West Country Rural Ltd
Coombe Farm Cottage,
Cheriton Bishop,
Exeter, Devon,
EX6 6JL

COLLECTIVE FODDER AUCTION

With Guest Auctioneer
Mr Andrew Lane MRICS FAAV

HAY, STRAW, SILAGE AND HAYLAGE available in OKEHAMPTON, EXETER, CREDITON, HONITON, ASHBURTON AND THE SURROUNDING DISTRICTS

on

FRIDAY 10th MARCH 2017
at THE OLD THATCH INN, CHERITON BISHOP
at 2.30PM

Contact: Lizzie Burton 01647 24831 / 07738 162673

Take a look at our Twitter and Facebook pages, where we will be posting details on forthcoming sales and agricultural updates

CONDITIONS FOR THE COLLECTIVE FODDER SALE
FOR SALE BY AUCTION ON FRIDAY 10th MARCH 2017

(1) The fodder has been Lotted as detailed in the catalogue, but WCR Ltd reserve the right to withdraw, subdivide or amalgamate any Lots prior to or at the time of sale.

(2) Where approximate quantities of fodder are stated in the catalogue this acts only as a guide to Purchasers who are deemed to have inspected and to have satisfied themselves as to the QUALITY AND QUANTITY of each Lot.

(3) All produce is assumed from year 2016 unless otherwise stated, and bales sold are generally expected to be of similar quality.

(4) Fodder Lots offered for sale in big bales will be sold at price per bale, and fodder Lots offered for sale in conventional bales will be sold per lot of 25 bales, or as directed during the sale

(5) The Vendor will explain access routes and co-operate as far as possible with intending Purchasers over viewing and with the Purchaser after the sale. Where Vendors have indicated help with loading will be available, purchasers must give the Vendor at least 24 hours' notice so that arrangements can be made.

(6) Each Lot will be sold "as it stands" and in accordance with the description in the catalogue. The Lots to be taken with all faults and errors (if any), of description or otherwise. No mis-description or otherwise shall in any way annul the sale of any Lot or in any way alter the purchase money. The Purchaser must satisfy him or herself of any Lots description **by prior inspection.**

(7) If the catalogue states an exact number of bales or tonnage to be sold, it is up to the Purchaser to make his own arrangements with the Vendor to ensure that the numbers loaded are counted/weighed and agreed.

(8) The highest approved bidder to be the Purchaser and if any dispute shall arise between two or more bidders the Lots so in dispute to be put up again and resold at the discretion of WCR Ltd.

(9) Insurance of each Lot becomes the full responsibility of the Purchaser from the time of sale.

(10) The purchase price shall be paid in full on the day of the sale to West Country Rural Ltd. Fodder cannot be removed until cheques have been cleared or payment has been received in full. All cheques must clear within five working days of the sale.

(11) Where the Purchaser is in default of any clause of this agreement WCR Ltd reserve the right to resell the Lot and the deficiency (if any), by such second sale, together with all charges attending the same to be made good by the defaulter.

(12) Purchased Lots must be totally cleared from the Vendor's premises on or before **1st April 2017** unless specifically stated otherwise. Ownership will revert to the original Vendor should the removal deadline be exceeded.

(13) The clearance of each Lot is the sole responsibility of the Purchaser who shall indemnify the Vendor for any damage caused to his property during the removal or otherwise of any Lot.

(14) WCR Ltd shall not be considered personally responsible for any default on the part of either Purchaser or Vendor, and act only as agents for the Vendor.

(15) In the case of any dispute between Vendor and Purchaser WCR Ltd's decision will be final and binding.

Catalogue

Notes:

a) Prospective purchasers should please contact the Vendors by telephone to arrange a suitable time to view any of the lots listed below upon which they intend to place a bid.

b) A card machine will be available on the date of the sale to take payment, cheques must clear prior to removal of lots.

Please note that late additional entries will be available on the day of sale and also updated regularly on our website

S & D Webber
Bowhay Farm, Shillingford Abbot, Exeter, Devon EX2 9QQ
Tel: 01392 832300

At the farm;

Lot 1 **100** **Conventional Bales of Meadow Hay**

Notes: a) Made with no rain, no bottom bales, horse quality
b) Good access
c) Assistance with loading or delivery available by arrangement

J Dorricott
1 Darnaford Cottage, Longdown, Exeter, EX6 7BB
Tel: 01392 811609 – **PLEASE CALL AHEAD TO INSPECT**

Off Kingsford Lane;

Lot 2 **20** **Round bales of haylage**

Notes: a) Horse quality, double wrapped, made with no rain 2015
b) Assistance with loading available by arrangement

MJ Ayre
Ratcliffe Farm, Thorverton, Exeter EX5 5PN
Tel: 01392 860434

At the farm;

Lot 3 100 Conventional bales of spring barley straw

Notes: a) Good quality bright straw, very heavy bales
b) Barn stored, horse/feed quality
c) Assistance with loading available

Rolle Texel Flock (c/o Mr G Hill)
Kitts Hayes, Collaton Raleigh, Budleigh Salterton, Devon EX10 0HT
Tel: 07703 397 284

