



BRADFORD ESTATES

A 100 YEAR PLAN

MIDDLE MARCHES COMMUNITY LAND TRUST



6TH MAY 2022

BRADFORD ESTATES

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A historic landed estates business with its principal asset: a 12,000 acre land holding, equidistant between Telford and Wolverhampton.



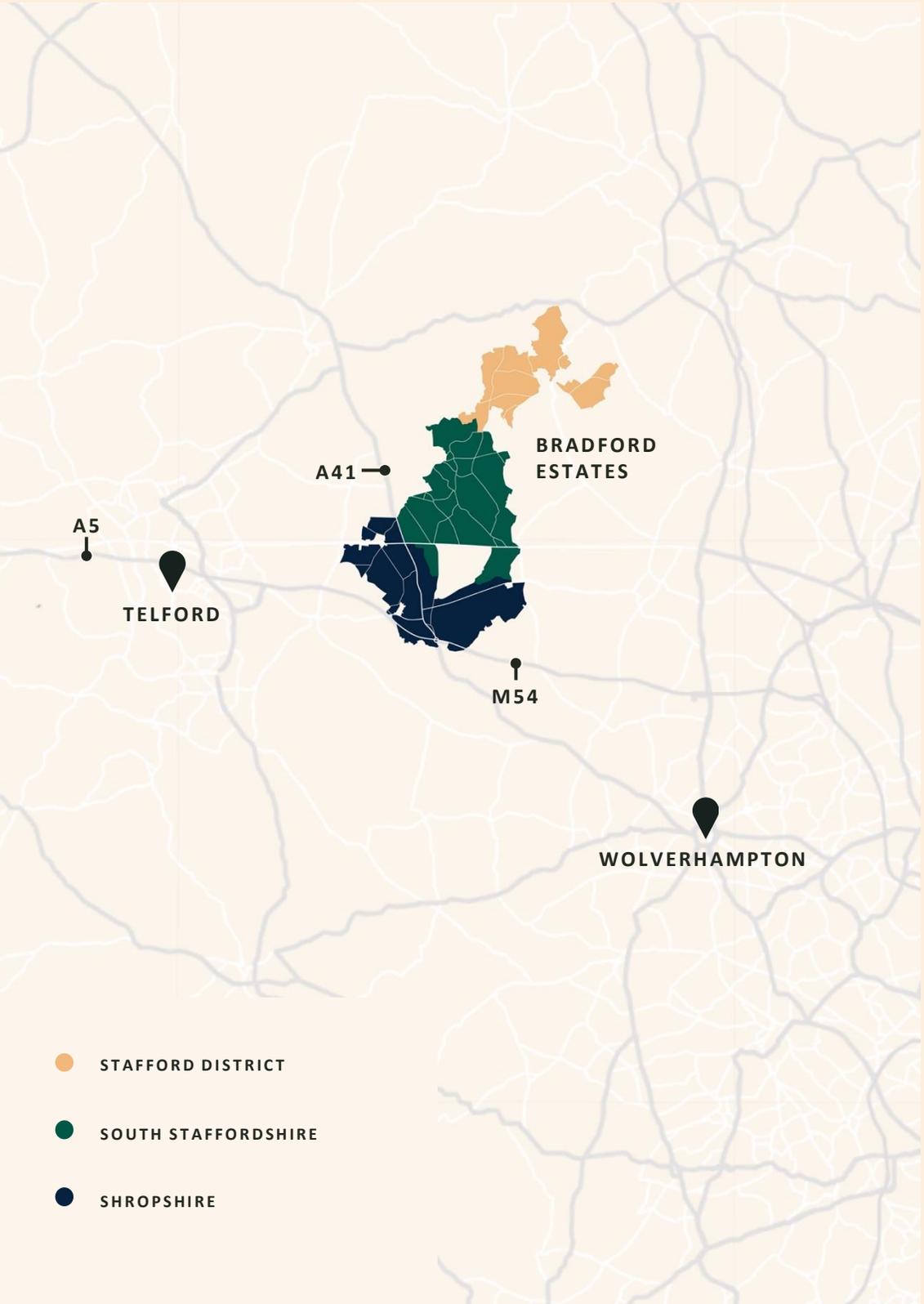
Current business activities are farming, forestry, leisure, investment property and development.



Led by a highly qualified Senior Management Team part of a growing team of 24 personnel in the office, on the farm and building sites.



