ANNUAL SALE OF GRAZING & MOWING GRASS

Approximately 282 acres of Grass on Farms situated in

WARWICKSHIRE, LEICESTERSHIRE & NORTHAMPTONSHIRE

To be sold by auction on

Wednesday 13 March 2019 at 7pm

To be held at

The Kilworth Springs Golf Club
North Kilworth
Leicestershire
LE17 6HJ
FOREWORD

The annual Grasskeep Auction has again attracted entries from farms across Warwickshire, Leicestershire and Northamptonshire with some new instructions.

The grazing will be offered for sale on a price per acre basis. On the fall of the hammer the purchaser will have the option to take as many of the lots on offer as he chooses.

Those interested are advised to inspect the land and familiarise themselves with any special conditions prior to the auction.

Although the continuation of unseasonal weather has caused significant disruption over the last 12 months, it is hoped that the good quality grassland on offer in the catalogue will continue to prove popular amongst livestock farmers and hay producers alike.

The land will be leased subject to the 2019 updated grazing licence. This is the most up to date form of agreement intended for use where the landowner is still farming the land in hand, albeit selling his grass crop from the field. This has important implications for landowners and has worked well for both parties in previous years.

Whilst we do not expect any significant alternations to the BPS rules as they stand, we would urge you to stay vigilant and be aware of any changes that may be announced over the coming weeks and months. We will do our best to keep you up to date.

If you require any clarification on this matter please do not hesitate to contact Tim Howard, Joshua Peat or Stuart Long on 01788 564680.

Basic Payment Scheme

Before the sale Tim Howard will give a short presentation on BPS requirements for 2019 – in particular the online portal, some points to note from previous years and what we can expect from the RPA this year.

GENERAL CONDITIONS OF SALE

1. The highest bidder to be the purchaser.
2. All disputes with regard to any matter arising under these conditions shall be settled by the Auctioneer, whose decision shall be final and binding on the parties. Any disputes or matters of concern arising from the auction that are not dealt with on the night of the auction must be made in writing to the Auctioneers' Rugby Office.
3. Full purchase price shall be paid on the fall of the hammer unless otherwise specified in the catalogue. If payment is to be split then both cheques will be due on the night; the second instalment by means of a post-dated cheque.
4. The Licensee shall sign the grasskeep agreement(s) on the evening of the auction at the time of payment.
5. Every Lot shall be grazed by cattle and/or sheep only, unless otherwise stated.
6. No horses, bulls or pigs to be grazed on any Lot.
7. If any stock becomes troublesome and/or cannot be kept in, it must be removed as soon as possible.
8. No Lot may be mown unless specific permission is given by the Auctioneer at the time of sale.
9. No Lot is transferable.
10. No fertiliser may be used on any Lot.
11. Each Lot is let subject to existing rights of way and to any right of way to other Lots as required.
12. The sporting rights are reserved to the Licensor in every case.
13. The Licensor is responsible for mowing or spraying thistles as and when required, unless otherwise specified in the licence.
14. No representation with regard to water, fencing, state of the pasture or any other matter is made by the Auctioneer or the Licensor, except as stated in the written particulars of the sale.
15. There shall be no responsibility on the Licensor with regard to insurance of stock, which shall be entirely at the risk of the owners, who should take such insurance cover as they consider necessary.
16. The Licensee shall fence against his own stock where necessary and shall indemnify the Licensor against claims or otherwise under the Animal Welfare Acts.
17. The Licensee is responsible for repair/replacement at his own cost for any damage to field boundaries/gates and loading facilities caused by the Licensee or his stock.
18. All Lots (unless withdrawn) will be sold in the order shown in this catalogue.
19. Plans are published for convenience of identification only and, although believed to be correct, their accuracy cannot be guaranteed and they do not form part of the contract. Plans are based on the Ordnance Survey Maps with the sanction of the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

20. If the Licence Fee is not paid on the night, the purchaser will not be able to sign the Licence and the Auctioneers reserve the right to offer the land for sale again.
A) **CONDITIONS RELATING TO THE SIX DAY RULE**

1. There will be an additional rule to help farmers comply with the Six Day Movement Rule.
   (a) The Six Day Movement Rule applies to the overall holding not the individual graziers. Therefore graziers must bear this in mind when land within the holding is sold to different graziers and where the landowner still has stock on the remaining holding.
   (b) In order to assist purchasers removing stock at the end of the grazing period, no stock must be brought on to the land within the last month of the grazing period.

