



By Direction of Dobson Farms

TOWN HOUSE FARM, MADLEY

184.75 ACRES

**STANDING STRAW
FOR SALE BY AUCTION**

184.75 ACRES

VIZ

76.25 ACRES WINTER WHEAT STRAW

46.75 ACRES WINTER OATS

61.75 ACRES WINTER OILSEED RAPE

LYING AT

TOWN HOUSE FARM, MADLEY

which

SUNDERLANDS offer for sale by public auction

Wednesday 6th July 2022 AT 6.00 pm

meet at **Lower Chilstone Court**, Madley

**Please note we shall not be going round or meeting at
Town House Farm buildings, Madley this year.**

**The standing straw will be offered immediately
following the sale at Lower Chilstone Court.**

Schedule

Lot	Field	Acres	Crop
1	Lion	13.00	Winter Wheat
2	Birches & Sally	20.00	Winter Wheat
3	Wormhill	7.50	Winter Oilseed Rape
4	Swinmoor	16.25	Winter Oilseed Rape
5	New Leys	6.00	Winter Oilseed Rape
6	Barn & Dyper	20.00	Winter Oilseed Rape
7	Cross	24.00	Winter Oats
8	Plantation	13.00	Winter Wheat
9	Dragons 23	22.75	Winter Oats
10	Dragons 19	12.00	Winter Oilseed Rape
11	Dragons 30	30.25	Winter Wheat
	Total:	184.75	

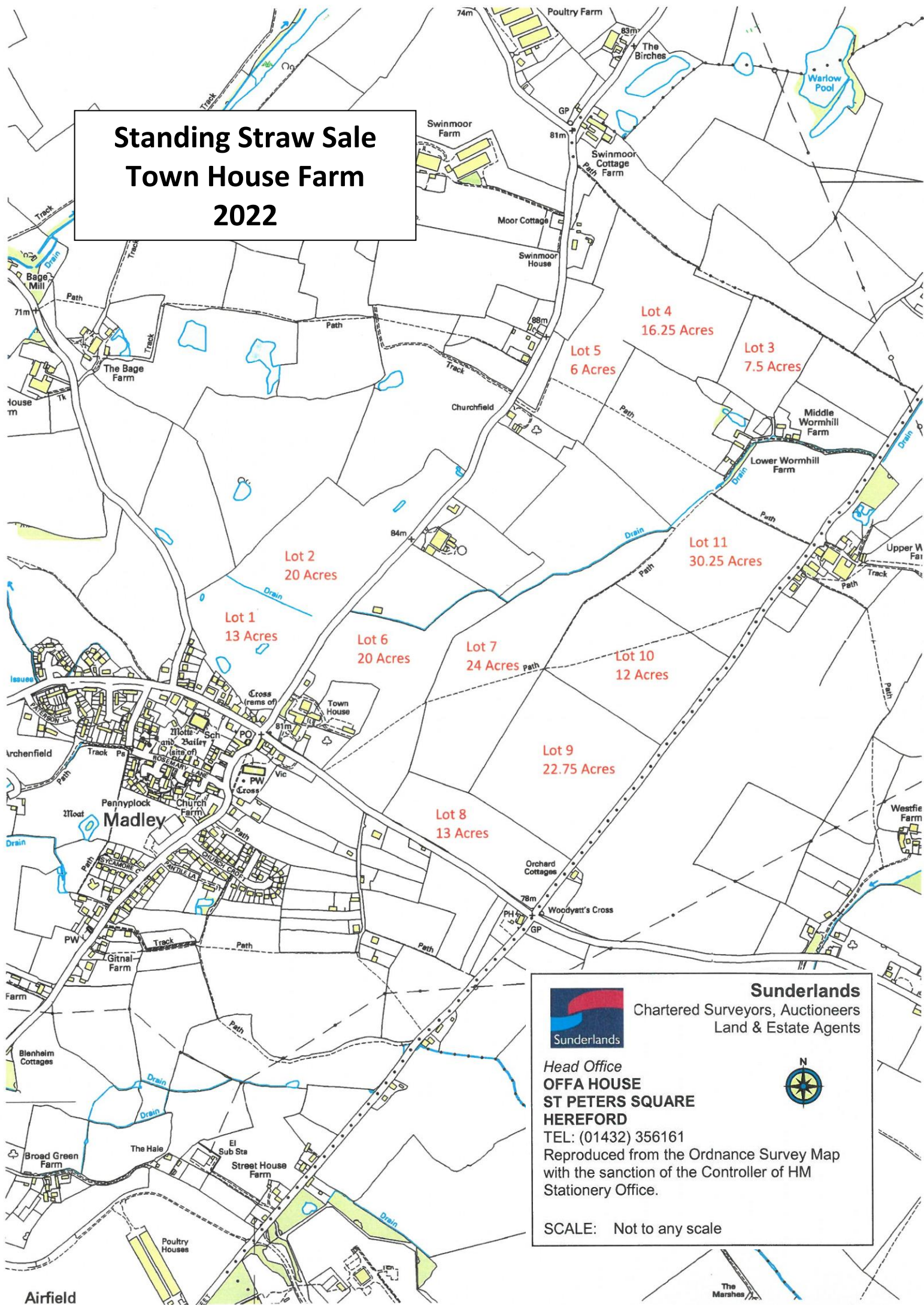
Note

- (1) All areas above adjusted to reflect any over winter damage
- (2) Lot 10 the field area is reduced to 12.00 acres (normally 19.00 acres)

