

1989 No. 1400

**LANDLORD AND TENANT**

**The Agricultural Holdings (Units of Production) Order  
1989**

<i>Made</i> - - - -	<i>26th July 1989</i>
<i>Laid before Parliament</i>	<i>16th August 1989</i>
<i>Coming into force</i>	<i>12th September 1989</i>

The Minister of Agriculture, Fisheries and Food in relation to England and the Secretary of State in relation to Wales, in exercise of the powers conferred on them by sections 94(1) and 96(1) of and paragraph 4 of Schedule 6 to the Agricultural Holdings Act 1986(a), and of all other powers enabling them in that behalf, hereby make the following Order:—

**Citation, commencement and interpretation**

1.—(1) This Order may be cited as the Agricultural Holdings (Units of Production) Order 1989 and shall come into force on 12th September 1989.

(2) Any reference in this Order to “the Schedule” shall be construed as a reference to the Schedule to this Order, and a reference to column 3 of the Schedule shall be construed as including a reference to the note to that column.

**Assessment of productive capacity of land**

2.—(1) Paragraph (2) of this article has effect for the purpose of the assessment of the productive capacity of a unit of agricultural land, in order to determine whether that unit is a commercial unit of agricultural land within the meaning of subparagraph (1) of paragraph 3 of Schedule 6 to the Agricultural Holdings Act 1986.

(2) Where the land in question would be capable, when farmed under competent management, of carrying or producing any such livestock, crop etc, as is mentioned in any entry in column 1 of the Schedule—

- (a) the unit of production prescribed in relation to that use of the land shall be the unit specified in column 2 of the Schedule opposite to that entry, and
- (b) the amount which, for the period of 12 months beginning with 12th September 1989, is to be regarded for the purposes of the said paragraph 3 as the net annual income from that unit of production in that period shall be the amount so specified in column 3 of the Schedule.

**Revocation**

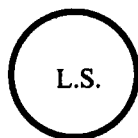
3. The Agricultural Holdings (Units of Production) Order 1988(b) is hereby revoked.

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(a) 1986 c.5.

(b) S.I. 1988/1428.

In witness whereof the Official Seal of the Minister of Agriculture, Fisheries and Food is hereunto affixed on 26th July 1989.



*John Selwyn Gummer*  
Minister of Agriculture, Fisheries and Food

25th July 1989

*Peter Walker*  
Secretary of State for Wales

**SCHEDULE** Articles 1(2) and 2  
**PRESCRIBED UNITS OF PRODUCTION AND DETERMINATION OF NET ANNUAL INCOME**

<i>Column 1</i> <i>Farming use</i>	<i>Column 2</i> <i>Unit of production</i>	<i>Column 3</i> <i>Net annual income from unit of production</i>
		£
<i>1. Livestock</i>		
Dairy cows:		
Channel Islands breeds	cow	174
Other breeds	cow	221
Beef breeding cows:		
On eligible land under the Hill Livestock (Compensatory Allowances) Regulations 1984(a) which is—		
severely disadvantaged land or disadvantaged land	cow	73
On other land	cow	34
Beef fattening cattle (intensive)	head	55(1)
Dairy replacements	head	50(1)
Other cattle	head	40(1)
Calves fattened for veal	head	20
Ewes:		
On eligible land under the Hill Livestock (Compensatory Allowances) Regulations 1984 which is—		
severely disadvantaged land or disadvantaged land	ewe	7
On other land	ewe	8
Store lambs (including ewe lambs sold as shearlings)	head	1.50
Goats (Dairy)	goat	68
Figs:		
Sows and gilts in pig	sow or gilt	55
Porker	head	2.40
Cutter	head	3.40
Bacon	head	4

(a) S.I. 1984/2024, to which there are amendments not relevant to this Order.

(1) This amount relates to an animal (irrespective of age) which would be kept for 12 months. In the case of an animal which would be kept for less than 12 months a pro-rata adjustment of the amount is to be made.