2. Where the holding is split into lots, purchasers will be given the opportunity to bid on any lot individually, for a combination of lots or for the whole.

B) **CONDITIONS RELATING TO CROSS COMPLIANCE & STEWARDSHIP SCHEMES**

   The grazier must abide by all the Cross Compliance rules of the Basic Payment Scheme and any other land management or stewardship scheme in place on the land.

C) **CONDITIONS RELATING TO NITRATE POLLUTION PREVENTION REGULATIONS 2008**

   1. The grazier is occupying the land subject to a grazing licence. The terms of this licence means that at all times the landowner is the farmer and therefore the landowner will be responsible for complying with the new NVZ regulations.

   2. Licensees must not include the land as part of their holding in records kept for compliance with the Nitrate Pollution Prevention Regulations 2008.

   3. Licensees must keep details of the type and number of stock kept on the land and the duration of time spent on the land, and provide this information to the licensor upon request, and within 14 days of the end of this agreement.

   4. The licensee is not permitted to spread any fertiliser on the land at any time.

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### VENDORS

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Location</th>
<th>Approx Acres</th>
<th>Lots</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Messrs R H &amp; J Flavell</td>
<td>Stoke Golding</td>
<td>35</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Mr J Mould</td>
<td>Newton Burgoland</td>
<td>42</td>
<td>1</td>
<td>5</td>
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<tr>
<td>Messrs Drake, Doleman &amp; Worledge</td>
<td>Walcote</td>
<td>9</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Messrs Drake &amp; Dewes</td>
<td>Upper Bruntingthorpe</td>
<td>68</td>
<td>3</td>
<td>9</td>
</tr>
<tr>
<td>Messrs Drake &amp; Preston</td>
<td>Ullesthorpe</td>
<td>8</td>
<td>1</td>
<td>11</td>
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<tr>
<td>Mr J C E Bevin</td>
<td>Welford</td>
<td>38</td>
<td>1</td>
<td>13</td>
</tr>
<tr>
<td>Mr D Knight</td>
<td>Rugby</td>
<td>12</td>
<td>1</td>
<td>15</td>
</tr>
<tr>
<td>Ms P Welton</td>
<td>Rugby</td>
<td>29</td>
<td>1</td>
<td>17</td>
</tr>
<tr>
<td>Mrs Moser</td>
<td>Daventry</td>
<td>13</td>
<td>1</td>
<td>19</td>
</tr>
<tr>
<td>Mrs Moser</td>
<td>Daventry</td>
<td>11</td>
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<td>21</td>
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<tr>
<td>Mr P Thompson</td>
<td>Baginton</td>
<td>12</td>
<td>1</td>
<td>23</td>
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LAND AT COMPASS FIELDS FARM
STOKE GOLDING

ON INSTRUCTIONS RECEIVED FROM

MESSRS R H & J FLAVELL

Sale of approximately 35 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
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<tbody>
<tr>
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<td>3844</td>
<td>8.15</td>
<td>3.30</td>
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<tr>
<td>2</td>
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<td>6.30</td>
</tr>
<tr>
<td>3</td>
<td>2996,4107</td>
<td>12.05</td>
<td>4.84</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>35.76</strong></td>
<td></td>
<td><strong>14.44</strong></td>
</tr>
</tbody>
</table>

CATTLE OR SHEEP GRAZING

MAINS WATER - LICENSEE TO REIMBURSE LICENSOR FOR COST OF WATER USED (METERED SUPPLY)

OPTION TO MOW ONCE
CROP TO BE REMOVED WITHIN TWO WEEKS OF BEING HARVESTED

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT
FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
NEW INSTRUCTION

LAND AT FIELDS FARM, OFF THE PINFOLD,
NEWTON BURGOLAND

ON INSTRUCTIONS RECEIVED FROM

MR J MOULD

Sale of approximately 42 acres of Grass

<table>
<thead>
<tr>
<th>LOT NO</th>
<th>OS FIELD NO</th>
<th>ACRES</th>
<th>HECTARES</th>
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<tbody>
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<td>9014</td>
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<td>6.31</td>
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<tr>
<td>0252</td>
<td></td>
<td>2.89</td>
<td>1.17</td>
</tr>
<tr>
<td>0458</td>
<td></td>
<td>1.98</td>
<td>0.80</td>
</tr>
<tr>
<td>0625</td>
<td></td>
<td>2.47</td>
<td>1.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>42.97</td>
<td>17.39</td>
</tr>
</tbody>
</table>

