

Ragmans Farm

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Land Opportunity at Ragmans Lane Farm

Application Pack

Thank you for your interest in the Land Opportunity at Ragmans.

We would like to hear from people who have a small-scale land based proposal that will fit with the current farm profile.

Background Info

Ragmans started implementing permaculture as a way of farming in the 1990s, and received organic status in 2004. Since then the farm has been the back drop to many different enterprises and teaching experiences. Ragmans and its people are committed to farming as sustainably as possible, and to considering the wider and future implications of decisions when making plans and changes.

Ragmans is a small farm (60 acres) with orchards, pasture, woodland, a market garden and various patches of land that is planted or worked with a long-term future in mind. The use of the land is greatly affected by the people who are working and living here at the time. Over the years the farm has trialled different enterprises and ways of making a living and using the land.

More recently we have wanted to provide access to land for people who would not easily have access to land to establish and run their own businesses. This model and our willingness to experiment helps keep the farm fresh, dynamic and real. Offering access to land helps provide opportunities for alternative employment and livelihoods and also helps keep rural economies alive.

Current Farm Use

The farm currently has approx. 9.5 acres of orchards, mostly desert fruit, some cider apples and pears; 30 acres of pasture most of which is let to a sheep farming business, 1.5 acres of market garden let to Ragmans Lane Market Garden, 2 acres of willow plantation let to The Willow Bank, and 12 acres of woodland.

How It Works

We are looking to create a Farm Business Tenancy (FBT) with someone who has an idea for a sustainable land use business that is a good fit with Ragmans and the existing enterprises.

The FBT will be for an initial 3 years and identify land areas rented out, usage, permissions, any specific agreements, any machinery or tool share agreements. The FBT will be tailored for the enterprise but the basic model is a standard FBT.

The discussion around the FBT terms and the issues that arise during the process help us determine the details and form an important part of the development. It is possible that at this stage the proposal is stalled or ends.

Available Land

We do not want to be prescriptive about the type of proposals that we will consider. As you can tell from above most of the land is in use, however there are pockets of land and woodland that is not being actively utilised. We would also consider the option of combined use of some areas of the farm that is not currently part of a FBT but is being held by the farm or something that is intrinsically land based but requires little land.

There are 12 acres of woodland: 3+ acres of established woodland, 4+ acres of woodland 25 yrs old, 4 acres planted 6 years ago, plus a small coppiced area 0.5 acre.

There are additional areas of growing space amongst the orchards and around the farm.

Living Accommodation:

There is a small unfurnished 1 bed cottage with an additional attic room available to rent on the farm. The cottage has a good size garden. The accommodation is not suitable for young children. The cottage will be let at a market rent on an AST as part of the agreement

Application Process

Please read the following information and submit your application by email to info@ragmans.co.uk by **16th April 2018**. Applications are confidential and will only be shared with the shortlisting and selection team here at Ragmans. Applications will be shortlisted and proposals that meet the criteria and seem to be a good fit will be invited to a meeting - part interview part discussion. Dates for interview meetings will be arranged as soon after the closing date as is possible. The successful applicant will be invited to further meetings to discuss the proposal and to start to determine the details of the FBT.

Criteria:

Applications will be assessed against the following:

- Your proposal must fit in with the farms interest in sustainability and education and be self-sustaining.

Application

Please provide the following information:

Name, address, contact details

Project Name

We are open to ideas. Here are some questions that may help you describe your proposal. Don't feel obliged to answer them all.

- A 3-year business plan
- A summary of your idea and how you see it working.
- How many people might be involved in your project?
- How many days a week do you intend to be working on your project?
- How will you fund your project?
- How much land do you require?
- Do you require any additional space?
- Do you require any additional services?
- What experience do you have of this type of work?
- Have you run your own business before?
- A summary of your learning and work/employment history (e.g. a CV).
- How does your project fit with Ragmans?

If you have any further questions please email info@ragmans.co.uk or telephone 01594 860244. Please bear in mind we are not always in the office so it may take a few days to get back to you.

Please return your proposal/application by 16th April 2018.

Thank you for your interest in this opportunity.

Best wishes
Freya and Matt