage discharges came into force on 1st January, 2015. If your septic tank system was installed and was in use before 31st December 2014, it is classed as an ‘existing discharge’. If it was installed and in use after that date, it is classed as a ‘new discharge’.

The below points define an existing discharge:

- It has not changed in discharge type (from ground to surface water, or the other way around).
- It has not been moved more than 10 metres from the original location.
- The discharge has not increased in volume since 1st January, 2015.
 - If the discharge has increased, it is still less than 2 cubic metres (2,000 litres) per day if it goes to ground, or less than 5 cubic metres (5,000 litres) per day if it goes to surface water.

A new discharge is defined as follows:

- Started a discharge from a septic tank or small sewage treatment plant on or after 1st January, 2015
- Had a discharge to surface water before 1st January, 2015 which you now want to change to discharge to ground, or the other way around.
- Had a discharge to ground before 1st January, 2015 and you want to move your discharge more than 10 metres away from the existing one.
- Had a discharge to ground before 1st January, 2015 which you now want to increase to more than 2 cubic metres (2,000 litres) per day.

A solicitor will ask for these details about your septic tank as part of the conveyancing process. Many buyers will not proceed to an exchange of contracts until the system is up to date and many lenders will also insist that the system is compliant. Therefore, it is highly advised to have your system surveyed prior to offering the property for sale.

If you have any questions, please do not hesitate to contact us and we can advise you on your property and provide useful contacts that can survey your existing system. Please find the link below to the Government Website that has all of the information needed.

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

ANIMAL HEALTH & WELFARE GRANT

Farmers and Contractors who operate livestock businesses are reminded that funding for Capital Items under the Animal Health and Welfare pathway of the Farming Equipment and Technology Fund 2023 closes on 15th June 2023.

The fund provides funding for a list of over 100 eligible items to support the specific priorities of the fund; namely financially rewarding farmers who deliver public goods, stimulating market demand for higher welfare products and strengthening the regulatory baseline. It seems that the last point is one that we should all take notice of, suggesting that funds for voluntary improvements are being made available now ahead of a possible raising of regulatory standards.

Therefore, those that see a long-term future in their livestock enterprises following the delinking of direct BPS payments, are advised to review the list of Capital items available under this fund.

<https://www.gov.uk/government/publications/farming-equipment-and-technology-fund-fetf-2023/about-the-farming-equipment-and-technology-fund-fetf-2023>

For further assistance or advice, contact a member of our Agriculture Team on 01285 648107.

CHARITY CHALLENGE 2023 - THE THAMES PATH WALK

For this year's Charity Challenge, we are undertaking our biggest challenge yet; walking the Thames Path, a long-distance walking trail following England's best known river, for 185.2 miles (298km). We will be starting at the Thames Barrier and working our way to the Source at Coates, just outside of Cirencester.

We will be undertaking this over ten days throughout the year. Our planned itinerary is:

Day 1 – Saturday 20th May - Thames Barrier to Hammersmith Bridge

Day 2 – Sunday 21st May - Hammersmith Bridge to Hampton Court

Day 3 – Sunday 11th June - Hampton Court to Windsor Eton

Day 4 – Sunday 9th July - Windsor Eton to Aston

Day 5 – Sunday 30th July - Aston to Whitchurch Pangbourne

Day 6 – Sunday 20th August - Whitchurch Pangbourne to Clifton Hampden

Day 7 – Sunday 3rd September - Clifton Hampden to Swinford Bridge

Day 8 – Sunday 24th September - Swinford Bridge to Kelmscott East

Day 9 – Friday 13th October - Kelmscott East to Cricklade

Day 10 – Saturday 14th October - Cricklade to Source

This walk is in aid of our Charity of the Year, TIC+, which was established in 1993. They serve Gloucestershire and the surrounding areas. TIC+ reaches out to hundreds of children and young people every year who suffer with their mental health. They also offer support and advice to parents/carers and professionals offering counselling in online, remote (video and phone) and face-to-face settings for children and young people as well as school counselling throughout Gloucestershire.

