

+ Farm & Land Agency
+ Property & Land Auctions
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+ Valuation & Survey
+ Farm Finance

+ Letting & Management
+ Livestock & Machinery
+ Grass Keep, Fodder & Crop Sales
+ Planning & Development
+ Grant & Subsidies

**Symonds
& Sampson**

ESTABLISHED 1858

HEARDS RPS

TENDER PACK FOR COLLECTIVE SALE OF 243.45 ACRES OF GRASS KEEP & / OR MOWING GRASS TO BE SOLD BY INFORMAL TENDER

**TENDERS TO BE RECEIVED BY:
12 NOON THURSDAY 7th APRIL 2022**

**GRASS KEEP & MOWING GRASS ENTERED IN THE
FOLLOWING AREAS:
WEST SOMERSET, NORTH DEVON, EXETER &
TEIGN VALLEY**

A: 15 Swallow Court, Tiverton, Devon, EX16 7EJ
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E: tivsales@symondsandsampson.co.uk
symondsandsampson.co.uk

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GENERAL REMARKS

VIEWING

It is expected that interested parties will have viewed lots prior to submission of Tender Form.

Should you wish to inspect the land you must adhere to any lot specific instructions detailed within this Catalogue. Only view lots if you have serious interest in purchasing the Grass Keep.

Lot numbers will be exhibited on the respective Lots.

Lots can be viewed at any reasonable time prior to sale with a copy of these particulars in hand unless alternative viewing arrangements are stipulated within individual lots details in the Catalogue below.

Viewing is to be undertaken on foot only in daylight hours.

GRAZING / MOWING LICENCES

Successful Purchasers will be required to sign the standard CAAV Grazing / Mowing License on acceptance of Tender. A copy of the standard License template is available on request from the Selling Agent.

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On instructions received from Messrs Hamlins Fields

Lot 1 Land at Christow Station, Doddiscombsleigh, Exeter
7.20 acres for grazing with cattle and/or sheep until 31st October 2022

Notes:

- May be cut once for hay or silage
- Natural water available
- No attention to stock
- Adjoining owner has right of access across field
- The land is subject to a Countryside Stewardship Scheme. The vendors reserve the right to access the land during the Licence Period to undertake CSS Capital Works (if required).

Lot 2 Land adjoining Lakeham Farm, Doddiscombsleigh, Exeter
19.51 acres for grazing with cattle and/or sheep until 31st October 2022 and with **sheep only** until 30th December 2022.

Notes:

- No attention to stock
- Natural water available
- No fertiliser is to be applied to the land
- The land is subject to a Country Stewardship Scheme. The vendors reserve the right to access the land during the Licence Period to undertake CSS Capital Works (if required).

On instruction received from Mrs E A Pike

Lot 3 Land accessed from B3193 Teign Valley Road, Christow, Exeter
21.28 acres for grazing only with cattle and/ or sheep until 31st October 2022.

Notes:

- No attention to stock
- Natural water supply
- Sold as grazing only (mowing not permitted)
- The land is subject to a Countryside Stewardship Scheme. The vendors reserve the right to access the land during the Licence Period to undertake CSS Capital Works (if required).
- No fertiliser is to be applied to the land

Lot 4 Land accessed from B3193 Teign Valley Road, Christow, Exeter
5.41 acres for cutting for hay or silage once only

Notes:

- Sold as mowing only (grazing not permitted)
- No fertiliser is to be applied to the land

On instruction from Mr & Mrs B Burton

Lot 5 Land at Natson Farm, Tedburn St. Mary, Exeter
46.71 acres approx. for grazing with cattle only until 31st October 2022

Notes:

- Sold for cattle grazing only (mowing not permitted)
- Good access
- Mains water with troughs in most fields (NB- 100 units of water included within tender price)
- Purchaser can apply fertiliser and/or muck to the land
- Hardstanding and buildings can be used for handling and loading cattle (subject to obtaining prior approval from vendor)
- The Vendor will erect a single strand of barbed wire fencing alongside the road hedge