A long term landowner in all its investment locations; working with its communities and setting high standards of management of the local environment.





OUR VALUES

We are

STEWARDS

Every action we take is through a lens of stewardship with a responsibility to generations to come.

We are

RESPONSIBLE

Through a long term vision, we're driven by the principle of looking after tomorrow. Committed to responsible and sustainable practices in everything we do.



We are

RESPONSIVE

Committed to working together, we're invested in the future of our community.

We are

INVENTIVE

Guided by our heritage, knowledge and a commitment to doing things the right way, we develop practices that truly make the way of life here better.



ALEXANDER NEWPORT

Alexander assumed full-time responsibility of Managing Director for Bradford Estates in 2019.

He trained previously as a commercial surveyor at Cushman & Wakefield in Birmingham and London.

Followed by a decade as partner at Quadrant, a developer of world class office, residential and retail schemes extending to several million sq ft.

Since his early involvement with Bradford Estates, Alexander has sought to bring back management control in house and diversify business lines.

A strategy now taking shape with a capable new management team at a refurbished estates office and expansion into farming, development and investment.



WOODLANDS FARM



MOOR PLACE



GALLAGHER RETAIL PARK



WHITE SITCH



OLIVER SCOTT

—
Oliver was brought on board to set up the in hand farming operation, Bradford Farming in February 2021.

As Farm Manager, Oliver drives our strategic vision to create a market leading agri-business.

Farming estates runs in the blood, and began for Oliver in the Pewsey Vale, on a farm his father managed.

Initially studying Farm Management at Lackham College, Oliver continued on to study AgriFood Marketing at Harper Adams University after some local work for farms and contractors as well as a stint in Australia and New Zealand.

His latest roles were at Holkham Estate and then Thelveton Estate in South Norfolk before joining Bradford Estates in 2021.



WOODLANDS FARM



HOLKHAM ESTATE



HARPER ADAMS UNIVERSITY



THELVETON ESTATE



OUR 100 YEAR PLAN

—
‘By reapplying the traditional principles of long term estate management through the lens of the present, our 100 Year Plan will both enhance and safeguard the Bradford Estates for current and future generations’ enjoyment.’ – Alexander Newport, Managing Director of Bradford Estates



POSITIVE CARBON

Drive to achieve and grow a surplus sequestration balance



HEALTH & WELLBEING

High quality environments to support physical and mental outcomes



CIRCULAR ECONOMY

Business integration of reuse and repurpose principles



CLEAN GROWTH

Economic, yet responsible, growth is crucial to support our plans



SUSTAINABILITY

Management of our natural resources to minimise depletion



CLIMATE RESILIENCE

Mitigation of climate change impact on our activities



LANDSCAPE RENEWAL

Restoration of and addition to our historic landscapes



BIODIVERSITY ENHANCEMENT

Habitat regeneration of our local flora and fauna



OUR KEY PILLARS

ON THE ESTATES

In terms of statistics for the main land holding:

- 12,000 acre land holding
- 4,000 acre in hand farm
- 1,200 acre woodland
- 6,800 tenanted farmland (14 AHA tenancies)
- 160 residential portfolio
- 75 commercial portfolio
- 20 leisure portfolio (canal moorings and fishing pools)
- 2 holiday cottages

The aims over the next 10 years:

-  Expand the size of the in hand farm.
-  Increase the size of the woodland by planting up poor farmland.
-  Expand the size of the commercial portfolio.
-  Increase the size of the residential portfolio.
-  Expand the number of holiday cottages to 10+ and add further leisure enterprises.
-  Restore and create more wetland environments.
-  Improve and increase public access such as Woodland Walk.
-  Prioritise landscape improvements.

OUR COUNTY COMMITMENT

–
Bradford Estates has an intrinsic relationship with the county with former estates stretching from the eastern boundary of Shropshire to the Welsh border.

A revitalised business ready to now invest outside its current core but remain within historic geography.

Shropshire is an exciting opportunity with accessible house prices, a growing tourism market and promising key commercial centres in Telford and Shrewsbury.

Weston, J3 M54 has provided a springboard for local re-engagement with key stakeholders.

Bradford Estates is keen to explore local partnerships to deliver thoughtfully designed, community focused development.





