

## Elm Farm, Hamstead Marshall, Newbury

This predominantly grassland farm totals approximately 85ha (211 acres) with a range of buildings, and a 3-bed cottage. There is also a large farmhouse, which is due for substantial refurbishment as self-catering accommodation and meeting spaces.

Photo 1 Aerial View of Elm Farm land (Google Earth)



The soils are predominantly Wickham Series clay: poorly drained clay loams susceptible to structural damage. Most of the farm was under-drained in the 1970's and 1980's. The farm has an average annual rainfall of 71cm. By modern standards average field size is small, but the 9.5km of hedgerows provide resources for woodfuel and biodiversity. The woody resources on the farm have been recently developed to create an experimental silvo-pastoral agroforestry system (short rotation willow/alder coppice) on 3.5ha, a tree avenue including fruit trees for cider production, new bioenergy hedgerows and, in-field parkland trees, some suitable for pollarding for livestock fodder.

The farm is currently managed by a local tenant farmer who uses it primarily as a base for raising beef cattle.

The buildings on the farm include:

- 1) A new Portal frame cattle building with 880m<sup>2</sup> of livestock space
- 2) A covered silage pit capable of holding between 450 and 500 tonnes of silage
- 3) A covered yard currently used for hay storage of 290m<sup>2</sup>
- 4) A covered yard and old parlour building 290m<sup>2</sup>
- 5) A lean-to covered yard 210m<sup>2</sup>
- 6) A covered manure store 280m<sup>2</sup>
- 7) Associated 4 ring slurry tower with an approximate capacity of 900m<sup>3</sup>

The area capable of accommodating cattle is suitable for approximately 160 Livestock Units.



Photo 2 Aerial View of Elm Farm Buildings (Google Earth)

In general, the livestock buildings (totalling 23,000ft<sup>2</sup>/ 2200m<sup>2</sup>) are in a reasonable state of repair.

The nature of the soils and field size limits the farm to forage production, ruminant livestock, agroforestry, woodland, biodiversity and a small area of arable crops.

The farm should be capable of being stocked at a level of 1.4 livestock units per hectare giving a total capacity of circa 115 livestock units.

Bovine Tuberculosis is endemic in the area and the current tenant has been under cattle movement restrictions for most of the current tenancy.

The Organic Farm Trail at Elm Farm is a 2.5 mile permissive footpath, open to the public, which follows a circular route through the farm including several areas noted for biodiversity and conservation value. There are positions on the trail with interesting observation points and benches, all footpath stiles have been replaced with pedestrian gates, and there are also bridges over ditches and streams. Further information about the farm trail can be found [here](#).