On instruction from Mr W & Mrs C Garrett

Lot 6 Land at Maundown Farm, Maundown, Taunton
27 acres of mowing grass only

Notes:

- The land cross hatched in red is sold for mowing **once only**
- The land shaded red may be mown **twice**
- Sold as mowing only (grazing not permitted)
- No stacking or storage of bales onsite
- Purchaser can apply fertiliser, muck & digestate to the land

On instruction from Mr M. & Mrs G. Davey

Lot 7 Land at Worthy Farm, Rackenford, Tiverton
26 acres for grazing with cattle and/or sheep until 31st October 2022 and/or mowing **once only**

Notes:

- Vendor will apply 2cwt per acre of 18.9.9 fertiliser
- No attention to stock
- 2 southern fields are on natural water supply
- Northern top field has borehole water supply
- Well fenced with stock netting and barbed wire

On instruction from Mr A. Hetherington t/a Rackenford Game Supplies

Lot 8 Land at East Burrow Moor, Meshaw, South Molton

31.46 acres approx. for grazing with cattle and/or sheep until 31st October 2022 and **sheep only** until 31st December 2022 and/or mowing.

Notes:

- May be **mown twice** for hay or silage
- Purchaser may apply up to 2cwt of compound fertiliser per acre
- Should the land be cut for hay or silage, the purchaser must apply 2cwt per acre of after-cut fertiliser
- No attention to stock
- Vendor will at his discretion top weeds during the licence period
- Vendor will be responsible for trimming hedges at the appropriate time
- The vendor reserves the right to access the land during the licence period to remove the muck heaped on the land

Lot 9 Land at Gidley Moor, Meshaw, South Molton

21.87 acres approx. for grazing with cattle and/or sheep until 31st October 2022

Notes:

- Sold for cattle grazing only (mowing not permitted)
- No attention to stock
- Well fenced (extensive fencing work undertaken winter 2019/2020)
- Improved grass land with improvement work undertaken during 2020
- Vendor will at his discretion top weeds during the licence period
- Vendor will be responsible for trimming hedges at the appropriate time

On instruction from Messrs. P. Dinnis, C. Dinnis & Mrs S. King

Lot 10 Land at Peamore Park, Alphington, Exeter

36.72 acres approx. for mowing only

Notes:

- Maybe mown up to **three times** (but to be vacated by 30th September 2022)
- Sold as mowing only (grazing not permitted)
- No stacking or storage of bales onsite
- Purchaser can apply fertiliser, slurry or liquid digestate (dribble bar application only) to the land

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Collective Grass Keep Informal Tender Form

Lot	Description	Tender Amount (£)	(delete as appropriate)
1	7.20 acres, Land at Christow Station		per acre / total price
2	19.51 acres, Land adjoining Lakeham Farm		per acre / total price
3	21.28 acres, Land off Teign Valley Road		per acre / total price
4	5.41 acres, Land off Teign Valley Road		per acre / total price
5	46.71 acres, Land at Natson Farm		per acre / total price
6	27 acres, Land at Maundown		per acre / total price
7	26 acres, Land at Worthy Farm		per acre / total price
8	31.46 acres Land at East Burrow Moor		per acre / total price
9	21.87 acres, Land at Gidley Moor		per acre / total price
10	36.72 acres Land at Peamore Park		per acre/ total price

Name:

Address:

.....

.....