NEW BUSINESS LINES



BRADFORD HOMES

—
A new house-building business which will prioritise:

- Sympathetic and vernacular design
- Local materials
- Green technology
- and Placemaking.

A market opportunity to offer an alternative to commonplace, unsympathetic development using stock housing types and non-traditional street patterns.

Future proofed homes in line with net zero standards will be designed ahead of the curve to prepare for this transition.

Aim to partner with likeminded landowners to provide homes which complement and enhance their local area.

Experienced lead managers in Alastair Hollands and Adrian Brindley, who have over twenty years of experience in the house-building industry.





BRADFORD INDUSTRIAL

—

A growth opportunity in the multi-let industrial sector appeared seven years ago with minimal new development but growing demand.

Eight industrial estate purchases were subsequently completed across England & Wales from Rochester in Kent to Sheffield in the North.

A portfolio now of 230,000 sq ft with nearly 50 occupiers in specialisms from ceramics, mining machinery and building materials.

Solar panel installation is being explored on the rooves of the units to create on site, renewable electricity.

Local expansion opportunities in investment & development will now be prioritised.



An aerial map of Weston, Virginia, showing the M54 highway and surrounding areas. The map is rendered in a stylized, high-contrast style with green and yellow tones. The text "WESTON, JUNCTION 3 M54" is overlaid in large white letters. The map shows a dense residential and commercial area with a grid of streets, a river, and a large forested area to the right. A major highway, M54, runs diagonally across the scene. The text "WESTON, JUNCTION 3 M54" is centered over the map in a large, white, sans-serif font. The word "WESTON," is on the top line and "JUNCTION 3 M54" is on the bottom line. The background is a detailed aerial map showing buildings, roads, and natural features like trees and water bodies. The color palette is primarily green and yellow, with some blue for water and grey for roads and buildings. The overall style is that of a technical or planning document.

**WESTON,
JUNCTION 3 M54**



A NEW SUSTAINABLE 21ST CENTURY SETTLEMENT

Providing jobs, innovation and homes alongside community facilities.



NET ZERO CARBON

A long-term vision for net zero carbon development from a committed landowner acting as master developer.



9,100 NEW EMERGING INDUSTRY JOBS

The Midlands Tech Park will accommodate emerging industries such as MMC, battery technology, green hydrogen and life sciences.



WELL CONNECTED

Sustainable transport links from Cosford Station will provide access to students and workers from the whole region.



SCIENCE & INNOVATION CAMPUS

In principle commitment from University of Wolverhampton to sponsor a life sciences campus alongside R&D facilities.



BRADFORD FARMING



INTRODUCTION

–

4,000 acres (rising to 4,500 by 2024) within the newly incorporated, regenerative in-hand farm, comprising arable, agri environment and pasture.

Four full time employees: Farm Manager, Operations Manager and two Technicians alongside subcontractors.

A range of Winter and Spring cropping in a nine year rotation with mixed cover crops grazed off in front of all spring crops.

Land is let under licence within the rotation for salads, poppies and potatoes.

A mixture of minimal and zero tillage equipment has been selected from the outset.

Two higher level stewardship schemes and the pasture is let to a grazier.

CURRENT SOIL CONDITIONS

–
A range of soil types requiring management and machinery flexibility.

Largely free draining, some erosion risk, some leaching risk.

Lighter soils are degraded with Organic Matter (OM) <3%, so a tailored approach will be needed to managing this land.

Heavier land is very fertile with good OM% but with several instances of compaction or slumping as well as nutrient imbalances.

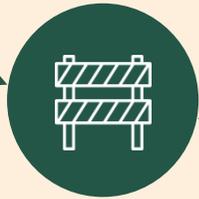
Water infiltration rates and worm numbers are poor and need to be improved.



OUR JOURNEY INTO REGENERATIVE FARMING



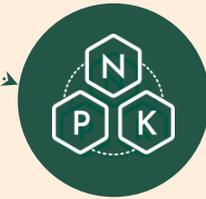
Healthy soils lead to healthy plants with less reliance on inputs.



Removal of barriers to yield such as compaction, lack of organic matter etc.



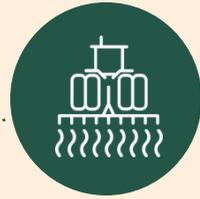
Understand how and why the crops and soils are performing as they are.



Build natural fertility through manures and natural nitrogen.



Increase soil biology and nutrition management to raise natural immunity.



