

- Farm & Estate Management
- Sales & Purchases of Rural Properties
- Valuations
- Estate Planning
- Landlord & Tenant
- Farming Agreements
- Delinked Payments
- Auctions
- Compensation & Compulsory Purchase
- Farm Buildings
- Expert Witness
- Planning & Development
- Minerals
- Stewardship & SFI
- Woodland
- Digital Mapping
- Diversification & Grants
- Employment
- Payroll & Accounts
- Renewable Energy

Cirencester Office
01285 648107

Lechlade Office
01367 252541

mooreallen.co.uk

MOORE ALLEN & INNOCENT

MAY 2026

AGRICULTURAL UPDATE

SALE DEBRIEF - BYDEMILL FARM & FAIRFORD COLLECTIVE

Two excellent dispersal sales of genuine farm machinery were undertaken at Bydemill Farm, Hannington on 22nd April and the Fairford Collective Sale the following Wednesday at The Lake Field. We were delighted to receive instructions from Mr. and Mrs. Hardy Klindt in dispersing their very genuine farm and contracting equipment including a New Holland Combine, four Ford/New Holland Tractors plus a wide range of cultivation and grassland kit. All machinery was presented in excellent order and sold well to the assembled local and national dealers and the farming fraternity alike. One tractor is even on route to Ireland.

Prices remained strong at the following Fairford Collective Sale which included a genuine entry from a local farm dispersing surplus kit. A good entry of other equipment all found homes in the locality, showing that despite slow sales of new equipment, the second hand trade remains strong.

Our next Collective Sale is to be held at Great Somerford on 20th May. We are still taking entries – see enclosed lot list.

If you are considering a partial or full dispersal of your farm machinery, please contact Stuart Milsom or Peter Kirby to discuss matters further. We are currently taking instructions for September/October.



SFI 2026 - WHAT WE KNOW

Earlier this year, DEFRA announced that the SFI 2026 Window 1 (SFI26) is due to open in June 2026. Further details include:

- Your business must have been registered with the RPA by 1st January 2026 and have agricultural land linked to the SBI by this date.
- The holding must be a minimum of 3 hectares of agricultural land linked to the SBI.
- Each SBI can only have one SFI26 Agreement, which applies to both Window 1 and Window 2 (opening September) with a maximum value of £100,000.
- To be eligible for Window 1, you must either be a small farm of less than 50 hectares of agricultural land, or if you are a larger farm, you must have no existing schemes in place, which includes:
 - SFI
 - CS Mid or Higher Tier (including woodland)
 - Higher Level Stewardship (HLS)
- Standalone Capital Grants, Private Sector Schemes and Landscape Recovery do not impact Window 1 eligibility.
- Window 1 is due to remain open for a two-month period (June-July). However, it is anticipated that the application window will close earlier due to a high predicted level of demand.

If you would like to discuss the SFI26, please contact a member of the Agriculture Team on 01285 6478107.

RENTER'S RIGHT ACT 2025 - DEADLINE APPROACHING

Further to the article in last month's update regarding the changes effective from 1st May 2026, Landlords are reminded that the Tenant Information Sheet must be served to ALL named Tenants on an Assured or Shorthold Tenancy Agreement by 31st May 2026. Failure to comply with this process and deadline puts you at risk of fines of up to £7,000. See link below.

<https://www.gov.uk/government/publications/the-renters-rights-act-information-sheet-2026>

Our Lettings Team has been busy serving notices on behalf of new and retained Landlords to their Tenants. They would be pleased to assist you with this process and are offering a one-off fee per property of £54 (£45 + VAT). Do contact a member of the Team on 01285 648118 for further assistance.

COLLECTIVE MACHINERY AUCTION



THE SHOW FIELD, BROOK FARM,
GREAT SOMERFORD, CHIPPENHAM, SN15 5JA

WEDNESDAY 20TH MAY 2026

Viewing: Tuesday 19th May - 2.00 p.m. to 5.30 p.m.

Entries to 12th May include Tractors: Massey Ferguson 5613 Dyna 4 (2015) c/w Loader; Massey Ferguson FE35, CAT 5T Excavator c/w 3 Buckets (2017); ATVs: Honda Quad Bike; Arctic Cat Diesel Quad Bike (non-runner); Polaris Diesel Quad Bike (non-runner); Implements: Accord Seed Drill; John Deere 456A Baler; Claas Disco Front Mower 3100FC; JF Westmac Drum Mower; Samasz Drum Mower; Kuhn GA300 Single Rake; Kidd 240 Topper; McConnell T9 Topper; Teagle Topper; Folding Chain Harrows; 2 x JCB Grading Buckets; Muck Forks c/w Cone & Pine Brackets; Lely Spendimo 165 Classic; Round Bale Grab (Euro Brackets); JCB Pallet Forks; Pr. Pallet Forks; JCB Q-Fit Carriage; Browns Bale Squeeze; Umbilical Slurry Pipe Reeler; Ransome 5 Leg Subsoiler; 3 Pt Linkage Weight; Browns 56 Bale Carrier; Ransome TS 200 5F Plough; Bamford 7F Plough; Matbro Loader Bucket; Slewtic Grass Fork; Euro to Pin & Cone Adaptor; Parmiter Post Driver; Post Hole Borer; Lely Power Harrow 1.5m; Fahr Centipede; Vicon Acrobat; Flat 8 Grab; Flat 8 Bale Grab (Euro Brackets); 2 x Hay Rakes; 4 x Haybobs; Trailers: Richard Western Tipping; Flat Bed 18' Hay; 10 Stud Trailer Axle; Plant Trailer; Top Link for MF FE35; Ford Wheel Weights; together with a range of plant, garden and farm estate requisites and 120 new tools.

