



Forestry and  
Land Scotland  
Coilltearachd agus  
Fearann Alba

# Agriculture Opportunity

**Land at:**

**Wilsontown Conservation Grazing, by Forth**

# Introduction

FLS is an executive agency of the Scottish Government, and manages Scotland's National Forests and Land on behalf of Scottish Ministers.

Scotland's National Forests and Land is one of our greatest assets, providing economic, social and environmental benefits to the people of Scotland. The vision set out in the [FLS Corporate Plan](#) (2022-2025) is 'forests and land that Scotland can be proud of' and our mission is 'to look after Scotland's national forests & land, for the benefit of all, now and for the future'. In looking after this important national asset, FLS will take opportunities to increase its agricultural use, where this is consistent with wider objectives.

We receive funding from Scottish Government and report to the Scottish Ministers. We work with the Scottish Government to deliver the [Scottish Forestry Strategy](#) and also contribute to many aspects of wider Scottish Government policy such as energy, environment and climate change, biodiversity, healthy living, rural transport, tourism and education. More information is available on our website at [www.forestryandland.gov.scot](http://www.forestryandland.gov.scot)

## Farming Opportunities for New Entrants

A 10 point action plan aimed at kick-starting a new generation of farmers by dramatically increasing the number of starter opportunities on public land was published on the 23 November 2016. New Farming Starter Opportunities on Publicly Owned Land report can be accessed here <http://www.gov.scot/Publications/2016/11/2861>. The recommendations, contained in the final report of a short life industry-led group, sets out how start-up grants, access to basic payments allied to advice and skills programmes can facilitate entry and allow individuals to develop.

The Farming Opportunities for New Entrants (FONE) group is working with public bodies to increase the opportunities for new entrants on publicly owned land. Scottish Government has a desire to see publicly owned land used to give opportunities to new entrants to agriculture and those progressing from new entrant status. FLS has already contributed to this by the creation of a large number of new entrant opportunities. It has now been recognised that the first foot on the farming ladder is a level below the original model of 'Starter Farms' and therefore public bodies are being asked to give consideration to new entrants on other agricultural land letting opportunities.

FLS will do this by weighting the scoring of applications in favour of suitably qualified new entrants, and those progressing from new entrant status, wherever we think they can contribute to our wider objectives.

# Land at Wilsontown Conservation Grazing

We are offering an agriculture opportunity at **Wilsontown Conservation Grazing** where Forestry and Land Scotland (FLS) consider that their objectives can be met by way of low input farming methods.

The primary purpose of this grazing is to maintain the grass sward to levels where the scheduled monument, comprising ruins of buildings and mine workings can be more clearly seen. FLS invite proposals from parties who would be interested in undertaking the grazing management of this area, subject to the following conditions.

## The Area

**Area:** 10.69 hectares, as marked on the attached plan.

**Agreement:** 5 year SLDT

**Entry:** 15<sup>th</sup> April 2025

FLS considers fencing and other fixed equipment to be in suitable condition for the purpose of the agreement. Bidders are to satisfy themselves of this and will be responsible for maintaining the fixed equipment for the duration of the agreement. Where bidders consider that additional fixed equipment is required then they should make that known in their application.

The following conditions will be applied to the agreement:

- All grassland must remain as pasture, no reseeding by any means will be permitted;
- No artificial fertilisers to be applied.
- No organic manures to be imported from off the holding.
- Grazing will be by sheep only.
- Cutting, burning or any other mechanical intervention will not be permitted, unless authorised in advance in writing.

# Application Form

## Privacy Notice

Your personal data will only be used in connection with your application for this farming opportunity. Further details can be found here: [Privacy notice - Forestry and Land Scotland](#)

## Grounds for Mandatory Rejection

**Animal welfare** - FLS will not accept applications from any individuals who have been banned from keeping livestock or have been subject to an animal cruelty conviction.

## Personal Details

Name		
Address		
Post Code		
Telephone number		
Mobile number		
Email Address		
References	Please supply the names of two references who can vouch for your character and experience	
Reference 1	Name	
	Address	
	Phone	
	Email	
Reference 2	Name	
	Address	
	Phone	
	Email	

## Scoring

Proposals will be scored against FONE priorities, FLS environmental & agricultural objectives, and rental offer using the undernoted matrix.

