**Planning Statement**

Certificate of Lawfulness under Section 191 relating to the erection of a storage building

West Barn
Jessups Farm
Honeybridge Lane
Ashurst
Steyning
West Sussex
BN44 3AW

**On Behalf of**
Mr John Eager

**Prepared by**
Dan Holmes MSc MRTPI
d.holmes@batchellermonkhouse.com
01798 877555

**January 2025**

## CONTENTS

**1 INTRODUCTION ..... 3**

**2 BACKGROUND ..... 4**

**3 TESTS AND CONSIDERATIONS ..... 10**

**4 SUBMISSIONS AND EVIDENCE ..... 13**

**5 CONCLUSION ..... 20**

## APPENDICES

Appendix A – Full Planning History

Appendix B – Decision Notice for planning application DC/08/1771

Appendix C – Statutory Declaration for Mrs Sarah Powell

Appendix D – Full inventory of applicant's land management equipment

## 1 INTRODUCTION

1.1 This statement is prepared on behalf of Mr John Eager in support of an application for a Certificate of Lawfulness under Section 191 relating to the erection of the building identified as 'West Barn' at Jessops Farm, Honeybridge Lane, Ashurst.

1.2 The West Barn has been used as a building to store the applicant's agricultural equipment since January 2019. The application to which this report relates therefore seeks confirmation from the Planning Authority that the building and appearance in its existing form is now lawful.

1.3 This report sets out the following:

- The appropriate tests and considerations;
- The history of the land and use; and
- The evidence submitted to support the application.

1.4 The appendices provide all relevant evidence, including signed Statutory Declarations.

## 2 BACKGROUND

### 2.1 Application Site

2.1.1 The application site is a building identified as the West Barn, within the former Jessups Farmyard. The wider site extends to some 20.6 hectares and is comprised of a number of storage buildings and residential dwellings formerly associated with the farming use at Jessups.

2.1.2 The site is accessed off Honeybridge Lane, along a long private track which gives access to the farm and Jessops, which is a residential property in separate ownership to the farm.

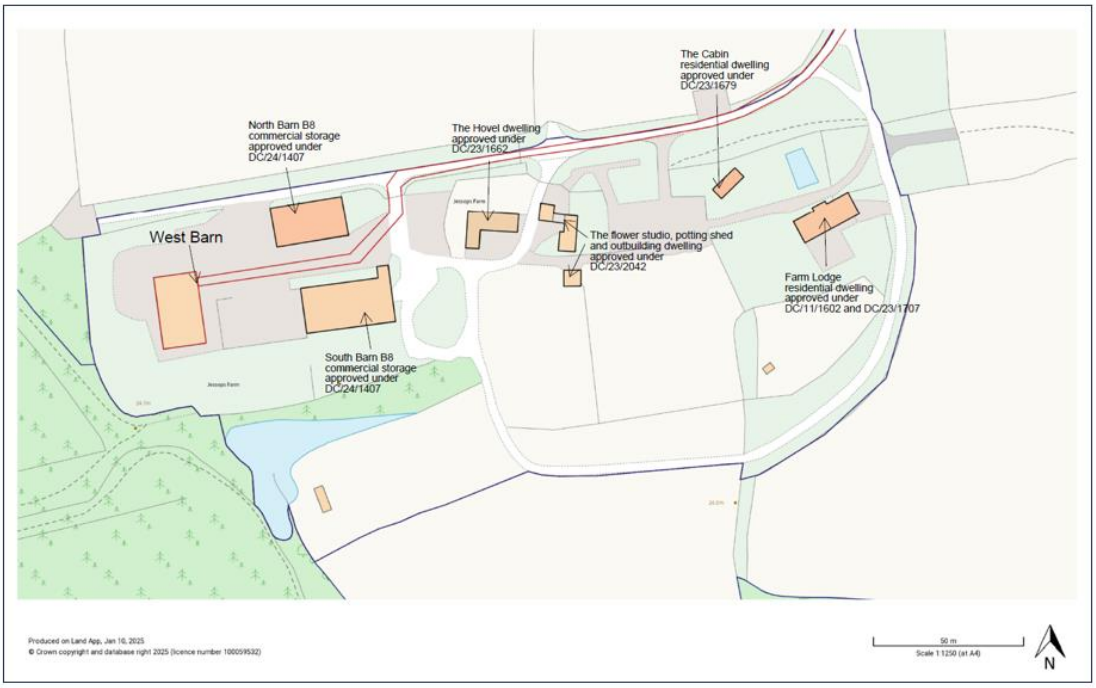
2.1.3 The owner's dwelling is located to the east of the site, with additional residential dwellings identified as 'the Cabin', 'the Hovel' and 'the Flower Studio'. The buildings identified as the North and South Barns have a lawful Commercial Storage (B8) use. The West Barn is located to the west of the farmyard. Figure 2.1 shows the location of the site and the wider land in ownership of the applicant, Mr John Eager.