We would be extremely grateful for any support along the way. To donate to our fundraising please visit our Just Giving page -

<https://www.justgiving.com/fundraising/moore-allen-and-innocent1>

(or scan the QR below)

We would welcome participants and therefore, if you would like to join us on any part of our challenge, please do let Kellie Gilbride know on 01285 648103

**Scan to
Donate**



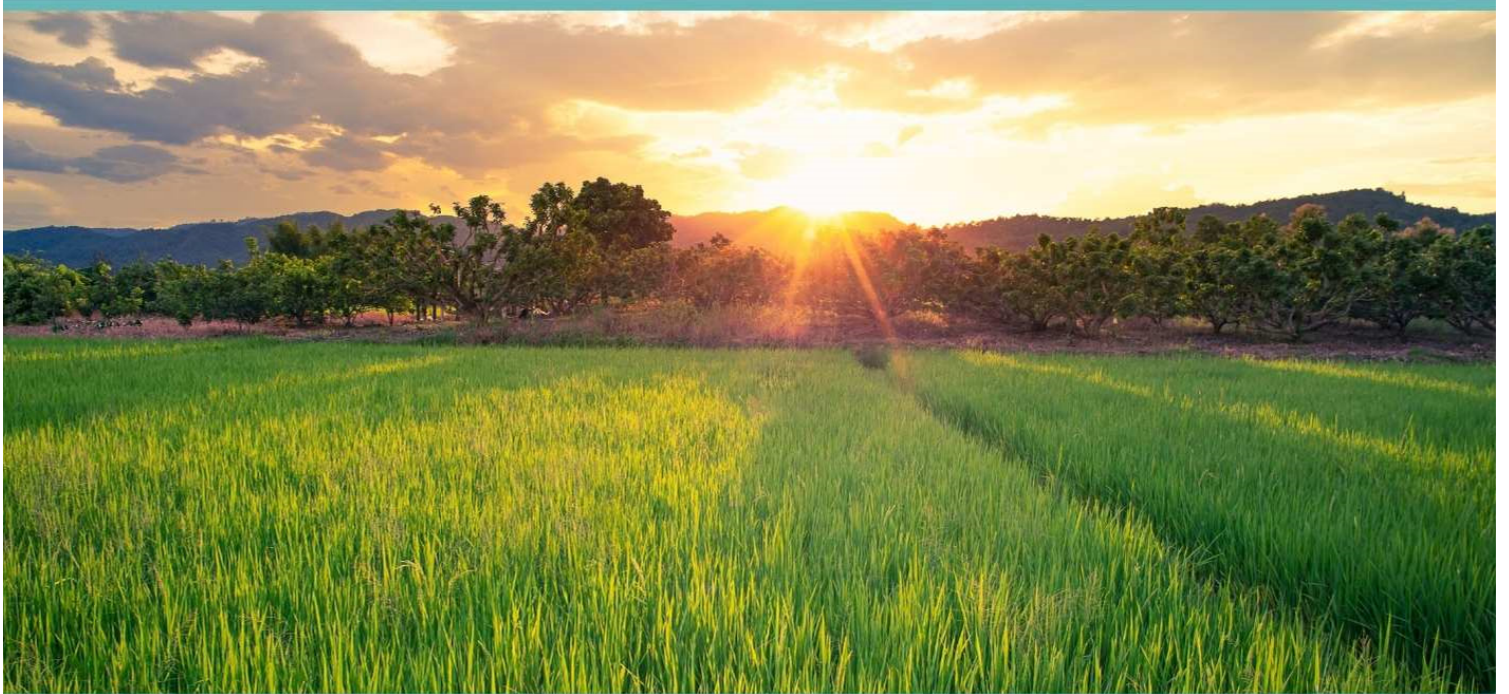
MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



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