Design rotation to manage weeds and use mulches to reduce herbicides.



Develop habitats for predators to remove insecticides.



INFRASTRUCTURE

GRAIN

4,000 tonne drying floor store with grain stirrers.

Average combinable 2022-2026 est. 7-8,000 tonnes.

Additional 4,000 tonnes of storage therefore required.

2,000 tonne drying floor store to be added for Harvest 2022.

WATER

Four existing reservoirs of 110,000 m³ none of these are linked into one system.

150-200,000 m³ of storage on new sites identified.

A fully integrated underground main to be installed linking new and existing reservoirs operated by new electric pumps.

RENEWABLE ENERGY

A solar powered strategy to fulfill present and future heating, cooling, electric as well as vehicle and pump charging.



WORKING WITH STAKEHOLDERS



SEVERN TRENT WATER

Invasive species
management



SHROPSHIRE & STAFFORDSHIRE WILDLIFE TRUSTS

Habitat creation



SEVERN RIVER TRUST

Flood alleviation



SHROPSHIRE COUNCIL

Agri-forestry



ENVIRONMENT AGENCY

Wetland restoration



CATCHMENT AND CLUSTER GROUPS

Water quality management



THE TREE COUNCIL

Hedgerow planting

TREE & HEDGE PLANTING

–
Restoration of historic hedgerows across the estates.

‘Gap up’ programme for existing hedgerows.

Native hedge species planting: hawthorn, wild cherry, field maple, dog rose and hazel.

Long term management of hedgerows will be by laying or coppicing.

Avenue recreation and hedgerow tree planting will also be implemented with native local species: beech, oak and chestnut.

Management of roundabouts with discussions with Shropshire Council & Highways England about taking over Pickmere (A5/A41) and J3 M54 roundabouts.

350-400 acres of new tree planting has been identified on poor performing land.

Hedgerow and tree management plan will be formulated to oversee planting across the estates.





BASELINE SURVEYS

—

As a new business, Bradford Farming (BF) has the opportunity to gather baseline data on the 'health' of the farmland.

These surveys can then be repeated to understand the future impact of regenerative farming after transition from conventional.

Once the in-hand farm is completed, there is potential to extend across the wider estates' tenanted land and woodlands.

Covering the majority of natural capital pillars, the surveys are:



SOILS



ECOLOGY



CARBON EMISSIONS



HYDROLOGY



LANDSCAPE



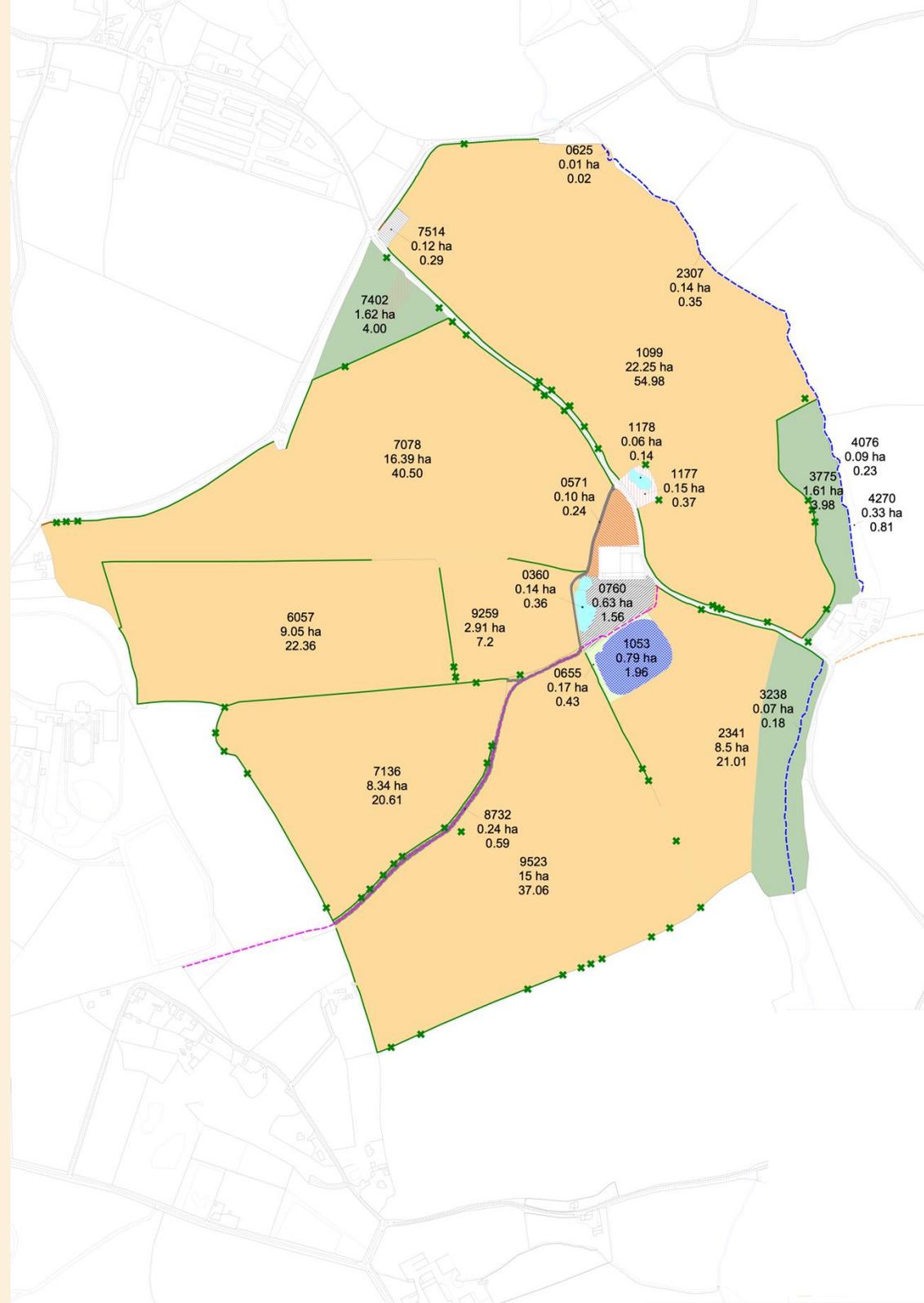
NUTRITIONAL DENSITY

PRESENT LAND USE

BROCKTON GRANGE FARM - CASE STUDY

KEY

-  Brockton Grange Farmhouse
-  Reservoir
-  Pond
-  Ditch / Stream
-  Hardstanding
-  Track
-  Wetland
-  Existing Hedgerow(s)
-  Existing Trees
-  Public ROW (Footpath)
-  Public ROW (Bridleway)
-  Gateway
-  Aqualet Mere Grant Fundary
-  Woodland / Coppice
-  Arable
-  Grass