**Figure 2.1** – Jessups Farm Location Plan



2.1.4 Figure 2.2 below shows a site plan of the yard, indicating the buildings in residential use and in B8 commercial storage use. The West Barn is identified in red on figure 2.2. Access to the West Barn is through the yard and leads to Honeybridge Lane.

**Figure 2.2** – Jessups Farm Site Plan




2.1.5 An aerial photograph showing the west barn in context with the surrounding buildings is shown below in figure 2.3.

**Figure 2.3 –** Aerial Photograph of the West Barn (source: Google Earth)



## 2.2 Site Context

2.2.1 Jessups Farm historically operated with a free-range rare breed pig unit (300+ per year 30 sow unit), Sussex beef herd (75 head), an Aberdeen Angus beef herd (45 head), meat poultry (250) and laying poultry (150). The site had a market garden of 5 acres and was historically a family run business employing 1 x full time stockman, 1 x assistant stockman and 2 x butchers.

2.2.2 The Jessups Farm partnership was previously Jessups Farm, Field Farm and Sands Farm and they previously ran the Brighton Farmers Market. However, Jessups Farm had a large farm sale in 2011 and most of the herds and stock were sold off in 2011/2012. Field farm was sold off in 2017/18, Sands Farm was sold in 2020. The farmers market was then closed before the farm sales as the local food supply from farmers had diminished and the market changed.

2.2.3 The owner, Mr John Eager, is now retired but continues to maintain the grassland, ditches, boundaries and hedges on the wider land. Now there is no livestock, the owner had been waiting for some direction from the government and rural agency as to what direction to take the farm after Brexit. Mr Eager invested in new machinery and a new barn (the West Barn) which was completed in January 2019, in anticipation of either covering the farm in trees or by bringing in a suckling herd. As such there are new tractors, a new telehandler and new grassland equipment. A full inventory of the applicant's land management equipment requiring safe and secure storage is attached in Appendix D. The West Barn is used for the storage of this machinery.

2.2.4 The site does not form part of any defined built-up area and as such is located within the countryside. The surrounding area is characterised by open fields, areas of woodland and sporadic residential development with the nearest residential property being 'Jessops' some 100m to the north.

2.2.5 The West Barn is a utilitarian rectangular shaped one-storey building located to the west of the plot, within an area of hardstanding. A recent photo of the site (figure 2.4) shows the building as existing.

**Figure 2.4 -** Photograph of the site looking west



2.3 **Access**

2.3.1 The site is accessed off Honeybridge Lane, along a private track which gives access to the farm and Jessops Cottage, which is a residential property in separate ownership to the farm.

2.4 **Environmental and Heritage Designations**

2.4.1 The site lies within Flood Zone 1, and outside any area of flood risk.

2.4.2 The site lies outside of any locally designated sites. The site is therefore identified as being within the Countryside outside the built-up area.

2.5 **Scale**

2.5.1 The dimensions of the building are as follows:

| Width | Height | Depth | Footprint | Gross External Area (GEA) |
|---|---|---|---|---|
| 24m | 6.4m (ridge)<br>4.6m (eaves) | 15m | 78M | 360 m² |

