

Land Opportunities - updated May 2023

A summary of the land opportunities in and around Bristol from various landowners. Please see relevant survey results for more detailed information and either get in touch directly or let us know if you would like your contact details / landseeker survey results passed on to them.

1. 'Little Blew'

Location: Cameley/ Hinton Blewett (near Temple Cloud - BS39)

Distance from Bristol: 13 miles South of Bristol, 30 mins drive.

Land available: Less than 2 acres (approx but flexible)

A total of 28 acres of mixed grazing and agroforestry. Currently rented to local farmer for grazing sheep/cows - looking to support small scale farmers and local food producers as well as this. Mains water from road, no power.

- Area prone to flooding - only a small area near a spring and it's fenced off.
- Slight slope but potential tenant would need to come and visit as specific gradient is not known and varies across site.
- Public footpath only goes through one field.
- Doesn't have particular interest or capacity for researching planning permissions and legalities (e.g. installing hardstanding/ erecting polytunnels/ registering business) so would want landseeker to come forward having done this preliminary research and make proactive proposals and suggestions.
- No one currently lives on site. Only a small shed and compost toilet and one tap.

2. Luke Hasell

Location: Chew Valley area

Distance from Bristol: 10-12 miles, 30-45 minute drive South of Bristol

Land available: Over 10 acres

Current landlord of 'The Community Farm' and 'Valley Fest' - manages 400 acres total, various plots available. Organic certified, combination of flat and sloped land. Mostly interested in livestock operations.

Water available.

Power - depends where, variable.

Open to collaboration, resource and tool sharing/rental, mentorship.

Potential for long term lease.

3. Nicky Cornwell

Location: Wookey near Wells, Somerset

Distance from Bristol: 25 miles south of Bristol

Land available: 2 - 4 acres

A partially sloped field, previously kept as grassland leading down to a river at the bottom of the field. Scope to plant an orchard. Landowner has a preference for fruit and vegetable production but open to suggestions and ideas. The fields are very basic with no infrastructure set up (inc. no water or power!). Would be starting from scratch but if the right people were found, this arrangement has potential to be long term/ indefinite. Previously kept as grazing land/grass keep but with no fertilizer or herbicides used for the last 14 years, leading down to a river and further acres that are going to be managed to increase biodiversity going forward.

4. 'Wookey Farm'

Location: Wookey, Wells, Somerset - BA5 1DT

Distance from Bristol: 20 miles, 50 minute drive

Land available: small plot (unspecified) on 42 acre farm

42 acre goat farm - selling goat produce in farm shop onsite (only been open 18 months). Farm includes campsite which is busy from April- Sept. Farm shop onsite - previously bought in local fruit and veg but was difficult to manage and didn't work. Would love someone to stock with produce grown onsite. (Shop currently stocks alcohol, jams, snacks, gifts, goat produce) Would love to attract more local people as main customers are campers during high season from April- Sept.

Huge rabbit problem! They properly fenced off a section of the land in 2022 (approx 40x50m) for the initial area of growing site. There is a half built polytunnel and a few fruit trees in this area. Potential for forest garden as well as annual veg plot - depends on ideas/ business plans. Small scale for now.

Doesn't necessarily want rent at first - knows it will be a lot of work to get established and they're happy to support informal arrangement. Wants the arrangement to enhance things on the farm and attract more people to the shop.

Not certified organic.

Caravan onsite for WWOOFers, available sometimes. Also some potential for campsite accommodation options or occasional staying on van onsite but can't live there permanently.

7. Emma van Dijk

! Much further afield but could be interesting to those willing to relocate but remain relatively close to Bristol.

Location: TA3 - Taunton area

Distance from Bristol: 45 miles South of Bristol (1h20m drive)

Land available: Between 2 - 4 acres

Private land consisting of cider orchards (and some other varieties for juicing) and permanent grassland. Potential use of outbuilding/barn tbc.