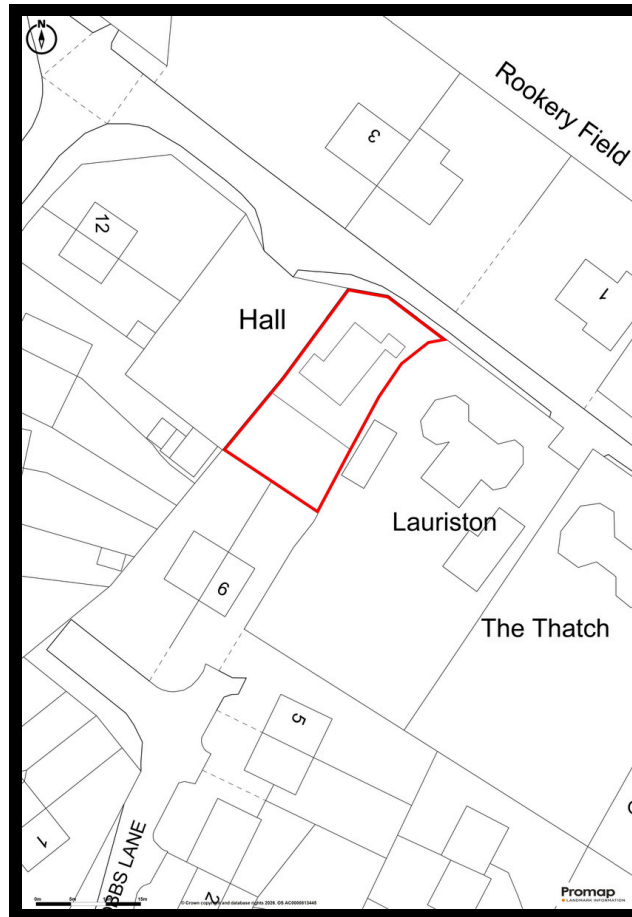
Sale starts from 10am. For further details, including a full list of entries to date, please visit our website.

Directions: From Little Somerford, on entering Great Somerford, Brook Farm will be found on the right hand side before the village. What3Words: ///pulses.swerving.splints

Clearance: All lots must be cleared by the Consigner or Purchaser by 5pm on Thursday, 21st May. Lots remaining after this date will be subject to a late penalty charge.

A FINAL LOT LIST WILL BE AVAILABLE ON OUR WEBSITE
THE NIGHT BEFORE THE SALE

NEW TO THE MARKET



Building Plot at Woodmancote, Near Cirencester
Guide Price: £150,000

The property presents a rare opportunity to acquire a building plot with the benefit of full and implemented planning permission for the construction of a detached, two-bedroom dwelling, set within a sought-after village location. Occupying a central position within the village, the proposed dwelling is thoughtfully positioned towards the rear of the plot, offering a degree of privacy while remaining conveniently accessible. Cirencester lies within easy reach, providing an excellent range of day-to-day amenities.

Please contact the Rural Sales Team on 01285 648115 for further information or to arrange a viewing.

VALUATION DAYS

Do you have cash in the attic? Curious about the hidden value in your belongings?

Find out how much they are worth - gold, silver, jewellery, china, etc.

Tuesday 9th June, The Cirencester Saleroom, Burford Road, GL7 5RH

Friday 3rd July, Moore Allen & Innocent, Lechlade, GL7 3AJ

10.00 a.m. - 2.00 p.m. No appointment necessary.

Enquiries 01285 646050 / fineart@mooreallen.co.uk



Our Agricultural Team: Stuart Milsom, Jack Ayres-Sumner, Amy McDonald, Richard Dell, Lucy Kernon, Elliot Hutt, Emily Shorter, Tia Bolter, Emily Kirby, Mark Hill, Peter Kirby, Sholto Lloyd, Kellie Gilbride, Lauren Horton & Isabel Milner.

This newsletter is produced for guidance only and should not be used as a substitute for professional advice. Accordingly no liability or responsibility for any loss or damage can be accepted by Moore Allen & Innocent LLP or other contributors as a result of any person, company or other organisation acting or refraining from acting upon comment on this newsletter.