

On instructions of Dobson Farms

159.5 ACRES

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WEDNESDAY 1ST JULY 2026

PUBLIC AUCTION OF STANDING STRAW

**110.5 ACRES WINTER WHEAT
49 ACRES WINTER OILSEED RAPE**

Situated at

**TOWN HOUSE FARM, MADLEY,
HEREFORDSHIRE, HR2 9LP**

To be sold at 6.00 pm

Please note we shall not be going round the fields. The straw will be sold at Town House Farm Buildings, Madley this year.

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Lot	Field Name	Acres	Crop
1	Birches & Sally	17.0	Acres Winter Wheat
2	New Leys & Swinmoor	23.0	Acres Winter Oilseed Rape
3	Wormhill	8.0	Acres Winter Oilseed Rape
4	Dragons 30	28.0	Acres Winter Wheat
5	Dragons 19	19.0	Acres Winter Wheat
6	Dragons 23	22.5	Acres Winter Wheat
7	Cross	24.0	Acres Winter Wheat
8	Barn & Dyper	18.0	Acres Winter Oilseed Rape
	Total:	159.5	

Peter Kirby
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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 Straw thickener has been applied to the straw.
- 3 **Inspection** – the lots can be viewed with a copy of these details to hand.
- 4 **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.
- 5 **Reserves** - All Lots are put up for sale subject to any reserve price imposed by the Vendor.
- 6 **Order of Sale** - The right is reserved to make any alterations or withdrawals if so requested by the Vendor.
- 7 **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.
- 8 **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.
- 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 to Auction Site

In Madley as one travels along the B4352 away from Hereford turn right signposted Canon Bridge opposite the Londis shop. Then take the first right and the buildings are at the end of the access track beyond some housing. On the plan the buildings are adjacent to Lot 8 where 'Town House' is written.

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The auction of the standing straw of G H Johnson, Lower Chilstone Court, Madley will follow immediately afterwards from the same site. Separate details are available.

For further details contact the Auctioneers.

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