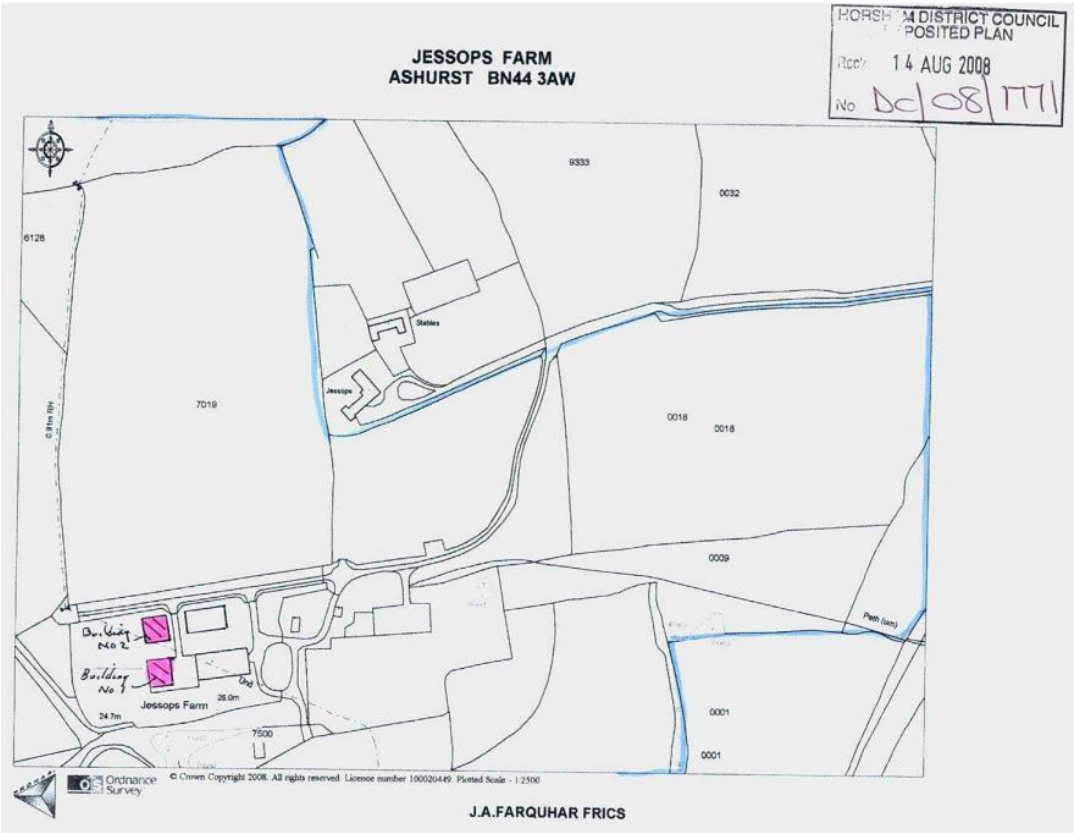
2.6 **Planning history**

2.6.1 The wider site has been the subject of a number of planning applications within the District of Horsham and the full site history is attached in Appendix A. Those relevant to the West Barn are identified below.

| Reference | Description | Decision |
|---|---|---|
| DC/23/1772 | Erection of an agricultural building (Retrospective) | Refused<br>15/03/2024 |
| DC/08/1771 | Prior notification to erect 2 buildings, one for hay/straw and the other for machinery storage to serve the holding | Full Permission<br>Mon 08 Sep 2008 |

2.6.2 In terms of DC/08/1771, Fig 2.7 shows the approved block plan of this application which allowed for the building of hay/straw barn and building for machinery storage. The Decision Notice is attached in Appendix A.

**Figure 2.7 –** Approved DC/08/1771 site plan




2.6.3 The West Barn has been built broadly in the location of the approved buildings under DC/08/1771. However, as the West Barn does not accord with what was approved, no lawful permission exists for it.

## 3 TESTS AND CONSIDERATIONS

3.1 The planning merits of the use, operation or activity on the land are not relevant in the assessment of a Certificate of Lawful Use. In considering whether to issue a certificate, an assessment must be made entirely on the factual evidence available to officers.

3.2 The Town and Country Planning Act 1990, Section 191(1)(b) states that: Any person who wishes to ascertain whether any operations which have been carried out in, on, over or under land are lawful they can apply to the Local Planning Authority for a Lawful Development Certificate. S.191(2) states that the uses can be lawful if the time of enforcement has expired.

3.3 S.191(4) of the 1990 Act states that: If the Local Planning Authority is satisfied that operation is lawful, it must grant the certificate. In any other case it must refuse the certificate. The applicant has the burden of proving that the use is lawful on the balance of probability i.e., that it is more likely than not that the use is lawful.

3.4 National Planning Practice Guidance Index states that: The applicant is responsible for providing sufficient information to support an application, although a Local Planning Authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land. A Local Planning Authority is entitled to canvass evidence if it so wishes before determining an application. If a Local Planning Authority obtains evidence, this needs to be shared with the applicant who needs to have the opportunity to comment on it and possible produce counter evidence.

3.5 In the case of applications for existing use consisting of operational development where substantial completion took place before 25 April 2024, if a Local Planning Authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probably, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

3.6 S.171 B of the Town and Country Planning Act 1990 (as amended) outlines the time limits which apply to taking enforcement action against a breach of planning control.