Tel. No: Email:

Signed:

Date:

Please return tender forms by 12 noon on Thursday 07th April 2022 to:
Symonds & Sampson and Heard's RPS, 15 Swallow Court, Devonshire Gate, Tiverton,
Devon, EX16 7EJ

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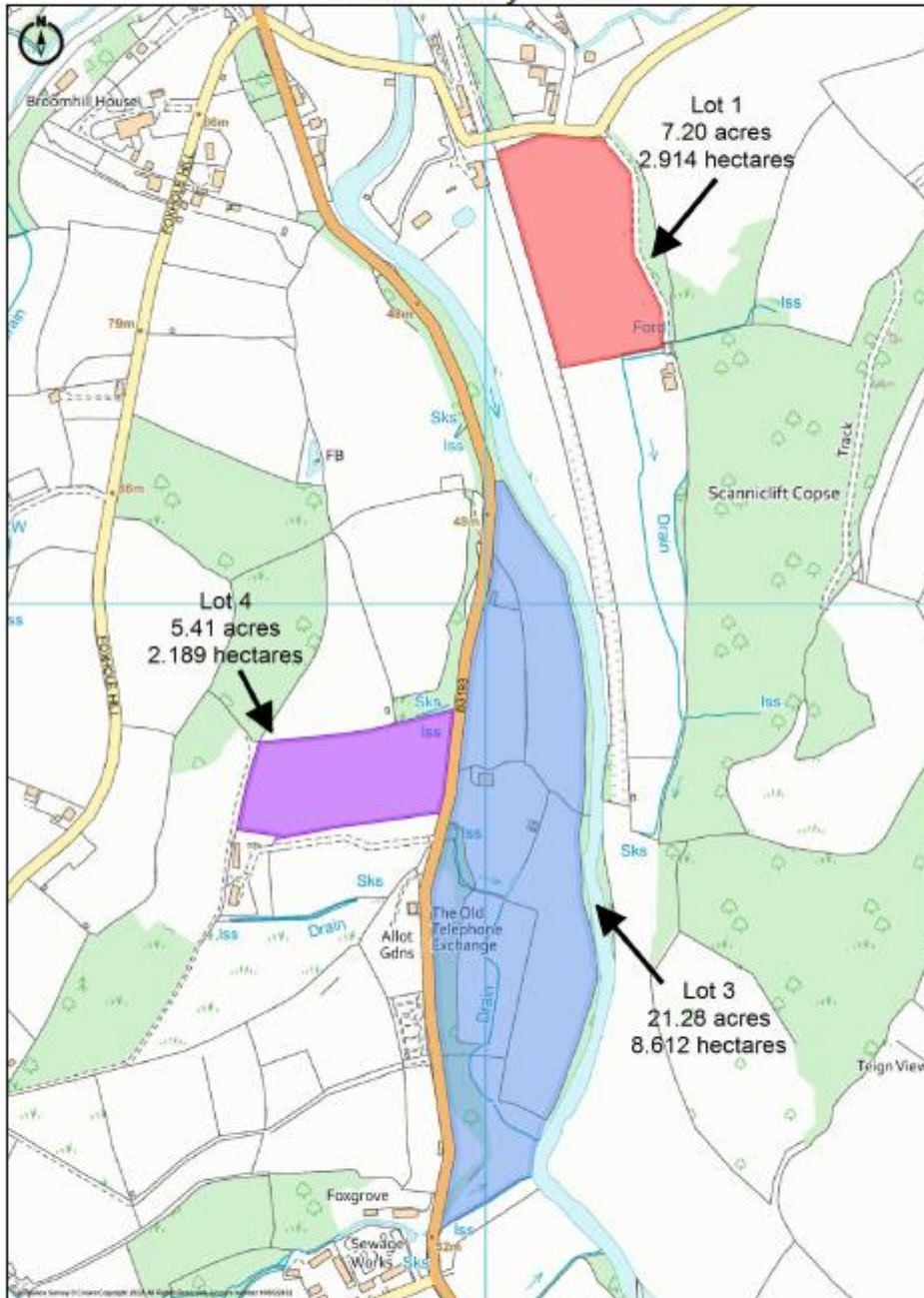
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Location Plan Lot 1, 3, 4
7.20 acres at Christow Station, 21.28 acres by B3193,
5.41 acres by B3193



