

TO LET BY TENDER

Closing Date For Offers: Monday 20th March 2023 at 12 Noon

**Land At Castle Farm, Puddle Bank Lane, Newbold Astbury, Congleton,
Cheshire, CW12 3NW**

96.27 Acres or thereabouts of Grassland

Available from 1ST April to 31st October 2023



Whittaker & Biggs are pleased to present the opportunity to Tender for the grazing and mowing of a sound block of grassland to the south of Congleton for the 2023 season by way of a seasonal grazing and mowing licence agreement. The land is considered well suited to the grazing of cattle and the majority mowable. With the assistance of temporary fencing the land has been grazed by sheep over the winter period and on inspection was found to be in good heart. The boundaries are a combination of mature hedgerows and post & wire fencing and there are well planned interconnecting gateways between parcels to assist grazing management. The land benefits from a spring fed natural supply of water to a purpose built drinking bay.

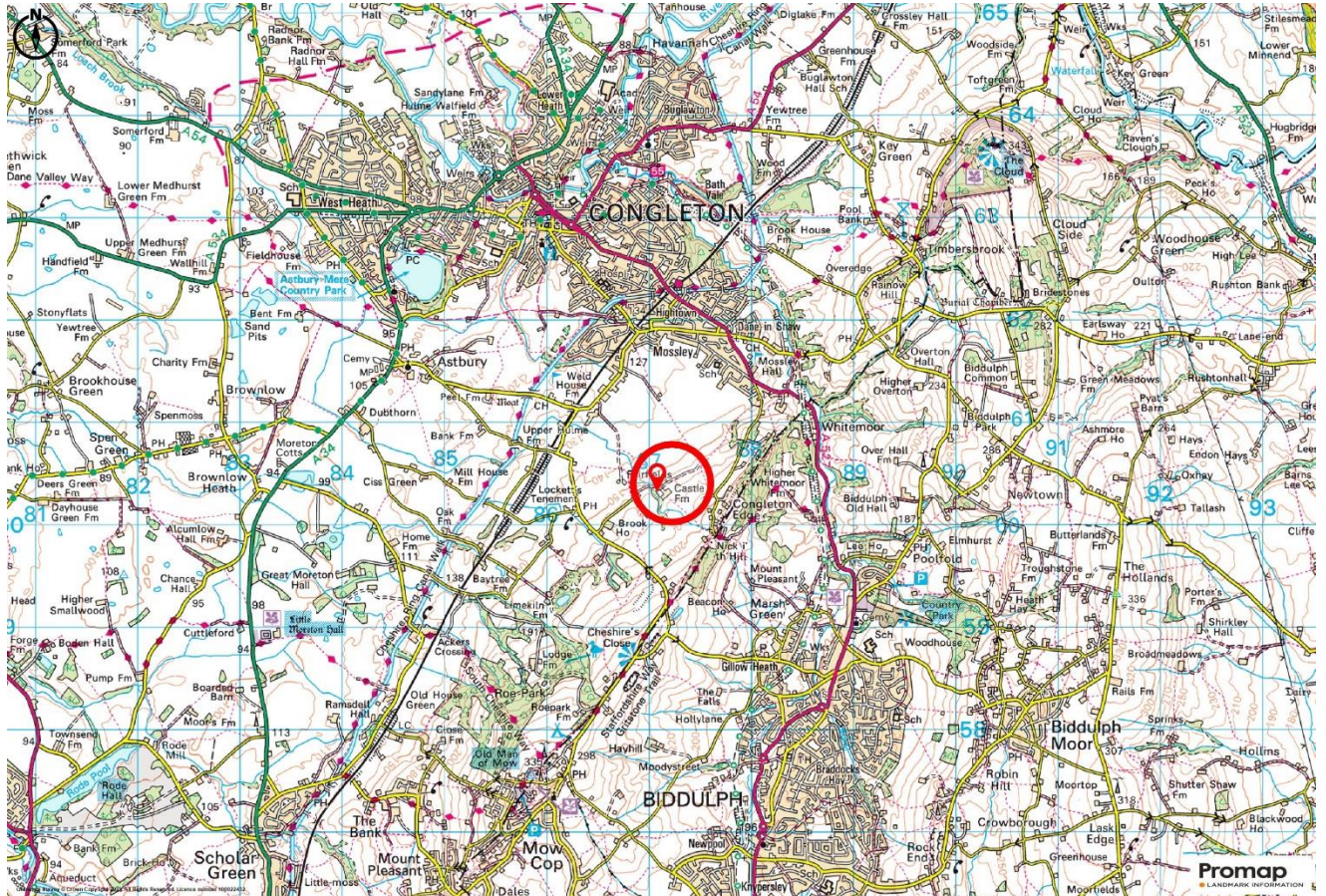
The letting of this land presents a rare opportunity in this noted rural locality that seldom arises and a viewing to inspect comes highly recommended.