MOWING ONLY – TO BE REMOVED WITHIN TWO WEEKS

BE AWARE OF OVERHEAD WIRES ON DRIVEWAY
WITH MACHINERY AND EQUIPMENT

VIEWING BY APPOINTMENT (07761 844031)
OR VIA FOOTPATH

TERM – 1 APRIL TO 30 JUNE

PAYMENT
FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
LAND AT LUTTERWORTH ROAD
WALCOTE

ON INSTRUCTIONS RECEIVED FROM

MESSRS DRAKE, DOLEMAN & WORLEDGE

Sale of approximately 9 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>5069</td>
<td></td>
<td>6.03</td>
<td>2.44</td>
</tr>
<tr>
<td>5365</td>
<td></td>
<td>3.03</td>
<td>1.23</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>9.06</strong></td>
<td><strong>3.67</strong></td>
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</tbody>
</table>

CATTLE GRAZING ONLY

MAINS WATER

WE ARE EXPECTING A FULL RPA INSPECTION, THEREFORE THE PURCHASER WILL BE REQUIRED TO PROVIDE FULL AND ACCURATE RECORDS OF STOCK MOVEMENTS AND TO COMPLY WITH ALL REGULATIONS AND INSTRUCTIONS

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT
TWO INSTALMENTS ON THE NIGHT, SECOND INSTALMENT BY MEANS OF A CHEQUE POST-DATED 1 JULY 2019
LAND AT UPPER BRUNTINGTHORPE
NEAR LUTTERWORTH

ON INSTRUCTIONS RECEIVED FROM

MESSRS DRAKE & DEWES

Sale of approximately 68 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9538,6941,5828</td>
<td>23.37</td>
<td>9.46</td>
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<td>2</td>
<td>3955,4346,3334,4730</td>
<td>22.00</td>
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</tr>
<tr>
<td>3</td>
<td>8976</td>
<td>23.20</td>
<td>9.39</td>
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<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>68.57</strong></td>
<td><strong>27.76</strong></td>
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CATTLE GRAZING ONLY

MAINS WATER TO ALL LOTS

WE ARE EXPECTING A FULL RPA INSPECTION, THEREFORE THE PURCHASER WILL BE REQUIRED TO PROVIDE FULL AND ACCURATE RECORDS OF STOCK MOVEMENTS AND TO COMPLY WITH ALL REGULATIONS AND INSTRUCTIONS

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT
TWO INSTALMENTS ON THE NIGHT, SECOND INSTALMENT BY MEANS OF A CHEQUE POST-DATED 1 JULY 2019
LEICESTERSHIRE

LAND AT ULLESTHORPE
NEAR LUTTERWORTH

ON INSTRUCTIONS RECEIVED FROM

MESSRS DRAKE & PRESTON

Sale of approximately 8 Acres of Grass

<table>
<thead>
<tr>
<th>LOT NO</th>
<th>OS FIELD NO</th>
<th>ACRES</th>
<th>HECTARES</th>
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<tbody>
<tr>
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<td></td>
<td>8.47</td>
<td>3.43</td>
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CATTLE OR SHEEP GRAZING

MAINS WATER

WE ARE EXPECTING A FULL RPA INSPECTION, THEREFORE THE PURCHASER WILL BE REQUIRED TO PROVIDE FULL AND ACCURATE RECORDS OF STOCK MOVEMENTS AND TO COMPLY WITH ALL REGULATIONS AND INSTRUCTIONS

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT
FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
NORTHAMPTONSHIRE

NEW INSTRUCTION

LAND AT SOUTH KILWORTH ROAD, WELFORD
NORTHAMPTONSHIRE

ON INSTRUCTIONS RECEIVED FROM

MR J C E BEVIN

Sale of Approximately 38 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>5397</td>
<td></td>
<td>20.78</td>
<td>7.67</td>
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<tr>
<td>6412</td>
<td></td>
<td>1.18</td>
<td>0.48</td>
</tr>
<tr>
<td>4774</td>
<td></td>
<td>16.18</td>
<td>6.55</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>38.14</strong></td>
<td><strong>14.70</strong></td>
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</table>