3.7 The time limits set out relate to

(1) The building, engineering, mining or other operations in, on, over or under land, without planning permission.

(2) The change of use of any building to use as a single dwellinghouse.

(3) Any other breach of planning control.

3.8 The Levelling-up and Regeneration Act 2023 finally received Royal Assent on 26th October 2023. Within that, Section 115 of that Act amends Section 171B of the Town and Country Planning Act 1990 (TCPA 1990) so that all breaches of planning control, will require ten years. However, the Government's transitional provisions do mean that the four-year rule does still apply and can still be used in certain circumstances.

3.9 If the works were substantially completed by 25th April 2024, then the new 10-year period will not apply. The previous period of four years will continue to apply to (1) and (2) listed above, that is:

- Building works.
- Use of a building as a single dwelling house.

3.10 As such in this case, the application comprises building operations on the land concerning the erection of a storage building for the applicant's agricultural and land management equipment. No enforcement action may be taken after the end of the period of four years with the date of the breach concerning the erection of the building.

3.11 Case law (Gabbitas v SSE and Newham LPC [1985] JPL 630) and Government advice, in paragraph 8.15 of Annex 8 of Circular 10/97 state, in an appeal against the refusal of a Lawful Development Certificate, that the appellant's evidence does not need to be corroborated by independent evidence to be accepted. The appellant's version of events should be accepted unless:

- It is not sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probabilities.
- The LPA has evidence of their own that contradicts or makes the appellant's version of events less than probable.
- The LPA has evidence from a third party which has the same effect.

**Considerations**

3.12 Whether on the balance of probability, the evidence submitted is sufficiently clear and substantive to demonstrate that the unauthorised installation of a building has taken place for more than 4 years prior to the date of the application.

3.13 Section 191(5) of the act sets out the information required to be submitted with a Certificate of Lawfulness of existing use or development application, which includes the following:

(a) The land to which it relates;

(b) A description of the use, operations or other matters in question;

(c) The reasons for determining the use, operations or other matter to be lawful; and

(d) The date of the application for the certificate.

3.14 This information is provided within this report and application documents.

3.15 The following chapter will demonstrate that the applicant can demonstrate that the building has existed on the site for a period in excess of four years.

## 4 SUBMISSIONS AND EVIDENCE

### 4.1 Introduction

4.1.1 As set out in Section 3, the test to satisfy certificate applications for existing uses is 'on the balance of probability' provided the applicant's evidence is sufficiently precise and unambiguous.

4.1.2 In this instance the west barn has existed in excess of four years.

4.1.3 We submit the following evidence in support of this submission:

- Planning history
- Photographic evidence
- Statutory declarations

### 4.2 Planning History

The full planning history has been attached in Appendix A. Planning reference DC/08/1771 relates to a Prior Notification application for the erection of two agricultural buildings; one building had been proposed for hay/straw and the other for machinery storage to serve the agricultural holding. This was granted on 8 September 2008. The land was then cleared in 2009 with pad, hardcore and type one laid down with footings installed in 2011. The partially erected buildings were then left for a period as parts of the wider farm were sold off and operations at Jessups Farm were changing. Given the change in operations at the farm the applicant felt it was necessary to build the barn in its current form instead of the two barns that had previously had permission. The building, therefore, was not built in accordance with the approved plans.

4.2.1 Building works recommenced at the site at the end of 2018 and the west barn was then substantially completed in its current form in January 2019. Following an enforcement investigation a Planning Contravention Notice was then issued by HDC on 13/03/2023. Following the PCN, a retrospective application DC/23/1772 was then submitted in an attempt to regularise the building for the applicant's agricultural machinery. Permission was refused for the following reason:

> *It has not been demonstrated to the satisfaction of the Local Planning Authority that the need for the barn for the purpose of agricultural storage has been sufficiently justified, given the farm is no longer operating and the presence of other buildings on the site that could be utilised for such a purpose. The proposal would therefore result in the retention of a building in the countryside that would not retain an essential need, contrary to Policy 26 of the Horsham District Planning Framework (2015).*

4.2.2 However, no further enforcement action was taken. It should be noted that the PPG states that 'there is no requirement to enter a planning contravention notice in the local planning authority's register of enforcement notices, stop notices and breach of condition notices. The notice is not a legal charge on the land.' As such, the issuing of a PCN does not stop the clock. Development becomes immune from enforcement if no action is taken within 4 years of substantial completion for a breach of planning control consisting of operational development where substantial completion took place before 25 April 2024.