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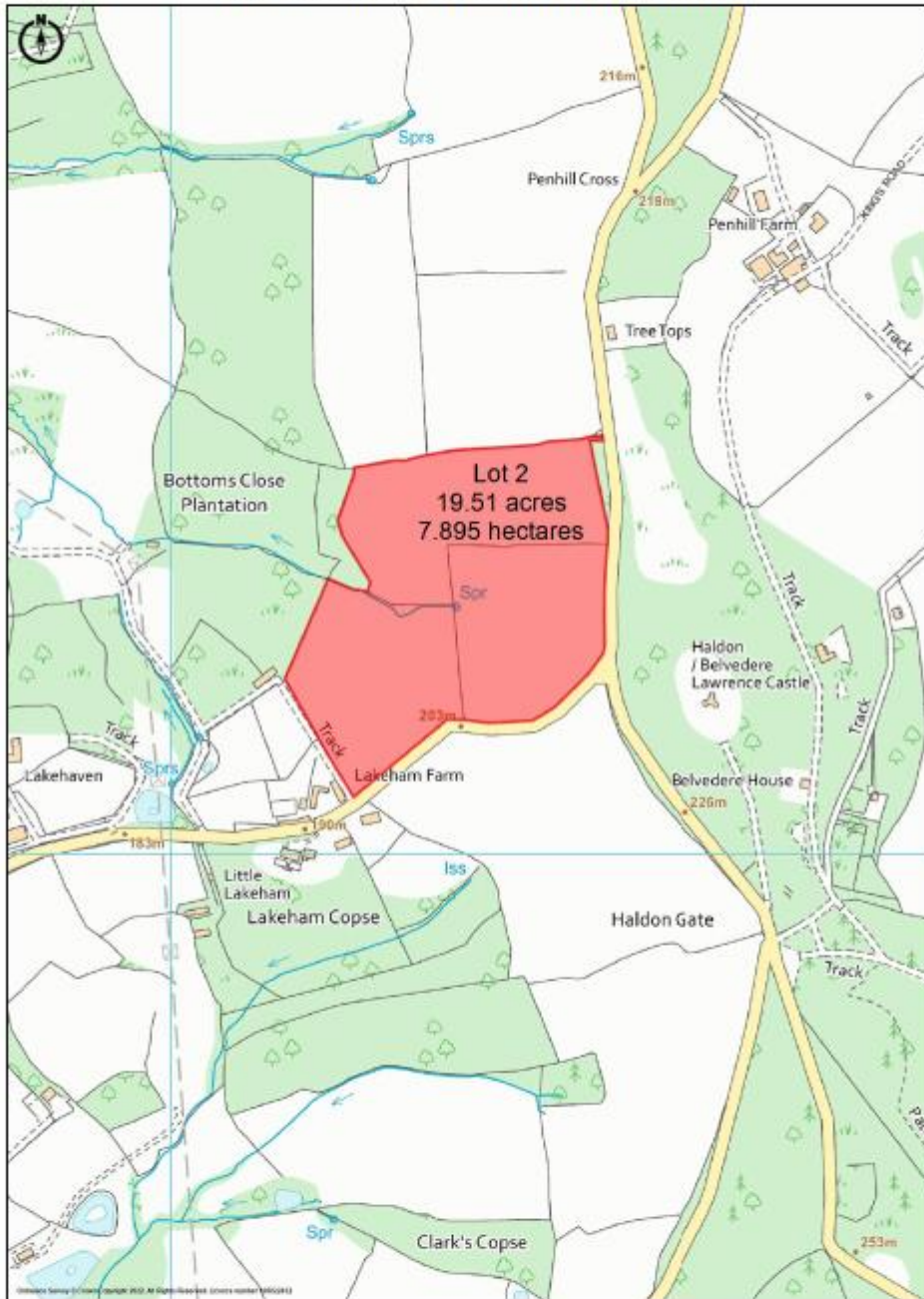


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Location Plan Lot 2 19.51 acres at Lakeham Farm



