

STANDING STRAW FOR SALE BY AUCTION

249.23 acres (100.86 ha)

IN CONVENIENT SIZED LOTS

Tuesday 10th July 2018
Starting at 7pm

AT

**MORE FARM, LYDHAM, BISHOPS CASTLE,
SHROPSHIRE, SY9 5HG**

ON THE KIND INSTRUCTION OF

THE MORE FARM PARTNERSHIP

INTRODUCTION

Roger Parry & Partners LLP are favoured with the kind instruction from Ms Diana Pritchard, **More Farm Partnership** to sell the 2018 standing straw, extending to **249.23 acres** (100.86 ha).

LOCATION AND ACCESS

The land is located just under 3 miles to the north of Bishops Castle. Positioned with good access to the A488 and good roadside access and internal tracks for the removal of the straw bales.

CROP

The land comprises of **249.23 acres (100.86 hectares)** and is split into 12 fields to include a total of **60.54 acres** of Winter Wheat, **71.14 acres** of Winter Barley, **50.58 acres** of Spring Barley and **66.96 acres** of Oilseed Rape as per the Schedule of Lots.

VIEWING

Possession of a copy of these particulars will constitute a permit to view the crops during the course of normal daylight hours. Please ensure the property is left as it was found to include closing of gates.

CONDITIONS OF SALE BY AUCTION

The highest bidder shall be the Buyer. Any dispute to be settled at the discretion of the Auctioneer.

No bidding shall be retracted. The Auctioneer shall regulate the bidding. The Vendor reserves the right to bid.

Payment in full is to be made on the night of the sale.

All attempts will be made by the proprietor to notify the successful purchaser that the crop has been cut by the end of the day it has been cut.

It is the responsibility of the purchaser to remove all the straw from the fields to include broken bales and loose string. All straw is to be cleared within 14 days of notification of combining.

Plan & Schedule of Lots

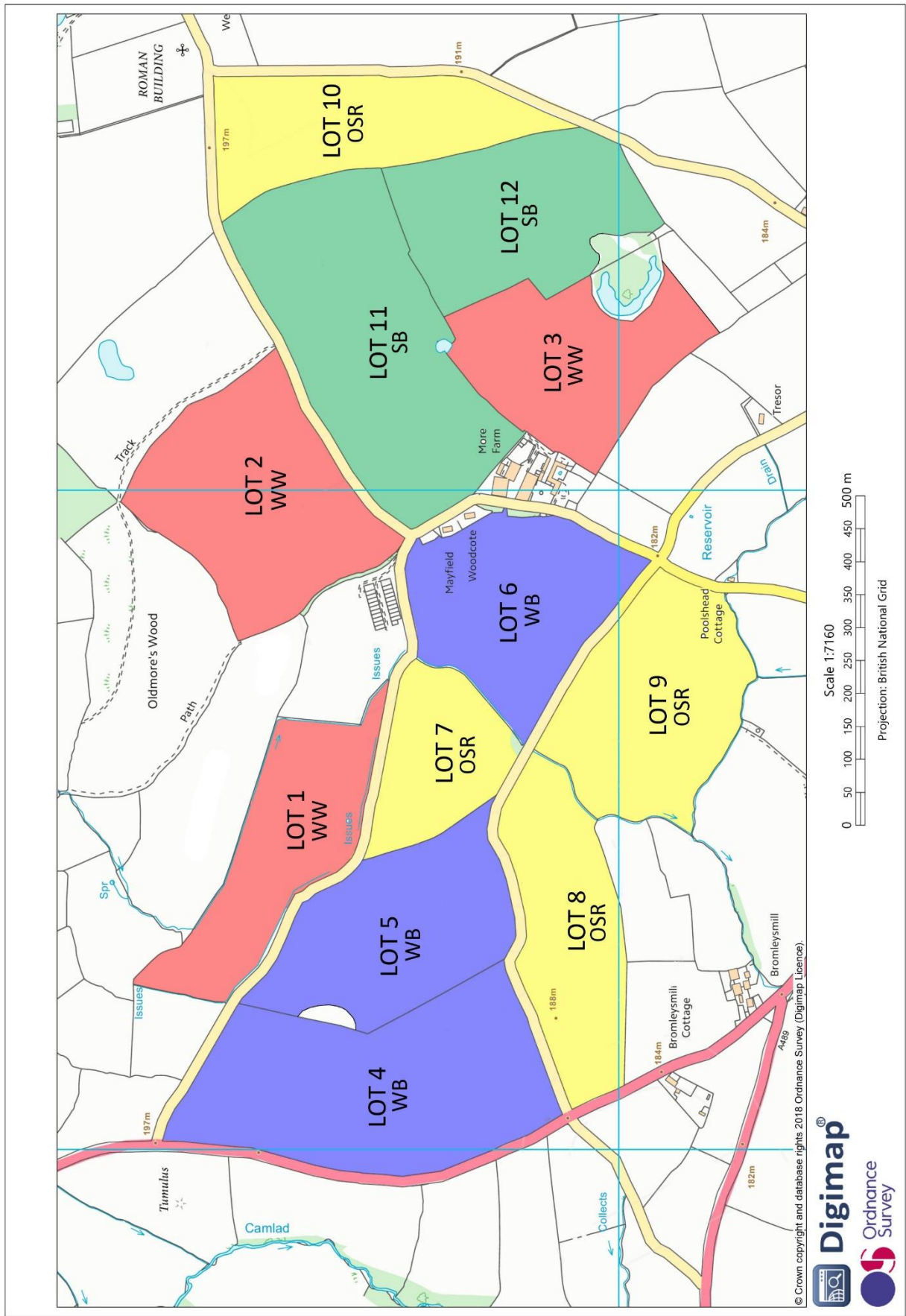
The attached plan has been prepared from the Ordnance Survey Map and is included for identification purposes only, it is not to scale. The schedule of Lots has been prepared in line with information provided by the vendor.

Other Information

Interested parties are advised to make their own enquiries and must be satisfied as to the quality of the straw prior to submitting a bid.

Lot	Crop	Hectares	Acres
1	Winter Wheat	7.03	17.37
2	Winter Wheat	9.66	23.87
3	Winter Wheat	7.81	19.30
4	Winter Barley	12.57	31.06
5	Winter Barley	8.29	20.48
6	Winter Barley	7.93	19.60
7	OSR	4.49	11.09
8	OSR	7.01	17.32
9	OSR	8.39	20.73
10	OSR	7.21	17.82
11	Spring Barley	12.79	31.60
12	Spring Barley	7.68	18.98





Important Notice 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

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