4.2.3 The submission package for DC/23/1772 included the Design and Access Statement which indicated that the works were substantially completed in January 2019. The submission included a photo montage and statutory declarations that support the building's existence in January 2019. This was acknowledged within the Officer Report and no evidence was presented by the Council that suggested this not to be the case.

4.2.4 Whilst the application was refused, the planning history maintains the view that the building was substantially completed in January 2019, in excess of the four years required to be exempt from enforcement.

## 4.3 Photographic Evidence

4.3.1 A montage of photos taken from google earth from 2001 to the present day is attached below in figure 4.1.

4.3.2 The earliest photograph has been taken from 2001, showing only the South Barn, within the western part of the farmstead to exist. A photograph from 2009 shows the evolution of the farm with both North and South Barns in place, and the land prepared for development on the site of the approved DC/08/1771 (approved block plan shown previously in chapter 2, figure 2.7). The third aerial photograph shows further land cleared for development on 31 August 2012, with the fourth photograph taken in 2020 that clearly shows the physical existence of the barn in April 2020.

4.3.3 We submit that initial building works began on the site following the granting of permission on 8 September 2008, then re-commenced at the end of 2018. The West Barn was then substantially completed by January 2019.

**Figure 4.1 –** Montage of site development at Jessups Farm (source Google Earth)

1. Jessups Farm on 1 January 2001



2. Jessups Farm on 1 January 2009




3. Jessups Farm on 31 August 2012



4. Jessups Farm on 23 April 2020




4.3.4 The West Barn was built by the applicant to store machinery and vehicles to maintain the wider land. The applicant had been aware of an increase in local theft of farm equipment and needed the barn for the safe and secure storage of the equipment. A full inventory of the applicant's equipment is provided in Appendix D. Internal photographs of the building in use are provided in figure 4.2 below which show some of the machinery being stored.

**Figure 4.2 –** Internal photographs of the West Barn



4.3.5 The machinery alone requires 176 m² of storage space. The West Barn as built has a GEA of 360m². The additional space is required for manoeuvring, lifting and turning space for the vehicles listed in Appendix D, in addition to space for workers to operate. We consider that a farm building of this size to serve operations at Jessups Farm as both justifiable and reasonable. Notwithstanding this, the planning merits of the use, operation or activity on the land are not relevant in the assessment of a Certificate of Lawful Use.

4.3.6 The assessment must consider that, whether on the balance of probability, the evidence submitted is sufficiently clear and substantive to demonstrate that the unauthorised installation of a building has taken place for more than four years prior to the date of the application.

4.3.7 The photographic evidence clearly shows that the building has existed since at least 23 April 2020, in excess of the four years required to be immune from enforcement.

4.4 **Statutory Declarations**

4.4.1 Under the refused DC/23/1772 a statutory declaration was submitted by Mrs Sarah Powell, a neighbour of the Eager family who lives at Jessops House, Ashurst. The Statutory Declaration is re-attached in Appendix C. Mrs Powell confirmed in the Declaration (made on 12 July 2023) that she has known the Eager family for 20 years. Mrs Powell also confirmed that she was aware that the building was built by Mr Eager in 2019 for the storage of agricultural machinery.

4.4.2 The submission of this supporting document, in addition to the photographic evidence, show that on the balance of probability, the West Barn has existed and has been used continuously for the storage of the applicant's land management machinery for a period over four years. The West Barn is therefore immune from enforcement action in accordance with section 171B of the Town and Country Planning Act 1990. Consequently, the building is deemed lawful, and a Certificate of Lawfulness may be issued in accordance with Section 191 of the Town and Country Planning Act 1990.

## 5 CONCLUSION

5.1 Article 39(9) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 states that a Local Planning Authority "may require the applicant to provide such further information as may be specified to enable them to deal with the application". The applicant is keen to ensure that the Local Planning Authority has accurate and complete information, and the Local Planning Authority is welcome to seek clarification on any points raised or request any further information.

5.2 We trust that the detailing and documents presented with this application provides unequivocal evidence of the existence of the West Barn as a building operation on land at Jessups Farm and respectfully request that a Certificate of Lawfulness is issued under Section 191 of the Town and Country Planning Act 1990.

.