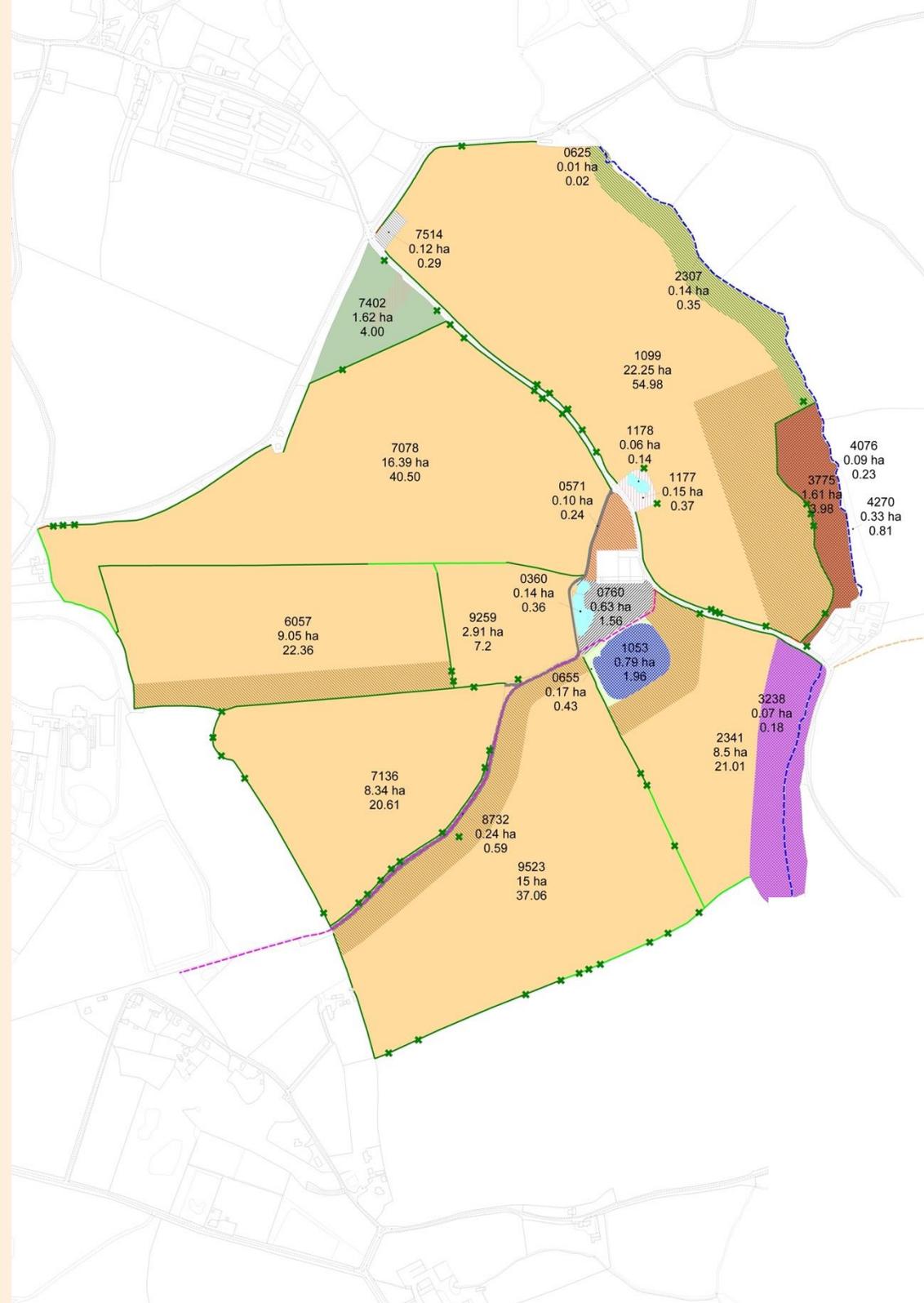
FUTURE LAND USE

BROCKTON GRANGE FARM - CASE STUDY

—

KEY

- | | | | |
|--|---------------------------|---|----------------------------------|
|  | Woodland Creation |  | Public ROW (Footpath) |
|  | Wetland Creation |  | Public ROW (Bridleway) |
|  | Brockton Grange Farmhouse |  | Gateway |
|  | Reservoir |  | Aqualet Mere Grant Fundary |
|  | Pond |  | Woodland / Coppice |
|  | Ditch / Stream |  | Arable |
|  | Hardstanding |  | Grass |
|  | Track |  | Proposed MTS Plots (Arable) |
|  | Wetland |  | Proposed MTS Plots (Water) |
|  | Existing Hedgerow(s) |  | Proposed hedge laying / planting |
|  | Existing Trees | | |





FUTURE INCOME STREAMS

-

Net bio-diversity.

Carbon credits.

Environmental Land Management (ELM).

Sustainable Farming Incentive (SFI).

Mid Tier Stewardship (MTS).

Profit sharing from possible JV opportunities.

Corporate sustainability partnerships.



FUTURE GOALS

-

Establish the most significant, sustainable and diversified agribusiness in the West Midlands. – Oliver Scott, Farm Manager (2021)

-  Become a carbon positive business.
-  Reduce inputs, tillage, chemicals, fertilisers.
-  Become a closed fertility unit.
-  Introduce livestock.
-  Improve water courses and air quality.
-  Reduce soil erosion.
-  Explore new and sustainable farming practices.
-  Increase farmed area.
-  JVs and Partnerships – potatoes, salads, flower seeds, vertical farming.

EDUCATION

-

RESEARCH & EDUCATION

Partnership Funding for on the job learning.

Future Projects Collaboration, led by educators such as Wrekin.

Baseline Survey Co-operation.

Crop & Livestock Trials.

New Technology Experimentation.

Higher & Further Education continuity through Wrekin College & Harper Adams University.

Bradford Estates as a canvas for PhD and research project opportunities.

WORK EXPERIENCE

Student placements within our Farming and Land Management teams.

IN HAND FARM

Sharing of best practice management techniques for regenerative farming systems.

In-hand farming experience.





THANK YOU FOR LISTENING

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