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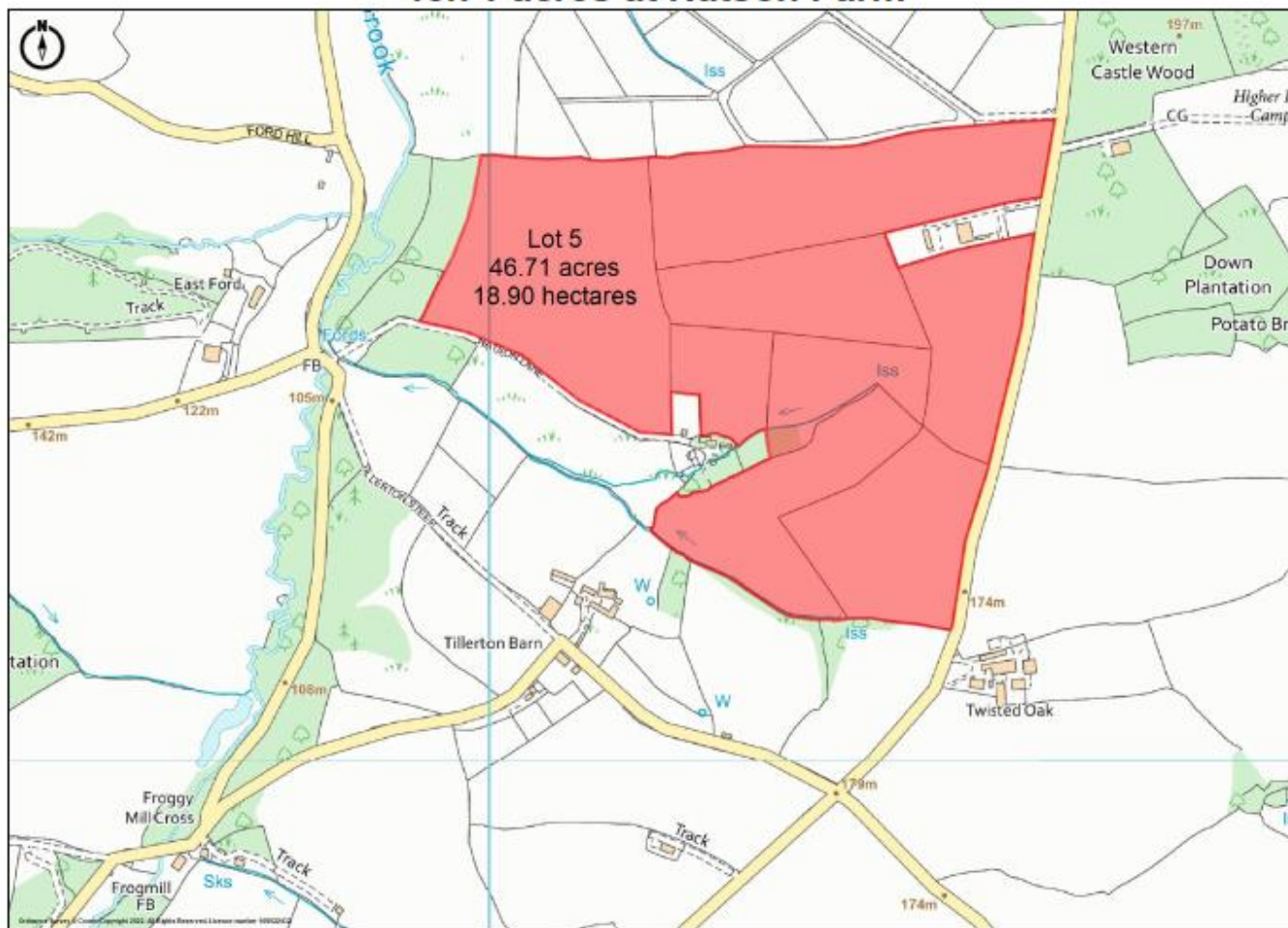


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Location Plan Lot 5 46.71 acres at Natson Farm