Please start to type in the grey box and it will expand to fit as required.

	Scoring range	Score FLS USE ONLY
<b>1. Insurance</b>	Do you have, or will you obtain prior to entry, suitable Public Liability Insurance cover (Min £5m)	
<i>1. Answer</i>	Yes/No	Pass/Fail
<p><b>2.1 New Entrant Status</b></p> <p>FLS have committed to give preference to New Entrants and those progressing from New Entrant status, although others may apply for this opportunity. Applications from existing farm businesses on owner-occupied farms or secure tenancies will not score highly in this section. To score highly here, the applicant will need to demonstrate how this opportunity allows the establishment of a new agricultural unit or the progression/development of a relatively recently established one.</p> <p>Applicants who are not new entrants should still provide an answer describing their current farming status as this will attract some score, as opposed to no answer which will receive a score of zero.</p>	<p>0 - 5 - No Response or Totally Inadequate</p> <p>6 - 10 - Major Reservations or Constraints</p> <p>11 - 15 - Some Reservations or Constraints</p> <p>16 - 20 - Fully Compliant</p> <p>21 - 25 - Exceeds Requirements</p>	
<i>2.1 – Answer:</i>		
<p><b>2.2 Exit Strategy</b></p> <p>We may want to continue to offer the unit as a new entrant opportunity in the future. What are your long-term plans for growing your farming business, and how will this opportunity help with that plan? If you are successful in securing this opportunity, will this help you to progress</p>	<p>0 - 5 - No Response or Totally Inadequate</p> <p>6 - 10 - Major Reservations or Constraints</p> <p>11 - 15 - Some Reservations or Constraints</p> <p>16 - 20 - Fully Compliant</p> <p>21 - 25 - Exceeds Requirements</p>	

and move on to a new opportunity elsewhere in the future?		
<i>2.2 Answer:</i>		
<p><b>2.3 Farming System</b></p> <p>Please outline the farming system you will employ. This will include making reference to the breeds and class of livestock, supplementary feeding methods and how you will manage the stock on a day to day basis.</p> <p>You should include narrative on how these practices will fit with our environmental objectives.</p> <p>You should include a brief description of your farming experience, which could include reference to other similar work you have undertaken.</p> <p>You should include in this section any requests for fixed equipment improvement or replacement and describe any equipment or facilities that you already have to help deliver your proposed farming system.</p>	<p>0 - 5 - No Response or Totally Inadequate</p> <p>6 - 10 - Major Reservations or Constraints</p> <p>11 - 15 - Some Reservations or Constraints</p> <p>16 - 20 - Fully Compliant</p> <p>21 - 25 - Exceeds Requirements</p>	
<i>2.3 Answer:</i>		
<p><b>3 Rent</b></p> <p>This section will be judged against realism, affordability, flexibility and any other justification you have provided.</p> <p>Justification should explain how you have arrived at the rental figure you are offering. It may be appropriate to make reference to land type/quality, productive capacity, local market rents or affordability in relation to the farming system proposed.</p>	<p>0 - 5 - No Response or Totally Inadequate</p> <p>6 - 10 - Major Reservations or Constraints</p> <p>11 - 15 - Some Reservations or Constraints</p> <p>16 - 20 - Fully Compliant</p> <p>21 - 25 - Exceeds Requirements</p>	
<i>3.1. Rental amount:</i>	Please insert rental offer. This should be the total per annum.	£
<i>3.2. Rental Justification:</i>		
Total Score (FLS use only)	Maximum 100 points	

Answers may be continued on a separate sheet but must be cross referenced to the paragraph numbering used above.

**Interviews** – FLS reserves the right to call a shortlist of candidates to interview. Should interviews be held, scoring may be amended according to interview performance.

Should interviews be required these will be held on a date to be confirmed following application closing date.

**Applications to be sent to:** [centralregionestates@forestryandland.gov.scot](mailto:centralregionestates@forestryandland.gov.scot) or alternatively Forestry and Land Scotland, Five Sisters House, Five Sisters Business Park, West Calder, EH55 8PN.

**Applications to be received by 12 noon on Friday 14<sup>th</sup> March 2025 and marked “Application for Wilsontown Conservation Grazing Opportunity, not to be opened until 9.30am on Monday 17<sup>th</sup> March 2025”**