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JULY 2026

AGRICULTURAL UPDATE CAPITAL GRANTS 2026 - JULY OPENING

The long awaited Capital Grants scheme for 2026 is due to open in July. At the date of writing, this has yet to be confirmed, but we are anticipating this to be at the end of the month.

For those considering an application, there is now a budget of £225 million available (increased from £150 million in 2025). Last year, the budget was spent in approximately six weeks and we anticipate similar, if not increased, demand this time around.

Therefore, if you are considering an application, do ensure that you are ready to apply when the window opens.

As part of your preparation, it is important to read the eligibility conditions contained within the Applicant's Guide, published on the RPA online. This includes ensuring that you have sufficient time remaining within any tenancy agreement and that you meet the management control conditions. If your tenancy does not last at least five years from the application date, you will need your Landlord to countersign a Land Ownership Control Form. Potential applicants are reminded that the funding limits across the four groups are:

• Air quality	£25,000
• Boundaries, trees and orchards	£35,000
• Natural flood management	£25,000
• Water quality	£25,000

You may apply for grants across these groups.

There are other checks you can undertake before the application window opens, including ensuring your maps on RPA online are up to date and accurate. You will no longer be able to get Catchment Sensitive Farming (CSF) support, so check the criteria when applying.

For further support or advice on drawing up a Capital Grants application, please contact a member of the Team on 01285 648107.

SUSTAINABLE FARMING INCENTIVE - PROGRESS UPDATE

The first window of the new SFI 26 scheme opened on 30th June. As expected, there was significant pent-up demand and the 50% milestone of total budget spend for Window 1 of the scheme was met in the first few days. At the date of writing (14th July) the 75% budget spend milestone has now been met and so by the time you read this update, you may have missed Window 1 altogether and need to consider Window 2.

SFI Window 2

With SFI Window 2 open to a much broader spread of farmers, the lesson to learn from the first window is to ensure you are prepared with a scheme to submit as soon as the application process opens. The application date is yet to be confirmed, but we understand it to be during September. Therefore, we highly recommend utilising the next six weeks or so wisely to ensure that you have your application ready to submit as soon as possible after the Scheme opens.

It is a sad state of affairs that farmers are competing for such limited funds and those who are limited by genuine reasons, including new Tenancy or Contract Farming Agreements, are potentially unable to commit.

As with the first phase, spending milestones will be announced at 25%, 50% and 75%.

The Agricultural Team at Moore Allen & Innocent is working hard on draft applications already. We would be pleased to assist you with yours and look forward to preparing grant applications ahead of the window opening. Please contact a member of the team on 01285 648106 for further advice.

COUNTRYSIDE STEWARDSHIP HIGHER TIER (CSHT)

A further scheme to consider for those that have previously been in a higher level of funding, such as HLS, is the CSHT scheme. Following a controlled roll out from 2025, RPA should be gathering momentum with this Scheme with farmers and land managers due to be contacted on a rolling monthly basis to apply. This will be in the following order:

- Existing CSHT Agreements which expired at the end of 2025.
- If your existing CSHT or HLS scheme expires after 2025, you will be contacted close to your Agreement end date.

It appears that you cannot put your case forward to RPA, especially for those whose HLS Agreement expired before 2025.

If you do receive an invitation, you need to promptly reply (within 10 working days) to RPA to confirm your interest. That does not commit you to a Scheme.

Depending on the actions included within your Agreement, CSHT Agreements will last for 5, 10, 15 or 20 years. We understand that most Agreements will be for five years.

Within the CSHT offering, there is also a Capital Grants process that can be included within the Agreement.

The timing of the Scheme is unhelpful, given the SFI Window 2 budget expectations as described above. It certainly appears that it will be a risk to wait for RPA to invite you to CSHT as the SFI budget may well have been spent before your invitation arrives. Perhaps one option is to apply for SFI and then if an invitation to CSHT subsequently arrives, consider taking that up before agreeing to an SFI Agreement.

STAFF UPDATE



We are delighted to welcome Erin Forsyth and Sam Geddes to the Agricultural Team from June.

Erin holds a geography degree from Oxford Brookes University followed by a Masters in sustainable agriculture and food security at the Royal Agricultural University. Upon graduating, she joined a national agronomy firm where she has become FACTS qualified. Erin will be supporting the Agricultural Team with valuation, sales work and SFI applications.

Sam has recently completed a three year degree course in Real Estate at the Royal Agricultural University. He picks up the reins from Sholto in supporting Richard on commercial matters and the wider Agricultural Team on valuations and general practice work.

Sholto Lloyd completed his one year placement with the Agriculture Team in June and now returns to complete year three of his degree course at Harper Adams University. Sholto made a positive impact during his time with the team and will be sadly missed. We wish him all the best with his remaining studies and future career.

We are delighted to announce that Tia Bolter passed her APC exams in May to become another Chartered Surveyor within the Agriculture Team. The qualification is a suitable reward for a lot of hard work and study, alongside her day job. Tia continues to progress with valuations and rural sales.

Finally, we were delighted to mark the occasion of the marriage of Emily Oldroyd (nee Kirby) to William on 6th June. Congratulations to them both.

NEW TO THE MARKET LAND AT BATTLELAKE FARM, PURTON

The property comprises a level pasture field bounded by mature, established hedgerows

In all about 12.38 acres (5.01 hectares).

Guide Price - £150,000

HORCOTT BARN, FAIRFORD

Cotswold Stone Barn with Full Planning Permission for conversion to a dwelling.

The property comprises an impressive and well-maintained traditional Cotswold stone barn, occupying a desirable position on the outskirts of Fairford. The barn is offered with generous grounds and private parking, presenting an exceptional opportunity to create a family home in a highly sought-after location.

Guide Price - £450,000

Please contact Tia Bolter on 01285 648 115 for further information, or to arrange a viewing.

HAVE YOU CONSIDERED YOUR OPPORTUNITIES?

Wiltshire Council has launched a Call for Sites as part of the preparation for their new Local Plan. The Call for Sites is launched to help Wiltshire Council identify land that could meet future needs for a range of purposes including, but not limited to, housing and employment.

The Call for Sites opened on the 9th July and will run to 30th September. If you would like advice on the opportunity that your land may present, or you would like to consider exploring any development opportunities, please contact Jack Ayres – Sumner on 01285 648106.

FARM BUSINESS TENANCY OPPORTUNITY - NEAR CIRENCESTER

An exceptional opportunity to secure a Farm Business Tenancy (FBT) of approximately 62 acres, located just outside Cirencester. The holding comprises 57.83 acres of productive Grade 3 arable land alongside 5.70 acres of permanent grassland.

Please note, environmental stewardship agreements will not be permitted by the Landlord. Available by Informal Tender, with all bids to be submitted by Noon on Wednesday, 26th August 2026. Viewings are strictly by prior appointment only.

Please contact Erin Forsyth for full details on 01285 648107 or erin.forsyth@mooreallen.co.uk if you wish to discuss further.



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, Sam Geddes, Erin Forsyth, Kellie Gilbride, Lauren Horton & Isabel Milner.

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