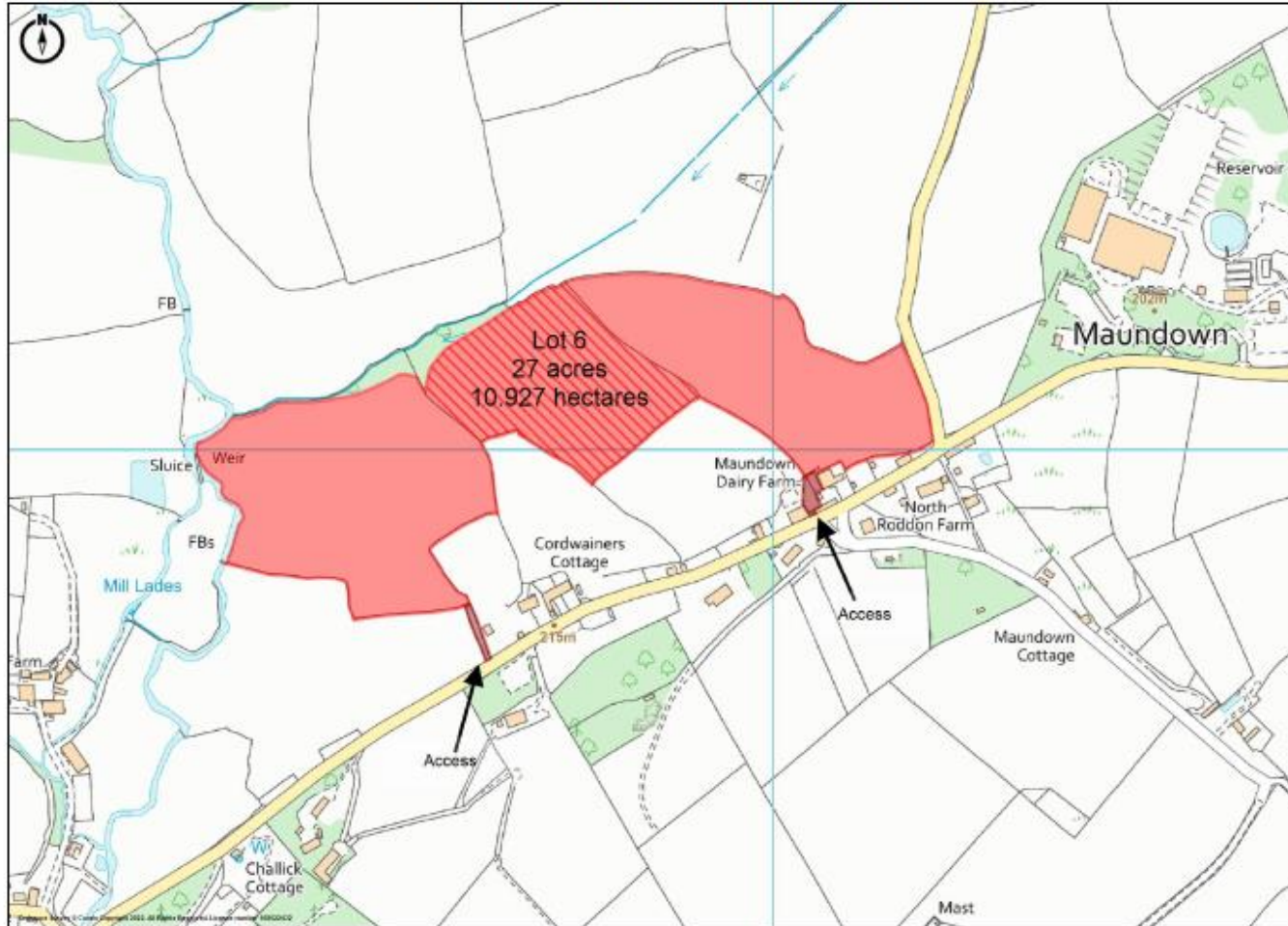
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Location Plan Lot 6 27 acres at Maundown Farm