<i>Column 1</i> <i>Farming use</i>	<i>Column 2</i> <i>Unit of production</i>	<i>Column 3</i> <i>Net annual income from unit of production</i>
<b>Poultry:</b>		
Laying hens	bird	0.85
Broilers	bird	0.10
Capons	bird	0.55
Point-of-lay pullets	bird	0.20
Turkeys	bird	0.85
Ducks	bird	0.35
Rabbits	doe	10
<b>2. Farm arable crops</b>		
Barley	hectare	75
Beans or peas-stockfeed	hectare	92
Herbage seed	hectare	116
Linseed	hectare	85
Mixed corn	hectare	54
Oats	hectare	77
Oilseed rape	hectare	111
<b>Peas:</b>		
Dried	hectare	95
Vining	hectare	130
<b>Potatoes:</b>		
First early	hectare	460
Maincrop (including seed)	hectare	438
Rye	hectare	68
Sugar Beet	hectare	200
Wheat	hectare	95
<b>3. Outdoor horticultural crops</b>		
Asparagus	hectare	1550
<b>Beans:</b>		
Broad	hectare	400
French	hectare	300
Runner	hectare	2200
Beetroot	hectare	1130
Brussels sprouts	hectare	900
Cabbage, Savoys and sprouting broccoli	hectare	1000
Carrots	hectare	1455
Cauliflower and winter broccoli	hectare	1200
Celery	hectare	5100
Leeks	hectare	2200
Lettuce	hectare	2700
<b>Nursery stock:</b>		
Container grown	1000 square metres	4490
Field grown	hectare	4800
<b>Onions:</b>		
Dry bulb	hectare	1160
Salad	hectare	3200
Outdoor bulbs	hectare	1550
Parsnips	hectare	1000
Rhubarb-natural	hectare	2500
Turnips and swedes	hectare	400
Watercress	1000 square metres	3100

<i>Column 1</i> <i>Farming use</i>	<i>Column 2</i> <i>Unit of production</i>	<i>Column 3</i> <i>Net annual income from unit of production</i>
4. <i>Protected crops</i>		
Single crop cycle:		
Heated ornamentals	1000 square metres	10000
Fully heated vegetable (approximately 22°C lift in temperature,	1000 square metres	5800
Forced narcissus	1000 square metres	4000
Forced tulips	1000 square metres	5100
Mushrooms	1000 square metres	9200
Crop sequences:		
Heated (approximately 18°C lift in temperature)	1000 square metres	4100
Heat assisted (approximately 8°C lift in temperature)	1000 square metres	3200
Unheated	1000 square metres	2300
5. <i>Orchard fruit</i>		
Apples:		
Cider	hectare	300
Cooking	hectare	750
Dessert	hectare	750
Cherries	hectare	600
Pears	hectare	720
Plums	hectare	550
6. <i>Soft fruit</i>		
Blackcurrants	hectare	710
Gooseberries	hectare	750
Raspberries	hectare	2300
Strawberries	hectare	2500
7. <i>Miscellaneous</i>		
Bees	colony	12
Deer	breeding hind	16
Hops	hectare	700
Trout-for-table	tonne	300
Vines	hectare	350

#### EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order prescribes units of production for the assessment of the productive capacity of agricultural land and sets out the amount which is to be regarded as the net annual income from each such unit for the year 12th September 1989 to 11th September 1990 inclusive. In so far as the units of production prescribed in the Order are relevant to the assessment they are to be used, in conjunction with the net annual income ascribed to

them, in calculating the net annual income of the unit of land when assessing whether it is a commercial unit of agricultural land for the purposes of the succession provisions in Part IV of the Agricultural Holdings Act 1986, that is to say a unit of agricultural land which is capable, when farmed under competent management, of producing a net annual income not less than the aggregate of the average annual earnings of two full-time, male agricultural workers aged 20 or over, (see paragraph 3(1) of Schedule 6 to the Act). Therefore the assessment will not necessarily be based on the system of farming carried out on the holding or on historical data from the holding.

The net annual income figures in column 3 of the Schedule specify the net annual income from one unit of production. In some cases the net annual income is derived from a unit which will be on the land for the full twelve month period. In other cases the net annual income is derived from a unit which will be on the land for only part of the year, and there may be more than one production cycle in the twelve month period. The assessment of the productive capacity of the land will take account of the total production in the course of a year.

The Order supersedes the Agricultural Holdings (Units of Production) Order 1988.