'I am looking into the possibility of offering land for small agricultural businesses. We have two orchards (mostly with a mix of cider apples and heritage varieties) and additional permanent grassland that might be suitable for market gardening/permaculture/alternative use. We are on a quiet no through road so there is not a lot of potential for farm to gate sales. I have only just started looking into this as we have land available but it is underused as we are working full time. We are in TA3 so possibly too far from Bristol but if not it would be good to discuss further.'

- No water or power supply to this particular field.
- Potential for grower to live in caravan onsite.
- Potential rental of machinery.

8. Ross Mangles

! Much further afield but could be interesting to those willing to relocate but remain relatively close to Bristol.

Location: North Down Farm, Haselbury Plucknett, TA18 7PL

Distance from Bristol: 50 miles, 1h30m drive.

Land available: Between 2-4 acres, with more for potential grazing opportunities.

'40 acres of organically managed but uncertified cider orchards with significant opportunity for the grazing of sheep and also poultry.

Additional 20 acres of grazing land which could also be utilised for grazing opportunities.

Also an acre or so of land which has had tree removed which could be used for market gardening, potentially also the opportunity to grow between newly planted young trees before they're cropping'

Mains water and single phase power to the yard. Limited existing infrastructure. Open to sharing/renting tools and equipment.

9. Carly Roach

Location: Marshfield, Chippenham - South Glos

Distance from Bristol: 13 miles (30 mins drive) East of Bristol

Land available: Less than 2 acres total - approx under 1 for food growing - veg only.

Owner recently on land. A small plot used as existing pony pasture and sheep grazing with a fenced off area for potential food growing. Some fruit trees recently planted. Stables available - depends what grower needs, can be flexible. Also scope for a small polytunnel to be erected. Interested to be creatively involved with the design of the site. Planning on having a yurt there as potential temporary accommodation... open to ideas/ grower living on land in temporary accommodation potentially.

Water - currently a large tank for rainwater collection. Looking to expand and improve water systems. Has considered the investment of a bore hole.

Power - Wants to set up solar panels, power supply would depend on the needs of the venture being set up. Capital to invest.

Visit to site encouraged as not sure of potential issues from specific plot. E.g. wind exposure could be an issue, would need a second opinion. Thinking about a willow hedgerow to reduce wind exposure.

Overall very open to ideas, collaboration and some infrastructural investment if the right people were found - positive energy and good spirit more of a priority than aesthetics! Awareness and appreciation of the limitations of short leases and would be willing to think long term if right match was found.

10. Three Acres Farm

Location: Between Dundry and Winford. Bs40 8AW

Distance from Bristol: approx 7 miles (30 - 40 minutes drive)

Land available: 10 + acres

Potential opportunity for new entrants to set up small scale agroecological projects and join land cooperative. Potential for casual relationship to be formed this year with the aim to establish leases in 2024 (tbc). Land suited better to grazing opportunities than horticulture. Most appropriate enterprise would be a micro dairy.

Packing shed, barn and toilets available, and additional infrastructure would need to be agreed by cooperative and relevant planning permission applied for.

Water and power supply, but limited. Potential for a few different fields to be available - fields range from fairly flat to about a 5 degree slope.

The idea is coop member would become part of the larger mixed farm, sharing tools, skills and labour. Open to collaboration, mentorship, resource sharing etc.

11. Pip Green

Location: Dursley and Wotton-under-Edge (Stroud, Gloucestershire)

Distance from Bristol: 33 minute drive/ 21 miles from Bristol

Land available: 10+ acres

80 hectare farm, located between Dursley and Wotton-under-Edge in Gloucestershire, and just starting out on its regenerative farming journey is **looking for a Grazier with cattle and/or sheep.**

The grazing arrangement would be on a headage payment basis with the potential for some standing grass to be available for mowing.

A rare opportunity for an environmentally focused livestock farmer requiring additional land.