Location

The land is situated at the far end of Puddle Bank Lane and to the east of Mow Lane, approximately 1.80 miles to the south east of the town centre of Congleton, as shown on the attached location plan.

The Ordnance Survey Reference Number is: SJ870603

What3Words:///bats.every.ample



Viewing

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly. Anyone inspecting the land does so entirely at their own risk and neither the agents nor the landowners accept any responsibility or liability for any injuries or consequential loss howsoever caused.

Description

The land is shown on the attached plan edged red and is considered to be in good heart and suitable for the grazing of cattle and the majority is mowable. There is sound internal hedgerow and post and wire fencing and interconnecting gateways between parcels to assist with grazing management.

Below is a schedule of the individual parcels:

Field Number	Description	Area Hectares	Area Acres
SJ8660 9458	Grassland	9.77	24.14
SJ8760 0876	Grassland	2.98	7.36
SJ8760 2183	Grassland	2.06	5.09
SJ8760 3889	Grassland	3.33	8.23
SJ8760 4871	Grassland	4.18	10.33
SJ8760 3266	Grassland	5.14	12.70
SJ8760 1753	Grassland	4.33	10.70
SJ8760 2839	Grassland	2.57	6.35
SJ8760 3336	Grassland	0.99	2.45
SJ8760 2421	Grassland	3.61	8.92
	Total	38.96	96.27

Mid Tier Countryside Stewardship Agreement

The land is entered into a Mid Tier Agreement.

Parcel 2421 (hatched brown on the plan) is entered into option GS2 – Permanent grassland with very low inputs.

The corner of Parcel 1753 (hatched blue on the plan) extending to 0.11 of a hectare is entered into option GS1 – Take field corners and small areas out of management. This area has been deducted from the gross field area in the above schedule.

Attached to these particulars are extracts from the agreement setting out the management prescriptions that are to be followed by the Licensee.

Services

No mains services are connected to the land. There is a good supply of natural spring water and a drinking bay installed on the north eastern boundary of parcel 2839. In addition, The Landowners maybe able to make provision for a trough to be filled near to the farmsteading via there borehole supply and they are exploring this possibility if required. Interested parties should make their own inspection with regards to these sources of water and their suitability and reliability.

Terms

The land is available from 1st April 2023 until 31st October 2023, upon which all livestock must be removed.

The Grazier will be required to sign a grazing and mowing licence agreement and pay the licence fee either in full or via two equal instalments, with the first payable on the signing of the agreement prior to occupation being granted and the second on 1st August 2023.

The Basic Payment Scheme is claimed by the Landowner and no entitlements are included with the letting of the land. The Licencee will be obligated to ensure that they do not breach any cross compliance requirements relating to there occupation of the land.