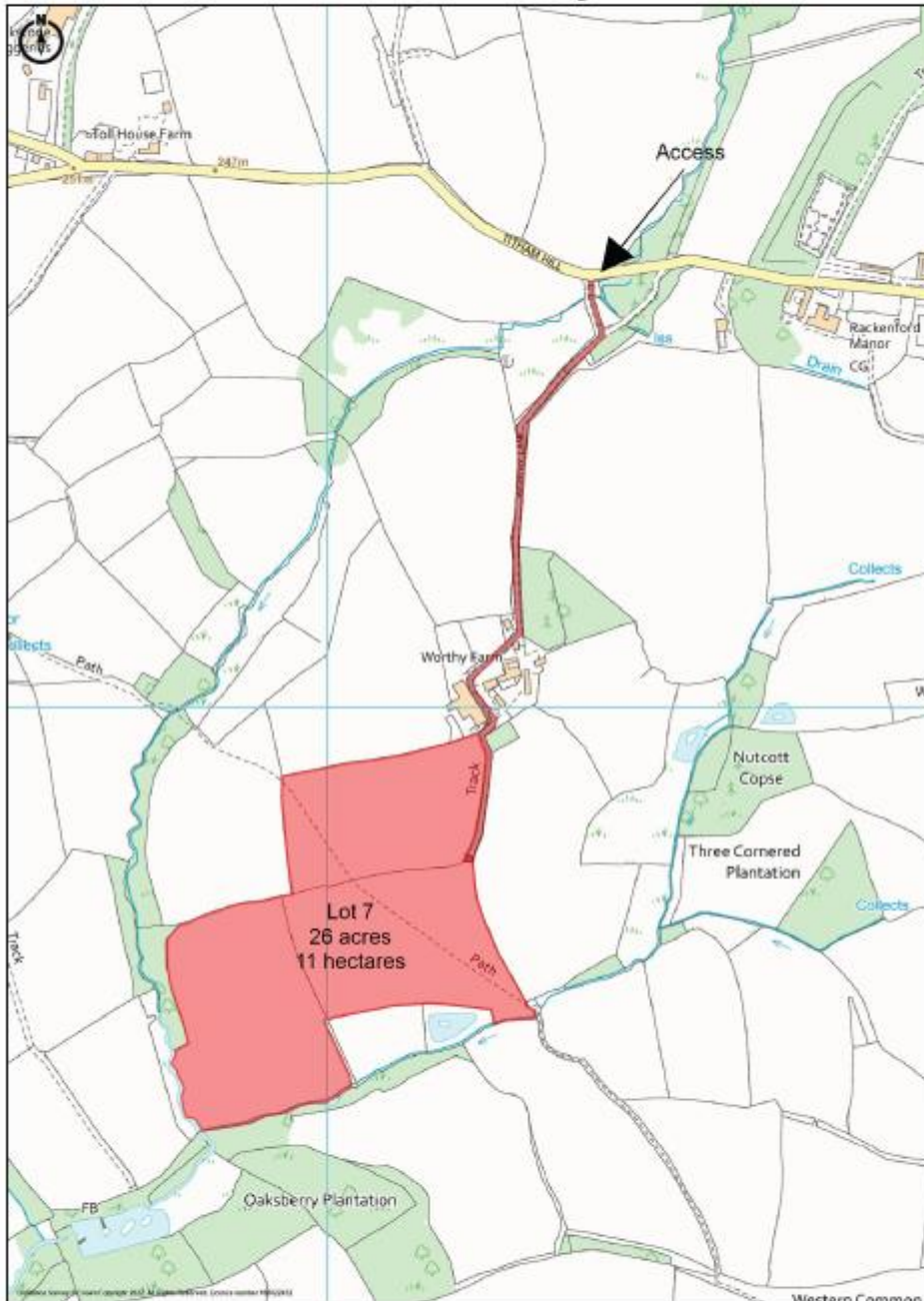
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Location Plan Lot 7 26 acres at Worthy Farm



