

RAMSBURY ESTATE

Ramsbury Estate is made up of 19,000 acres of North East Wiltshire, West Berkshire and North Hampshire. The Home Farms are centered around the village of Ramsbury, which is nestled in the heart of the Kennet Valley.

From Farming to diversifying into brewing and distilling, property and education, Ramsbury Estate is committed to being an active member of the community.

The Estate

In 1997 the original Ramsbury Estate was some 3,000 acres, and in the succeeding years many old traditional neighbouring estates were acquired, including Littlecote, Hungerford Park and part of the Aylesbury Estate.

Of the 19,000 acres approximately 7,000 acres is farmed in hand. As well as open land, the estate covers more than 2,500 acres of woodland and forestry. Made up of a mix of commercial and amenity woodland, this resource is of huge environmental benefit and contributes in lots of ways to the local economy.

In the early 2000s the estate started to diversify into other rural and business ventures. The brewery was built in 2004, the distillery in 2014, and an oil press in 2015. These operations work well together, in that they intertwine within the estate – either by producing complementary products or providing the raw materials used to create them.

Ramsbury Estate also has a large rental property portfolio, located in rural positions in and around the market towns of Hungerford and Marlborough.

The Farm

Where in the past a typical Wiltshire scene may have been sheep and cattle aplenty, now the farm centres around arable crops, mainly wheat and barley, alongside a small herd of Aberdeen Angus and South Devon cattle.



The estate produces a range of high quality produce, including traditionally reared beef, Black Gold rapeseed oil, wild venison and much more.

The spent brewers grains from the brewing and distilling, alongside the by-products from the rapeseed is put back into the farm where they are used to supplement the herd's diet.

Estate Ethos

Sustainability is at the heart of Ramsbury Estate. Doing as much as possible within the estate itself so there is complete traceability thereby getting the most out of the process as as possible whilst reducing its impact on the environment.

Nothing goes to waste, something the estate is hugely proud of. In addition to making use of its spent grain, waste water is filtered through a reed bed system to sustain a lake for wildfowl and wildlife, whilst wood from the commercial woodland, that isn't used for furniture, is chipped and used to heat a biomass boiler to produce hot water and steam.

More recently, solar panels have been installed so the estate can produce its own energy as part of its mission to become more sustainable and reduce its carbon footprint.

Brewery and Distillery

In 2004, Ramsbury Estate diversified into brewing. The barley is grown and harvested from the estate, and once malted and added to the brew, the barley – steeped in chalk rich soil – is distinctively Ramsbury. Mixed with any hop, its colour and flavour is unmistakable. With more than two decades of experience in creating craft beers, the estate takes inspiration from the Wiltshire landscape, so that the brewery continues to work towards being a sustainable brewery.

Following the success of the brewery, a state-of-the-art distillery was built in 2015. The distillery first began distilling its own vodka before adding gin to its portfolio. Thanks to the careful distilling process, high quality ingredients and expertise, Ramsbury produces some of the finest spirits in Wiltshire.



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INVITATION TO THE JOINT WILTSHIRE & HAMPSHIRE BRANCH AGM 2023

TUESDAY 19 SEPTEMBER AT 11.00AM
Registration, Tea and Coffee from 10.30am

RAMSBURY BREWING & DISTILLING, STOCKCLOSE FARM,
ALDBOURNE, MARLBOROUGH, WILTSHIRE SN8 2NN

By kind permission of Ramsbury Estate
Followed by a two course lunch, tour and drinks reception



WWW.CLA.ORG.UK



We are extremely fortunate to be able to hold the 2023 Wiltshire AGM at Ramsbury Estates. The AGM is generously supported by our partners Thrings Solicitors, Kensa Heat Pumps and Carter Jonas.

BOOKING YOUR PLACE AT THE AGM

To book and pay online for the AGM please register or log in to MyCLA at <https://www.cla.org.uk/> Tickets cost £45.00pp inc VAT (AGM only free) Payment can also be made by cheque and sent to: CLA South West, Manor Farm Stables, Biddestone, Chippenham, SN14 7DH. Please include names of all attendees, and state if you wish to attend AGM only or the AGM and Tour. PLEASE NOTE THAT WE ARE UNABLE TO ACCEPT CASH ON THE DAY. Deadline for booking is Tuesday 12 September 2023 Please ensure that appropriate clothing and footwear is worn for the tour.