Located off the A3052 near The Halfway Inn (please call for directions);

Lot 4 65 Four string mini Heston bales of red clover hay

Notes: a) Silage cut before red flowers emerged, not stalky, no wastage
b) Hay cut dry but coarse, cattle quality, barn stored
c) Good access
d) Assistance with loading available by arrangement

R Hammond
Stones Hill Farm, Sandford, Crediton, Devon EX17 4EF
Tel: 01363 777422 Mob: 07889 510678

At the farm;

Lot 5 40 Round bales of silage

Lot 6 60 Round bales wheat straw

Notes: a) Barn stored
b) Assistance with loading available by arrangement

W Heard
Westlake Farm, Inwardleigh, Okehampton, Devon EX20 3AT
Tel: 07532 099403

At the farm;

Lot 7 80 Six string quadrant bales of haylage

Notes: a) Six layers of wrap, barn stored, sheep or horse quality
b) Viewing prior to sale invited, please phone ahead
c) Good access but no assistance with loading

A Rodd
East Pidsley, Crediton, Devon EX17 4EW
Tel: 01363 777876

At the farm;

Lot 8 50 Mixed D1000 and tight round bales of hay

Notes: a) Barn stored
b) Prior inspection recommended
c) Assistance with loading available, trailer available for hire if required

Mr G Hill
Kitts Hayes, Collaton Raleigh, Budleigh Salterton, Devon EX10 0HT
Tel: 07703 397284

At Shepherds Hill;

Lot 9 30 Four string mini Heston bales of hay

Notes: a) Barn stored
b) Good access
c) Assistance with loading available by arrangement

M Waycott
Pitley Farm, Whistley Hill, Ashburton, Devon TQ13 7JP
Tel: 07732 915264

At the farm;

Lot 10 20 Round bales of chopped haylage

Notes: a) Good quality, made for sheep, may suit horses
b) Double wrapped, six layers
c) Assistance with loading available by arrangement

AR Tucker Ltd
Fair View Farm, Luppitt, Honiton, EX14 4RY
Tel: 07771 662396

Near the farm;

Lot 11 24 120 x 90 Six string bales spring barley straw

Lot 12 24 120 x 90 Six string bales spring barley straw

Lot 13 24 120 x 90 Six string bales spring barley straw

Lot 14 24 120 x 90 Six string bales winter wheat straw

Lot 15 24 120 x 90 Six string bales winter wheat straw

Lot 16 24 120 x 90 Six string bales winter wheat straw

Lot 17 30 Four string mini Heston ryegrass haylage bales

Notes: a) Made with no rain, good quality straw, no bad bales
b) Haylage is horse quality, viewing invited by appointment
c) Barn stored
d) Assistance with loading or delivery available by arrangement

G Wright
Stairhill Farm, Moorlake, Crediton, EX17 5EL
Tel: 01363 777642

At the farm;

Lot 18 192 Round bales of silage/haylage

Notes: a) Stored stacked in field with road access
b) Max width of bridle path access 2.65m, please bring small trailer
c) No assistance with loading available

MP Weeks
Holloway Barton, Kennford, Exeter, Devon EX6 7XZ
Tel: 07905 717351

At the farm;

Lot 19 100 Six string quadrant bales Winter Barley straw

Notes: a) Golden colour, feed quality
b) Barn stored with good access for tractor and trailer
c) Assistance with loading available by arrangement

A Poole
Eastern Barton, Morchard Road, Crediton EX17 5LU
Tel: 07773 328514

At the farm;

Lot 20 100 Clamp grass silage 2016

Lot 21 100 Clamp grass silage 2015

(NB 100t Mixed whole crop clamp silage by private treaty)

Notes: a) Collection deadline negotiable, can be collected in blocks
b) Good quality clamp silage, covered and air tight.
c) No fringe areas, no bad silage – Trioliet silage block cutter available, weighing facility available
d) Assistance with loading available by arrangement

R Winlaw
The Knapp, Cadeleigh, Tiverton, Devon EX16 8HL
Tel: 01884 855641

Located off the A3072, near the Blue Cross kennels;

Lot 22 **47** **Round bale silage (2015)**

Lot 23 **400** **Conventional bales of meadow hay (2016)**

Notes: a) Made with no rain, good quality bales
b) Good access
d) Assistance with loading available by arrangement

END OF SALE

BASIC PAYMENT SCHEME

If you need advice regarding any aspect of the Basic Payment Scheme including your 2015/16 payment, 2017 application, mapping issues and transfer of land or entitlements please do not hesitate to contact us.

300 Non-SDA BPS Entitlements For Sale. Please enquire for further information on entitlements available, or to place entitlements for sale.