Conditions of Sale

- 1 All straw to be sold as seen and inspected. We shall NOT be going around any Lots by tractor and trailer and all Lots will be sold in the farmyard.
- 2 **Bidding / Commission Bids** - the highest bidder to be the Purchaser and no bidding shall be retracted after the hammer has fallen. The Auctioneer reserves the right to refuse any bidding and in the event of any dispute the Lot may be sold again at the Auctioneer's discretion. In the event any Purchaser does not wish to attend the sale for any reason the Auctioneers are prepared to accept pre-sale auction commission bids. A pro-forma is attached to these Particulars. if you wish to take advantage of such an arrangement your clear instructions should be set out on the Commission Bid Form. It must be received by the Auctioneer, David A Thompson, no later than 4.00pm on the day of the sale either by email to d.thompson@sunderlands.co.uk or telephone 07836 595950 or delivered by hand or post to the Auctioneers offices at Offa Street, St Peters Square, Hereford, HR1 2PQ by no later than 4.00pm on the day of sale or hand it to the auctioneer / clerk in the Farmyard by 6.00pm on Wednesday 6th July. It is the Purchaser's responsibility to ensure those instructions are delivered. We can accept no liability for any late or delayed requests or instructions. The Auctioneer will endeavour to bid for the Lot(s) selected up to a maximum of the price stated for each individual Lot or Lots.
- 3 **Reserves** - All Lots are put up for sale subject to any reserve price imposed by the Vendor.
- 4 **Order of Sale** - The right is reserved to make any alterations or withdrawals if so requested by the Vendor.
- 5 **Liability of the Purchaser** - Each Lot is offered as seen and any intending Purchaser must satisfy themselves as to each Lot. In the event of loss or destruction by fire prior to the completion of combining of each Lot, the Purchaser shall be entitled to a refund of the appropriate proportion of the purchase price, but on completion of the combining the straw is the responsibility of the Purchaser who shall indemnify the Vendor for any damage caused to the property in the course of the removal of any Lot.
- 6 **Combining** - The straw, as far as is reasonably practical in the circumstances of each Lot, will be cut to a height of not more than 6" from ground level.
- 7 **Removal** - Clearance within ten to fourteen days of combining of each Lot.
- 8 **Payment** - All Lots are sold for cash and are due for immediate settlement on date of invoice.
- 9 **Viewing** - The Lots may be viewed at any reasonable time without prior appointment.
- 10 **Black grass** - The Purchasers or their Contractors may only enter the farm with clean balers and equipment at the specific request of the Vendor to avoid spreading black grass or other noxious weeds. Your cooperation in this matter will be much appreciated.

Standing Straw Sale Town House Farm 2022



Sunderlands
Chartered Surveyors, Auctioneers
Land & Estate Agents



Head Office
OFFA HOUSE
ST PETERS SQUARE
HEREFORD

TEL: (01432) 356161

Reproduced from the Ordnance Survey Map
with the sanction of the Controller of HM
Stationery Office.

SCALE: Not to any scale



ATTENDANCE / COMMISSION BID FORM

**To be delivered to the auctioneer or the Firm of Sunderlands, Hereford Office
well in advance and before 4.00 pm on the day of sale
or hand it to the auctioneer / clerk in the Farmyard by 6.00pm on Wednesday 6th July**

Wednesday 6th July 2022
Sale of Standing Straw - Town House Farm, Madley

I / We

Address:

.....

Post code:

Telephone: Mobile:

Email:

I / We intend to attend the auction on Wednesday 6th July 2022 at 6.00 pm at Lower Chilstone Court.

I / We will not be attending the auction on Wednesday 6th July at 6.00 pm at Lower Chilstone Court but having viewed the standing straw wish to place instructions for a commission bid / bids in respect of the following Lots:

Lot no.	Maximum bid of £ (Expressed as a lump sum for each Lot <u>not</u> at £ per acre)
	Bid to £
	Bid to £
	Bid to £
	Bid to £
	Bid to £
	Total Bid(s): £

My Bank account details are:

Bank name: Account Number: Sort Code:

If successful I undertake to pay for the total sum of my purchase / purchases by BACS transfer to Sunderlands Clients Account:

Royal Bank of Scotland Account no: 10186266; Sort Code: 16-21-20

or by cheque made payable to Sunderlands 1862 LLP.

The Auctioneers will notify you following the sale whether your bid(s) have been successful against competing bids on the day of sale.