**Appendix A –** Planning History

| Reference | Description | Decision |
|---|---|---|
| DC/24/1407 | Prior Notification for the Change of Use of Agricultural Buildings to B8 Storage use. | Prior Approval Required and Permitted<br>06/11/2024 |
| DISC/24/0076 | Application for Approval of Details Reserved by Condition 2,3,4,5,6 and 7 to approved application DC/23/2042 | All conditions discharged<br>06/06/24 |
| **DC/23/1772** | **Erection of an agricultural building (Retrospective)** | **Refused**<br>**15/03/2024** |
| DC/23/1707 | Application to confirm the completion of the ground floor infill extension on the dwelling known as Farm Lodge in February 2012 (Lawful Development Certificate - Existing) | Full Permission<br>14/03/2024 |
| DC/23/1679 | Application to confirm the continued use of mobile home as residential dwelling for over 10 years (Certificate Existing Lawful Development) | Full Permission<br>14/03/2024 |
| DC/23/1662 | Application to confirm the use of a former farm building as a self-contained residential dwelling began more than four years before the date of this application (Lawful Development Certificate - Existing) | Full Permission<br>14/03/2024 |
| DC/23/1516 | Application to confirm the north and south barns have existed and have been built and used continuously for agricultural purposes for a period in excess of four (4) years. (Lawful Development Certificate - Existing) | Refused<br>14/03/2024 |
| DC/23/2042 | Retention of the buildings identified as the Flower Studio and Potting Shed and outbuilding for use as a single residential dwelling. Erection of an infill link extension between the flower studio and potting shed (Retrospective). | Full Permission<br>03/01/2024 |
| DC/11/1602 | Retention of dwelling for agricultural worker | Full Permission<br>Wed 28 Sep 2011 |
| **DC/08/1771** | **Prior notification to erect 2 buildings, one for hay/straw and the other for machinery storage to serve the holding** | **Full Permission**<br>**Mon 08 Sep 2008** |

| Reference | Description | Decision |
|---|---|---|
| DC/08/0775 | Erection of temporary 3-bed residential accommodation for farm worker | Full Permission<br>Thu 15 May 2008 |
| DC/07/2600 | Erection of 1 agricultural dwelling and diversion of Public Footpath 2511 (Outline) | Refused<br>Fri 29 Feb 2008 |
| DC/06/1153 | Erection of livestock building, and storage shed | Full Permission<br>Thu 17 Aug 2006 |
| DC/04/1772 | Prior Notification to extend existing livestock yard area forming market garden sheds and barns including erection of barn, re-forming 4-bay barn, market garden shelter, store, and glasshouse | Refused<br>Mon 06 Sep 2004 |
| AH/4/92 | Renewal of temporary permission for twin mobile home | Refused<br>Wed 22 Apr 1992 |
| AH/25/90 | Retention of twin mobile home for agricultural related occupation | Full Permission<br>Tue 12 Mar 1991 |
| AH/7/85 | Erection of sheep/cattle yard (and hay barn) | 17/7/1985 |

**Appendix B –** Decision Notice for DC/08/1771

Horsham District Council

Park House, North Street, Horsham, West Sussex, RH12 1RL
Tel: (01403) 215100 Fax: (01403) 215198 (Calls may be recorded)
www.horsham.gov.uk DX 57609 HORSHAM - 6
e-mail: planning@horsham.gov.uk
Head of Development
**Ray Wright**

**Personal callers and deliveries: please come to Park North**

| | | | |
|---|---|---|---|
| Correspondence: | DC/08/1771 | | |
| E-Mail: | planning@horsham.gov.uk | Direct Line: | 01403 215382 |
| If calling please ask for: | Rebecca Homer | Date: | 8th September 2008 |

Dear Mr Farquhar,

**Prior Notification to erect 2 buildings, one for hay/straw and the other for machinery storage at Jessops Farm, Honeybridge Lane, Ashurst**

I refer to the above Prior Notification which was received on 14th April 2008. I am writing to confirm that a formal prior approval of the Local Planning Authority will not be required for the siting, design and external appearance of the buildings.

The proposed buildings may therefore be constructed in accordance with the plans and details contained within the above Prior Notification providing that all requirements of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 relating to agricultural permitted development are complied with. In particular, I would remind you that the buildings must be reasonably required for the purposes of agriculture within the unit, and may not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

I trust this information is of assistance to you, however should you wish to discuss this matter, please contact me on the number at the top of this letter.