CATTLE AND SHEEP GRAZING (IDEALLY BOTH)

LOADING PEN WITHIN FIELDS

NATURAL DRINKING WATER

TERM – 1 APRIL TO 31 OCTOBER

PAYMENT

TWO INSTALMENTS ON THE NIGHT, SECOND INSTALMENT BY MEANS OF A CHEQUE POST-DATED 1 JULY 2019
LAND AT BROWNSOVER ROAD
NEWBOLD-ON-AVON, RUGBY

ON INSTRUCTIONS RECEIVED FROM

MR D KNIGHT

Sale of approximately 12 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
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<tbody>
<tr>
<td>5816</td>
<td></td>
<td>12.82</td>
<td>5.19</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>12.82</td>
<td>5.19</td>
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CATTLE GRAZING ONLY

NATURAL WATER SUPPLY FROM DRINKING POINT BY CANAL

LICENSEOR WILL TOP THISTLES AND NETTLES AT THE APPROPRIATE TIME AND WHEN NECESSARY

ANY HOLDING FACILITIES PRESENT PRIOR TO AUCTION ARE THE PROPERTY OF THE PREVIOUS GRAZIER

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT

FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
LAND AT BARBY LANE
RUGBY

ON INSTRUCTIONS RECEIVED FROM

MS P WELTON

Sale of approximately 29 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
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</thead>
<tbody>
<tr>
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<td>1.69</td>
</tr>
<tr>
<td>7955</td>
<td></td>
<td>5.32</td>
<td>2.15</td>
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<tr>
<td>5958</td>
<td></td>
<td>12.17</td>
<td>4.92</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>29.16</strong></td>
<td><strong>11.78</strong></td>
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</table>

**CATTLE AND SHEEP GRAZING**

**WATER IN EACH FIELD**

**LOADING PADDOCKS (FIELDS 7250 & 7747)**

**TERM – 25 MARCH TO 31 OCTOBER**

**PAYMENT**

FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
NORTHAMPTONSHIRE
NEW INSTRUCTION

LAND AT BROWNS ROAD
DAVENTRY

ON INSTRUCTIONS RECEIVED FROM

MRS MOSER

Sale of approximately 13 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>1085</td>
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<td>2.96</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>13.51</td>
<td>5.47</td>
</tr>
</tbody>
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ACCESS ROUTE FROM BROWNS ROAD

MOWING ONLY – TO BE REMOVED WITHIN TWO WEEKS

NO GRAZING

KEY WILL BE PROVIDED FOR GATE AT THE END OF BROWNS ROAD

TERM – 25 MARCH TO 31 JULY

PAYMENT
FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
LAND AT BROWNS ROAD
DAVENTRY

ON INSTRUCTIONS RECEIVED FROM

MRS MOSER

Sale of approximately 11 Acres of Grass

<table>
<thead>
<tr>
<th>Lot No</th>
<th>OS Field No</th>
<th>Acres</th>
<th>Hectares</th>
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</thead>
<tbody>
<tr>
<td>2626</td>
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<td>10.57</td>
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<tr>
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<td><strong>11.26</strong></td>
<td><strong>4.56</strong></td>
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ACCESS FROM LAYBY ON STAVERTON ROAD

SHEEP GRAZING ONLY

ELECTRIC FENCING WILL BE REQUIRED ON WESTERN BOUNDARY

WATER PROVIDED – £25 PAYMENT REQUIRED BEFORE ENTRY ONTO LAND

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT
FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER
WARWICKSHIRE

LAND AT BAGINTON
WARWICKSHIRE

ON INSTRUCTIONS RECEIVED FROM

MR P R THOMPSON

Sale of approximately 12 Acres of Grass

<table>
<thead>
<tr>
<th>LOT NO</th>
<th>OS FIELD NO</th>
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<th>HECTARES</th>
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FENCED FOR SHEEP AND CATTLE

TERM – 25 MARCH TO 31 OCTOBER

PAYMENT
FULL PAYMENT DUE ON THE NIGHT AT THE FALL OF THE HAMMER