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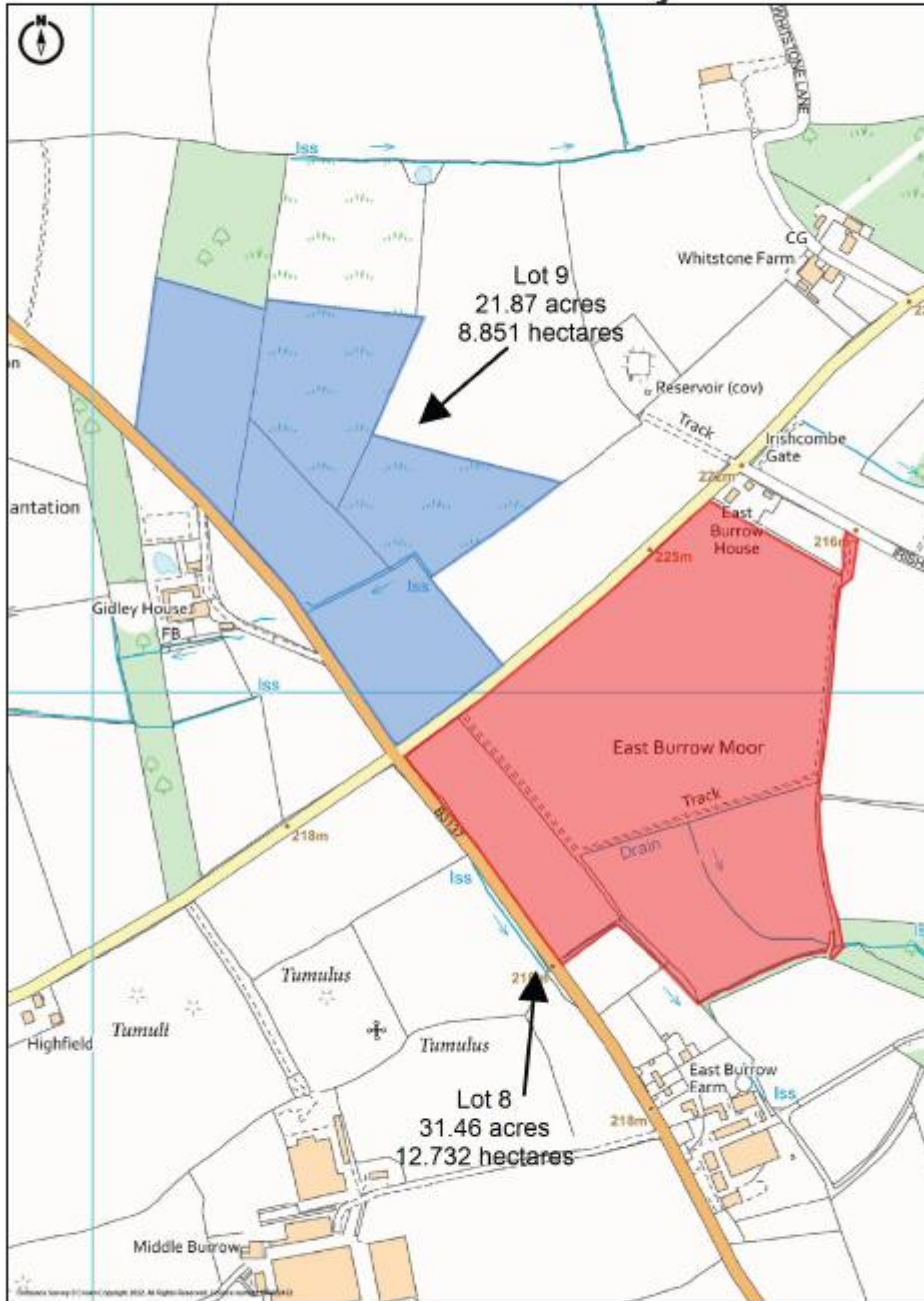
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Location Plan Lot
Lot 8 - 31.46 acres at East Burrow
Lot 9 - 21.87 acres at Gidley Moor



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Location Plan Lot 10 36.72 acres at Peamore Park



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