Yours sincerely

**Rebecca Homer**
**Planning Assistant**

Mr A Farquhar
Chalk Ridge
Byfleets Lane
Warnham
Horsham
West Sussex
RH12 3PD

Paper certified as sustainable by an independent global forest certification organisation

INVESTOR IN PEOPLE

**Appendix C –** Statutory Declaration made by Mrs Sarah Powell submitted as part of DC/23/1772

**Statutory declaration of Mrs Sarah Powell**

I, Sarah Powell, of Jessops House, Ashurst, Steyning, West Sussex, BN44 3AW do solemnly and sincerely declare as follows:

1. I am a neighbour of the Eager family and have known them for twenty years.
2. I confirm that I was aware that the buildings identified as the 'Potting Shed and Flower studio' within the Jessups farmstead have been used for residential purposes since 2003 and 2016 respectively.
3. I confirm that I was aware that the building identified as the cabin has been used for residential purposes since 2003.
4. I confirm that I was aware that the building identified as the hovel has been used for residential purposes in its existing arrangement since 2011/2012.
5. I confirm that the north barn has existed since 2011 and the south barn has existed since at least 2002, prior to Mr Eagers' purchase of the farm. I am aware that the barns have been used for purposes ancillary to Jessups Farm.
6. I confirm that the building identified as the mobile home has been in place on Jessups farm since Mr Eager sold other farms in his ownership. I understand this to be in 2018.
7. I confirm that Mr Eager developed the family home to facilitate additional habitable space at the building identified as the farm lodge in 2012.
8. I confirm that the building identified as the west barn was built by John Eager in 2019 for the storage of agricultural machinery.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed [redacted]

Dated 12/7/2023.

Before me: [redacted]

CARL STORM BATE, SOLICITOR

At: 23/24 MARLBOROUGH PLACE, BRIGHTON BN1 1UB

Carl Bate
*Partner*
**Bate & Albon Solicitors**
23/24 Marlborough Place. Brighton
East Sussex BN1 1UB

**Appendix D –** Full inventory of applicant's land management equipment

| Vehicle | Use | Value | Dimensions |
|---|---|---|---|
| Kubota MX115. 125Hp tractor 2019 | General grassland tractor work | 65K | Length: 436 cm<br>Width: 212 cm<br>Height: 272 cm<br>Area: 9.24 m2 |
| Kubota Front loader LA2255 2019 and<br>Loader bucket 2 ton | Yard and field work | 8k<br><br>2k | Length: 234cm<br>Width: 243cm<br>Height: 410 cm<br>Area: 5.69 m2 |
| Case 100 Landsmen 100HP tractor 1998 | General grassland tractor work | 10k | Length: 502cm<br>Width: 237 cm<br>Height: 291 cm<br>Area: 11.90 m2 |
| Manitou 2 ton Telehandler 2019 | Loading yard and field work, fencing | 52k | Length: 358cm<br>Width: 180cm<br>Height: 390cm<br>Area: 6.44 m2 |
| Fork lift frame 2 ton | Yard work | 1k | Length: 400 cm<br>Width: 300cm<br>Height: 300cm<br>Area: 12 m2 |
| Pallent Skip 1 ton bins x 3 | Yard work | 1k | Length: 166cm<br>Width: 117.3cm<br>Height: 109.5cm<br>Area: 1.95 m2 |
| 8 Ton Takeuchi 360 Digger | Ditching work, tree felling, drive and track maintenance 5 x buckets | 25k | Length: 628.5cm<br>Width: 217.0cm<br>Height: 272.5cm<br>Area: 13.64 m2 |
| 1.5-ton Forklift attachment | Yard work | 1k | Length: 150cm<br>Width: 50cm<br>Height: cm<br>Area: 0.75 m2 |
| 3-ton Kotuba 360 Digger 2010 | Ditching and yard work | 8k | Length: 552cm<br>Width: 196cm<br>Height: 416 cm (with attachment)<br>Area: 10.82 m2 |
| .75-ton Takeuchi 360 digger TB108 2003 | Market garden cultivation<br>5 x buckets | 5k | Length: 274cm<br>Width: 74cm<br>Height: 211cm<br>Area: 2.03 m2 |
| Proem 8080 Post basher | Fencing | 3k | Length: 272 cm<br>Width: 40 cm<br>Height: 52 cm<br>Area: 1.09 m2 |

