

On instructions of G H Johnson

226.50ACRES

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**WEDNESDAY 5TH JULY 2023
PUBLIC AUCTION OF STANDING STRAW
& FORAGE**

**59 ACRES WINTER WHEAT
40 ACRES WINTER BARLEY
30 ACRES SPRING BARLEY
97.50 ACRES FORAGE**

**Situated at
LOWER CHILSTONE COURT, MADLEY,
HEREFORDSHIRE, HR2 9PW**

Meet at at 6.00 pm

Lot	Acres	Crop
1	59	Winter Wheat
2	40	Winter Barley
3	30	Spring Barley
4	13	AB15 Legume Fallow
5	28	AB15 Legume Fallow
6	26	AB15 Legume Fallow
7	17	AB1 Nectar Flower Mix
8	13.5	AB1 Nectar Flower Mix

Please Note: Lots 4-6 cannot be mown before 15 August and Lots 7 & 8 until 15 September under the rules of the Countryside Stewardship Scheme.

For further details contact the Auctioneer. Peter Kirby

Telephone: 01432 356161 / Mobile: 07967 817274

p.kirby@sunderlands.co.uk

Conditions of Sale

- 1 All straw to be sold as seen. We shall **NOT** be going around any Lots by tractor and trailer and all Lots will be sold in the farmyard.
- 2 **Inspection** – the lots can be viewed with a copy of these details to hand.
- 3 **Bidding** - 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.
- 4 **Reserves** - All Lots are put up for sale subject to any reserve price imposed by the Vendor.
- 5 **Order of Sale** - The right is reserved to make any alterations or withdrawals if so requested by the Vendor.
- 6 **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.
- 7 **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.
- 8 **Forage** Lots 4-6 cannot be mown before 15 August and Lots 7 & 8 until 15 September under the rules of the Countryside Stewardship Scheme.
- 9 **Removal** – Purchaser is to be allowed 14 days to bale and haul the straw after the completion of combining. Purchaser will be responsible for loading.
- 10 **Storage** - There is no storage space available on the farms.
- 11 **Payment** - All Lots are sold for cash and are due for immediate settlement on date of invoice.
- 12 **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.

Directions

Leave Hereford on the A49 (southbound); exit the first roundabout on to the A465 as if heading towards Abergavenny. After about 2 miles take a right turn on to the B4349 (signposted Clehonger). Continue straight through the village of Clehonger and Madley and the farm drive is located ½ mile outside of the village and on your right hand side. Lot 3 is located on the road to Bridge Sollars from Madley and is on the left hand side after about one mile shortly before the right turn to Swinmore (not signposted).

NOTES

All field areas exclude buffer/track areas/ pheasant cover crops.

INSPECTION

Prior inspection can be made with either
Andrew or Juliette Johnson – 01981 250 247 / 01432 276276 / 0755 776 6535/ 0779 006 1481

Agents Notes

No Sunday work please if avoidable.

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