Lizzie Burton MRICS FAAV
01647 24831 / 07738 162673
lizzie@westcountryrural.co.uk

rpa
rural payments agency

FORTHCOMING LAND SALES;

FURTHER DETAILS AVAILABLE SHORTLY, TO BE SOLD BY PRIVATE TREATY UNLESS OTHERWISE NOTIFIED

30 acres Pasture Land with 9 acres Woodland, Bovey Tracey

Guide Price £300,000

11.5 acres Pasture Land with Buildings, Mary Tavy

Guide Price £125,000

70 acres Pasture Land with Buildings, available as a whole or in three lots, Bridford

Guide Price £500,000

9.5 acres Productive pasture Land, Peter Tavy

Guide Price £85,000

Barns with Permitted Development for Conversion to Residential, Mid Devon.

POA

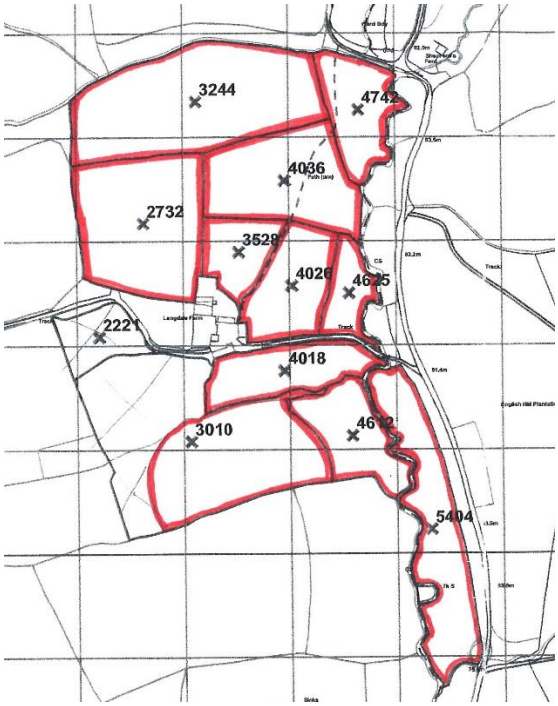
Further details of all lots will be made available shortly on our website, or please feel free to request a set of particulars in advance from the office on 01647 24831 or email lizzie@westcountryrural.co.uk

For a free, no obligation market appraisal of your property please get in touch with Lizzie Burton MRICS FAAV VRS Registered Valuer. West Country Rural is proud to be a local company with in depth knowledge of the local market and international marketing reach whilst providing a dedicated, individual, tailor-made agency service for our clients. No property too big or too small.

GRASS KEEP AVAILABLE

25 acres Summer Grass Keep, Dunsford

Fenced for cattle, sheep would need electric fencing, natural water supply included. Available for grazing and 1 cut for hay/silage.



Offers Invited

Also available; 50 - 100 acres grass keep at Morchard Bishop, fenced for cattle or sheep, available for 1 cut hay/silage subject to approved fertiliser application post cut and aftermath grazing

WANTED; Up to 75 acres grass land for grass keep arrangement or preferably Farm Business Tenancy, with or without buildings. Area sought between Longdown and Whimple along A30 corridor. Progressive, young farmer seeking opportunity.

Contact the office on 01647 24831
or Lizzie Burton 07738 162673

West Country Rural

Chartered Surveyors, Valuers and Land Agents

Our professional services include advice on and assistance with:

Valuations of residential, agricultural & commercial property for a variety of purposes

Inheritance Tax & Capital Gains Tax Planning, in conjunction with other professionals

RPA Basic Payment Scheme and Entitlement Trading

Countryside Stewardship Schemes

Fodder and Straw Agency

Landlord and Tenant matters

Arbitration and Dispute Resolution

Contract Farming arrangements

Grazing / Cropping licences

Compulsory Purchase and Compensation matters

Wayleaves and Easements

Rural Planning and Development

Diversification

Renewable Energy

Property Agency and Lettings

For more information please contact Lizzie Burton MSc MRICS FAAV
01647 24831 / 07738 162673 or lizzie@westcountryrural.co.uk

www.westcountryrural.co.uk

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FORTHCOMING SALES

For further details including up to date entries please
view our websites www.westcountryrural.co.uk or www.andrewlane.biz

Ongoing - Private Treaty sales of grass keep

Ongoing - Private Treaty sales of Basic Payment Scheme Entitlements

For more information contact Lizzie Burton 01647 24831 or 07738 162673 or
lizzie@westcountryrural.co.uk

Andrew Lane Ltd Sales;

Tuesday 4th April – at 2pm Grass Keep Auction - Land at Ashridge Park, North Tawton, Devon. 50 Acres in 2 lots

Saturday 15th April - Spring Collective Sale of Machinery & Implements at North Heale, Ashreigney, Chulmleigh, Devon. Entries invited of vintage & modern machinery, implements and agricultural sundries. Entries close for advertising 3rd April.

Thursday 27th April - Spring Devon Connections Sale at Hatherleigh Market, Devon EX20 3HT. Entries invited of pedigree, pure bred or cross bred 'Red Ruby' Devon cattle. In conjunction with Vicks Hatherleigh Market. This sale will follow the regular Thursday store cattle market (approx. 12 noon). Entries close for cataloguing 7th April 2017.

For more information contact Andrew Lane 01837 810845 or 07799 036143 or
ajlane1@btinternet.com

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in conjunction with

ANDREW LANE MRICS FAAV