| | | | |
|---|---|---|---|
| Teagle 9’ Flail 2019 | Field topping and mulching grassland | 6k | Length: 116 cm<br>Width: 270 cm<br>Height: 125 cm<br>Area: 3.13 m2 |
| Set of grassland Harrow chains | Airing grassland | 1k | Length: 200 cm<br>Width: 300 cm<br>Height: 8 cm<br>X2<br>Area: 12 m2 |
| 3-ton grass roller | Rolling grassland | 2k | Length: 180 cm<br>Width: 365 cm<br>Height: 91.5 cm<br>Area: 6.57 m2 |
| McConnel PA656T telescopic Hedge cutter 2023 | Trimming hedgerows and verge cutting Farm tracks | 30k | Storage position:<br>Length: 345 cm<br>Width: 170 cm<br>Height: 320 cm<br>Area: 5.87 m2 |
| Thwaites all drive 5-ton dumper truck 1982 | Ditching and moving muck. Yard work | 5k | Length: 500 cm<br>Width: 211 cm<br>Height: 214 cm<br>Area: 10.55 m2 |
| Toyota Hi lux D4D pick up 2002 | Off road general pick up | 3k | Length: 478.5 cm<br>Width: 170 cm<br>Height: 160.5 cm<br>Area: 8.13 m2 |
| Toyota Hi INV lux pick up 2014 | On road pick up general deliveries to and from farm. | 10k | Length: 525.5 cm<br>Width: 183.5 cm<br>Height: 181 cm<br>Area: 9.64 m2 |
| Pan mixer 2010 | Concrete mixer for yard and barn slabs, fence posts footings. | 1k | Length: 132 cm<br>Width: 105.5 cm<br>Height: 143 cm<br>Area: 1.40 m2 |
| Ransomes 4-wheel drive 728D cutter 5’ bed 2011 | Grassland maintenance | 3k | Length: 272 cm<br>Width: 152.5 cm<br>Height: 140 cm<br>Area: 4.15 m2 |
| Hinowa cherry picker 15meter lift 2016 | Tree maintenance | 10k | Length: 402 cm<br>Width: 126 cm<br>Height: 199 cm<br>Area: 5.07 m2 |
| Kubota F391 4wd 25hp 2023 | Grassland maintenance | 25k | Length: 253 cm<br>Width: 183 cm<br>Height: 198.5 cm<br>Area: 4.63 m2 |
| Peruzzi 1600HD Flail 5’ bed 2023 | Grassland maintenance | 4k | Length: 236 cm<br>Width: 152.5 cm<br>Height: 208 cm<br>Area: 3.60 m2 |

| | | | |
|---|---|---|---|
| Kubota GR1600 4’ deck finishing mower 2022 | Grassland maintenance | 3k | Length: 192 cm<br>Width: 122 cm<br>Height: 136.5 cm<br>Area: 2.34 m2 |
| Ifor Williams tipper trailer 3.5Ton 2018 | General loading | 3k | Length: 365 cm<br>Width: 195 cm<br>Height: 115 cm<br>Area: 7.12 m2 |
| Flat bed trailer Motivtrailer 3.5 ton | Machinery movements | 2k | Length: 600 cm<br>Width: 230 cm<br>Height: 118 cm<br>Area: 13.8 m2 |
| Stihl chainsaws (10’’, 11’’, 12’’, 15’’), stihl drill, stihl diamond cutter 12’’, | Tree maintenance | 3k | Approx:<br>Length: 55 cm<br>Width: 25 cm<br>Height: 35 cm<br><br>X2<br>Length: 60 cm<br>Width: 25 cm<br>Height: 35 cm<br>X2<br>Length: 62 cm<br>Width: 26 cm<br>Height: 40 cm<br>X1<br>Area: 0.74 m2 |
| Stihl strimmer | Grass maintenance | **1K** | Length: 178 cm<br>Width: 24 cm<br>Height: 22 cm<br>Area: 0.43 m2 |
| Echo strimmer | Grass Maintenance | **1K** | Length: 175 cm<br>Width: 24 cm<br>Height: 22 cm<br>Area: 0.42 m2 |
| 16’ reach tree pruner | Tree maintenance | **1K** | Length: 488 cm<br>Width: 5 cm<br>Height: 5 cm<br>Area: 0.24 m2 |
| Wacker plate Honda | Drive maintenance | 1k | Plate Length: 37cm<br>Plate Width: 50 cm<br>Height: 150 cm<br>Area: 0.19 m2 |
| 25 Kva generator 3 phase | Farm workshop electric supply | 5k | Length: 150 cm<br>Width: 76 cm<br>Height: 107 cm<br>Area: 1.14 m2 |
| Tig/mig welder 3 phase | Machinery maintenance | 2k | Length: 45 cm<br>Width: 21 cm<br>Height: 32 cm<br>Area: 0.1 m2 |

| | | | |
|---|---|---|---|
| | | **£303,000** | **176.81 m2** |