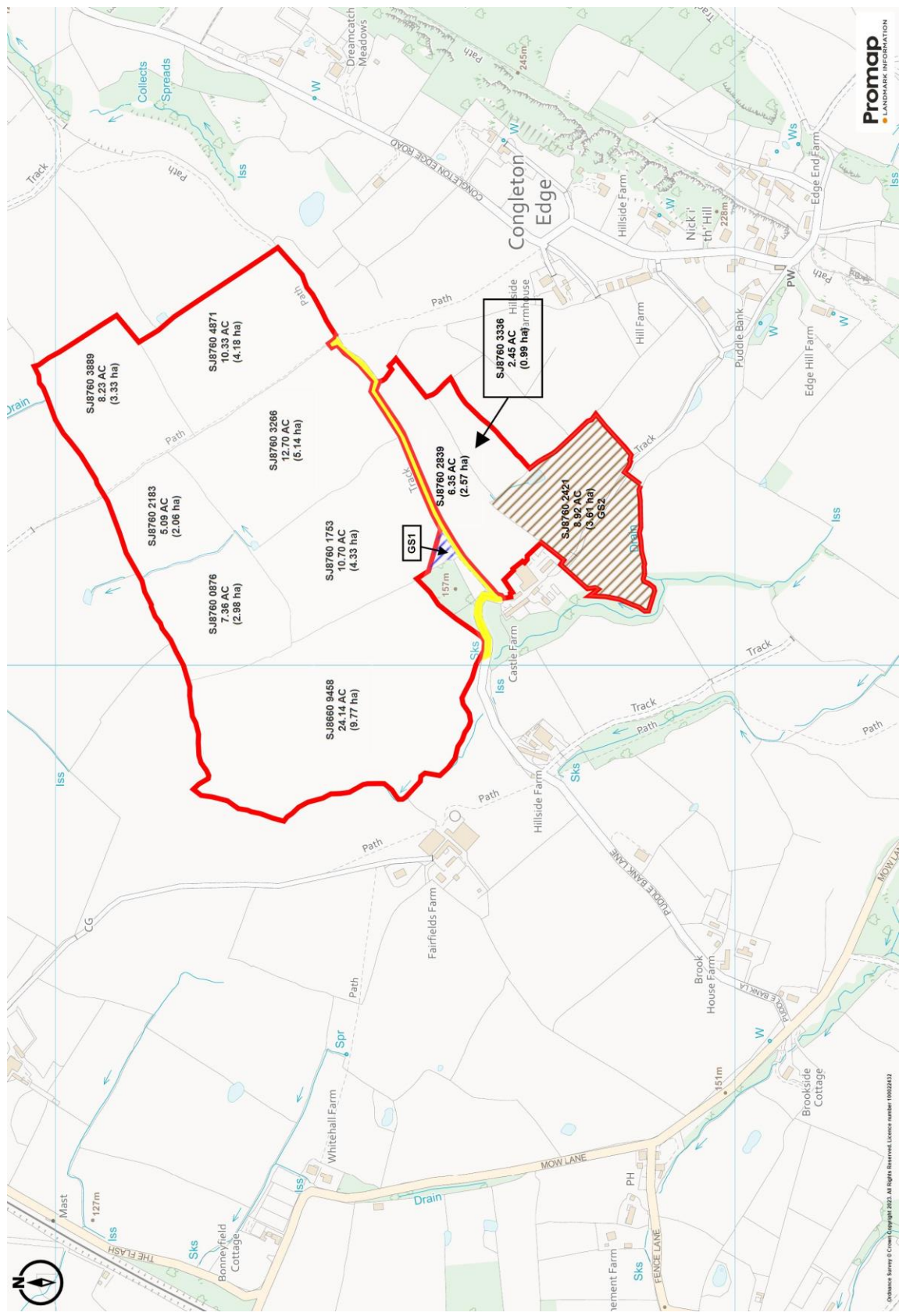
The Grazier will be responsible for ensuring that the boundary fences are stockproof and make good or erect temporary fencing as appropriate. Interested parties should satisfy themselves as to the condition of fences prior to offering for the land.

All offers must be made in writing on the attached Tender Form and received at our Congleton Office by 12 noon on Monday 20th March 2023.

If you have any queries, please contact the following:

Stephen Buckingham of Whittaker & Biggs Congleton Office
Phone: 01260-273241 or email: sjb@whittakerandbiggs.co.uk

Peter Kirton-Darling of Whittaker & Biggs Leek Office
Phone: 01538 372006 or email : peter@whittakerandbiggs.co.uk



Item Code	GS1	Take field corners and small areas out of management
Aim (not binding)	To provide habitat and food for invertebrates, birds and other animals.	
Eligibility Rules		
E4	This option must not be located on historic or archaeological features.	
E95	Corners and other small areas within permanent grassland fields.	
Prescriptions		
P2	Do not apply any fertilisers or manures.	
P3	Do not apply any lime.	
P101	Only use pesticides, including herbicides, to spot-treat or weed-wipe for the control of injurious weeds, invasive non-natives, soft and hard rush, nettles, or bracken.	
P290	Only cut or graze once every 5 years. Do not cut or graze during the bird breeding season 1 March to 31 August. If you have more than one field corner (patch), do not cut or graze all patches in the same year	
P682	Individual field corner (patch) size must be no more than 0.5 ha. You must not use this option more than once in every 5 ha of permanent grassland on your holding and patches must not be adjacent to each other.	
P706	Keep a monthly record of stock numbers grazing on parcels in this option. Make the record available on request.	
P707	Submit an annual return to confirm that no stock have grazed agreement land under this option.	