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PROGRAMME

- 10.30am Arrival for registration and refreshments in the Barn
- 11.00am Wiltshire Branch AGM
- 11.15am Hampshire Branch AGM
- 11.30am Update from CLA Vice President, Gavin Lane
- 12.00pm Welcome talk by Mary Askew, Assistant Estate Manager at Ramsbury Brewing and Distilling Co. Ltd
- 12.30pm Drinks Reception
- 1.00pm Two Course Lunch
- 2.00pm Estate tour / Distillery tour/ Brewery tour
- 4.00pm Tea/Coffee & Depart

ADMINISTRATIVE ARRANGEMENTS

From M4 Junction 15: Take the A436 towards Marlborough. Upon the approach to Ogbourne St George take the exit on the left towards the village (just past the golf club) – from here you will see a beer barrel on a brown sign post. At the end of the slip road, turn left on to Copse Drive. After half a mile, turn right onto Stock Lane and carry on for two miles. At the junction, turn right and after a few hundred yards the entrance to the brewery will be on your right.

From Marlborough: Take the A436 towards M4 and Ogbourne St George. After 3 miles, turn left on to Marlborough Road - from here you will see a beer barrel on a brown signpost and continue for half a mile (you will go back under the main road). Continue on Copse Drive. After half a mile, turn right onto Stock Lane and carry on for two miles. At the junction, turn right and after a few hundred yards the entrance to the brewery will be on your right.

What3words: [removable.arch.tuck](https://www.what3words.com/removable.arch.tuck)



CHAIRMAN'S REPORT – WILTSHIRE BRANCH



My first twelve months as the chair in Wiltshire has been somewhat of a roller coaster particularly on both the political and economic fronts albeit with far more lows than anything approaching any real highs.

The fact is that landowners' rights have never been under such a sustained attack. Fly tipping and rural crime remains a constant threat with little protection for landowners. Greater access for the public both on land and waterways remains on the political agenda without any real regard for landowners' property rights. Some of that access is being sought at the expense of farming and rural businesses. Livestock and public rights of way is a case in point with it seemingly becoming harder to manage such scenarios without removing livestock from the equation completely. More and more landowners are looking to educate the public through greater use of signage/information boards to explain why sticking to footpaths or avoiding certain areas is required. Many walkers seem receptive to such initiatives. The CLA did manage to successfully lobby to reinstate the cut-off date for ancient rights of way – now set for January 2031. For many counties the existing backlog of applications will take many years to process. The proposed SSSI classification on Penwith Moor in Cornwall may on first look seem of little relevance to other counties but it is already having consequences elsewhere. Thankfully the CLA is able to bring its extensive experience from Penwith to assist landowners seeking to limit its impact.

Many rural landlords work in collaboration with their tenants both in terms of seeking a fair balance on rent or indeed when property is required to be taken back. The media's caricaturing of landlords as greedy and unsympathetic is often very wide of the mark. Will the government Renters (Reform) bill address those perceived issues or will it simply

push more landlords to reconsider their investment options and thus reduce the available pool of properties? The CLA is actively seeking amendments to the bill so as to make it workable for rural landlords who often have very different needs to urban ones especially those with employees to house and businesses to run. Add to that the current pressure on buy to let landlords who are sensitive to rising interest rates and the increasing regulatory, demands on landlords including minimum EPC standards it is easy to see that supply is likely to be hit, thus putting even more pressure on rents, etc. It does seem the perfect storm for residential tenants.

Likewise, the Rock Review on agricultural tenancies with its very tenant centric view risks upsetting the current balance within the sector that has ensured that landlords continue to let land and farms. If the pendulum swings too far in tenants' favour then one could envisage quite a drastic scaling back in lettings as landowners look for other ways to get returns from their landholdings. As is often the way well intentioned reforms can have unintended consequences for the very people for whom the reforms are meant to benefit.

The fact is the Farm Tenancy Forum will have relatively little time to make progress before parliament and politicians begin to gear themselves up for a general election. One would hope that that would focus the Forum's mind on those recommendations that have cross sector consensus rather than focusing on the more contentious proposals. The great benefit of the Tenancy Reform Industry Group in the past was that it always sought consensus between landlords and tenants. Admittedly that meant it wasn't as radical as it could have been as the different participants often had to compromise. Nonetheless it did produce some useful and practical reforms over the years that had sector buy-in. Let's hope the Farm Tenancy Forum adopts the same approach.

I am grateful for the hard work and support of the regional office, with some new advisers in place they are going from strength to strength. Likewise, the Wiltshire committee remains in good heart and I appreciate the time that that the members spare for the meetings and the knowledge and experience that they bring.

