

On the kind instructions of G H Johnson

WEDNESDAY 1ST JULY 2026 AT 6 PM

PUBLIC AUCTION OF STANDING STRAW

**ABOUT 59 ACRES OF WINTER WHEAT STRAW
IN TWO LOTS**

AND

**ABOUT 35.5 ACRES OF OSR HAULM
IN THREE LOTS**

Situated at

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

TO BE SOLD AT TOWN HOUSE FARM, MADLEY HR2 6LP
What3Words: lavished.flows.convinced

Meet at at 6.00 pm

Lot	Acres	Crop
1	30	Winter Wheat
2	29	Winter Wheat
3	18	Winter OSR
4	11	Winter OSR
5	6.5	Winter OSR

**THE AUCTION OF THE ABOVE STRAW WILL FOLLOW THAT BELONGING TO DOBSON FARMS.
SEPARATE DETAILS OF DOBSON FARMS STRAW AVAILABLE FROM THE AUCTIONEERS.**

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 **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.
- 9 **Storage** - There is no storage space available on the farms.
- 10 **Payment** - All Lots are sold for cash and are due for immediate settlement on date of invoice.
- 11 **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.

Inspection

Prior inspection can be made with either
Andrew or Juliette Johnson –0755 776 6535 / 0779 006 1481

Directions to View the Straw

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.

Notes

All field areas are reduced to reflect buffers and/or wet areas.

Agents Notes

No Sunday work please if avoidable.

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 1 where 'Town House' is written.

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