Item Code	GS2	Permanent grassland with very low inputs (outside SDAs)
Aim (not binding)	To provide a varied sward structure and more flowering grasses and wildflowers, in order to increase the habitat and food available for invertebrates, birds and other animals.	
Eligibility Rules		
E39	Only available on permanent grassland outside SDAs and below the Moorland Line.	
E40	The grassland must qualify as at least, semi-improved as defined in Key 2a in the BEHTA manual unless it is used; as part of a feature-specific option bundle; OR for facilitating the sustainable management and buffering of SSSI's or Priority Habitats; OR for the maintenance of grassland to conserve of national or regional importance or to protect historic or archaeological features; OR where in-field scrub cover is less than 1% and the option will be used in target areas for ground-nesting wading birds; OR on parcels adjacent to a permanent watercourse.	
E1041	You must submit a laboratory soil analysis showing ph and P levels only on request.	
Prescriptions		
P10	Only use pesticides, including herbicides, to spot-treat or weed-wipe for the control of injurious weeds, invasive non-natives, nettles or bracken.	
P30	Do not plough, cultivate or re-seed	
P31	Do not harrow or roll on historic or achaelological features	
P59	Only in years when the parcel is cut for hay/ haylage/ silage/ grazed you may apply EITHER up to 12 tonnes/ha of farmyard manure OR fertiliser at a maximum rate of 9 kg/ha nitrogen, 23 kg/ha phosphate, 83 kg/ha potash. Do not increase your application rate if your current rate is less than this. Do not apply between 15 March and 30th June.	
P133	Manage by grazing and/or cutting for hay or silage. Do not cut between 15 March and 30 June. Remove any cuttings.	
P134	Maintain a sward with a range of heights during the growing season so that at least 20 per cent of the sward is less than 7 cm and at least 20 per cent is more than 7 cm. You do not need to maintain this height variation when the field is closed up for a cut of hay or silage.	
P135	Only top between 1 August and 30 September except in patches to control injurious weeds or invasive non-native species. Do not top more than 50% of the total area in any one year.	
P136	Maintain soil pH above 5.4 by liming if necessary unless the target is to maintain acid grassland. Do not apply paper waste or other industrial by-products.	
P137	Control dense rush so that stands of soft or hard rush do not cover more than 20% of the parcel area (jointed rushes may cover more than this) . Manage by grazing and/or cutting every year to achieve a sward height of less than 20cm by 30 September. Do not cut between 15 March and 31 July.	
P138	Retain the full extent of well-established scrub where cover is below 5%. Where the cover is 5% or greater maintain scrub over at least 5% and a maximum of 10% of the parcel area. It must be retained as discrete small patches, lines and occasional individual bushes scattered across the site. Do not cut more than half of the scrub in any one year except on historic and archaeological features.	
P184	Do not supplementary feed except for the provision of mineral blocks (non energy based).	
P299	Prevent additional scrub encroachment on historic or archaeological features.	
P441	Only carry out mechanical operations or allow other activities that may cause disturbance to breeding birds from 1 January to 14 March and from 1 July to 31 December.	
P456	Cover of small, well distributed areas of bare ground must not exceed 5%, and must not be located on historic or archaeological features. By year 2, localised patches of bare ground around rabbit warrens must not exceed 5m x 5m.	

Countryside Stewardship Agreement Document

P520	Do not supplementary feed except for the provision of energy blocks (non-energy based) OR scattering of hay/haylage in autumn/winter, if required to extend the grazing season in order to meet sward requirements. This is not permitted on historic features, areas of species-rich grassland or within 5m of ditches or wet features, or on any other areas specified in your agreement.
P673	Agree all drainage works, including modification to existing drainage, in writing with Natural England before undertaking any works.
P1159	Only in years when the parcel is cut for hay/haylage you may apply up to 12 tonnes/ha of farmyard manure. Do not increase your application rate if your current rate is less than this. Do not apply any other fertilisers or manures. Do not apply between 15 March and 30 June.

TENDER FORM

**Land At Castle Farm, Puddle Bank Lane, Newbold Astbury, Congleton,
Cheshire, CW12 3NW**

96.27 Acres or thereabouts of Grassland

Please provide the following details:

Name / Trading Name:

Address:

.....

Contact Number:

Email Address:

96.27 Acres (edged red)

I/We wish to Tender the following amount for the above Land:

£..... per acre for the Grazing Period **OR** £..... in total for the Grazing Period.

Please provide details of how you intend to stock/utilise the land:

.....

.....

.....

.....

.....

.....

Tender Conditions

1. Completed Tender Forms are to be returned to Stephen Buckingham FAAV, Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD in a sealed envelope marked "Tender – Land at Castle Farm" by 12 noon on Monday 20th March 2023.
2. Tenders must be for a fixed sum and must be in writing.
3. After the closing date, the Agents will refer all offers received to the landowner and a decision will be made. All persons who have submitted a tender will be notified in writing accordingly.
4. The landowner is not obliged to accept the highest or indeed any tender submitted.