Duncan Sigournay, Wiltshire Chair (summer 2023)

The Annual General Meeting of the Wiltshire Branch will be held at Ramsbury Brewing & Distilling, Stockclose Farm, Aldbourne, Marlborough, Wiltshire SN8 2NN on Tuesday 19 September 2023 at 11.00am

AGENDA

1. Opening by Branch President
2. To receive apologies for absence
3. To confirm and sign the Minutes of the 2022 Annual General Meeting, held on Thursday 15 September 2022
4. Matters Arising from Minutes
5. To receive and adopt the Annual Report

6. To elect Branch Officers and Council Representative
7. To elect new committee members
8. Any other business

Nominations for the offices of President, Chairman, Vice Chairman, Council Representatives and for membership of the Committee, or any motion that a member may wish to propose, must reach the Director South West in writing not less than seven days prior to the meeting.

MINUTES OF THE 2022 WILTSHIRE BRANCH AGM

MINUTES OF THE ANNUAL GENERAL MEETING ON 15 SEPTEMBER 2022 AT WADSWICK COUNTRY STORE, BRADFORD ROAD, BOX, CORSHAM SN13 0NY

Mr Jonny Walker, President, welcomed members and their guests to the AGM.

1. APOLOGIES
Apologies received from Martin Gibson, Joe Wookey, John Matthews and five members of the association.
2. MINUTES
The Minutes of the AGM held on 27 October 2021. Mr Jonny Walker proposed and Sir Charles Hobhouse seconded that the minutes should be signed as being a correct record. The President signed the minutes.
3. MATTERS ARISING
There were no matters arising from the minutes.
4. ANNUAL REPORT

Sir Charles Hobhouse asked that his annual report was taken as read. He thanked the Committee Officers, the Committee and South West staff for their continuous efforts and work on behalf of the members and proposed that the report be adopted; this was seconded by Mr Jonny Walker and was adopted unanimously.

President: Sir Charles Hobhouse
Proposed by Mr Jonny Walker
Seconded by Mr Jonny Kerr

Mr Jonny Walker was thanked for his time in office as Branch President and presented with an Armada Dish.

Chairman: Mr Duncan Sigournay
Proposed by Mr Jonny Walker
Seconded by Mrs Charlotte Boole

Vice Chairman: Mr Jonny Kerr
Proposed by Mr Jonny Walker
Seconded by Sir Charles Hobhouse

Council Representative: Mr Duncan Sigournay & Mr Jonny Kerr

Proposed by Mr Jonny Walker
Seconded by Mr Alex Barton

Branch Committee:

The President explained that Mr Mike Butler was due to retire from the Committee at the AGM. The President thanked him for his support and helpful contributions during term on the Wiltshire Committee.

There had been four nominations for new Committee Members received.

Dawn Peattie
Simon Kerry
Aloysia Daros

President asked for the nominees to be elected en bloc.

Proposed by Mr Jonny Walker
Seconded by Sir Charles Hobhouse

6. ANY OTHER BUSINESS

One motion was presented by Mr Robert Wilson, Wiltshire Branch member:

At the AGM I wish to propose that the CLA adopt a more positive attitude to food production and food security. Green initiatives reduce amount of food produced.

Ukraine has shown how tight food supplies are and fragility of supply chains.

More research needed into how to produce as much food as possible as greenly as possible. Keep the ability to produce as much as possible and feed the British people.

Kind regards,

Robert Wilson

The matter was responded to by CLA Deputy President Victoria Vyvyan.

There was no other business.

The AGM concluded at 3.10pm

WILTSHIRE BRANCH COMMITTEE

PRESIDENT

Sir Charles Hobhouse Bt

CHAIRMAN

D Sigournay Esq (Duncan)

VICE CHAIRMAN

J Kerr (Jonathan)

COMMITTEE

R Aird Esq (Robin)

A Barton (Alex)

S Bird (Sarah)

C Boole MSc MRICS (Charlotte)

W Cartwright-Hignett (William)

A Daros (Aloysia)

J Del Mar (James)

A E Ewing Esq (Alistair)

M Gibson (Martin)

E Holloway (Eddie)

G T Hosier Esq (George)

S Kerry (Simon)/ S Petty-Fitzmaurice (Simon), Earl of Kerry

D Peattie (Dawn)

J W Walker Esq (Jonny)

C Wheatley-Hubbard (Caroline)

J Wookey (Joe)

CO-OPTED MEMBERS

T Mason (Tom)

T R W Moore Esq (Tim)

J Gray Esq MP (James)

M Donelan MP (Michelle)

Dr G Mantle MBE (Gary)

J Miles-Hobbs Esq (James)