



Annual Sale

of

EATING & MOWING GRASS

IN DERBYSHIRE

To Be Sold By Auction on

Monday 4th April 2022

At 3pm

In the Store Ring

The Agricultural Business Centre
Bakewell DE45 1AH

CONDITIONS OF SALE

1. The Auctioneers' usual Conditions of Sale will be exhibited in the Office during normal business hours beforehand and will be deemed to form with the under mentioned remarks and conditions, the Conditions of Sale. In case of inconsistency, the latter shall prevail.
2. The sale of grass keep shall be for the period given in the description of each lot.
3. All areas given are believed to be correct and no refund from the purchase price shall be made to the Purchaser should any discrepancy be discovered. The Licensee is deemed to have inspected the correct fields as detailed in the Sale Particulars.
4. The Purchase price due for the grass keep purchased shall be paid in full to the Auctioneers at the time of sale. No payment will mean no licence.
5. For the avoidance of doubt Sporting Rights are strictly excluded.
6. The Purchaser of grass keep will immediately after the sale sign a written agreement detailing the terms and conditions of the purchase. A copy of the relevant Agreement is available for inspection at the Auctioneers' offices.
7. The Licensee must be satisfied as to the condition of the boundary fences, hedges or walls prior to entering the land. The Licensee shall be responsible for ensuring the hedges, fences, walls, gates and other boundaries remain in no worse condition than they are at present and for overlooking his stock and preventing them from straying. The Licensor shall not be responsible for any loss or damage caused by stock straying.
8. All lots may be inspected at any reasonable time to suit prospective purchasers who must ensure that they have inspected the correct fields as detailed in the sale particulars.
9. For every lot the right is reserved for the Licensor to submit an application under the Basic Payment Scheme.
10. Prospective Licensees are advised to view a copy of the Licence which is available at the agent's office.

Lot 1**Mason Farm Matlock**

The land is situated around Mason Farm, which is approached off St Johns Road which is opposite the car park between Matlock and Matlock Bath

Estimated 17 acres

Mains water supply, the land may be mown or grazed by cattle or sheep

To be let from date of sale until the 31st October 2022

Lot 2

Bumper Castle Farm, Darley Dale

The land is situated behind Bumper Castle Farm on Bent Lane

Estimated 30 acres

Good natural water supply, the land may be grazed by cattle only

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Lot 3

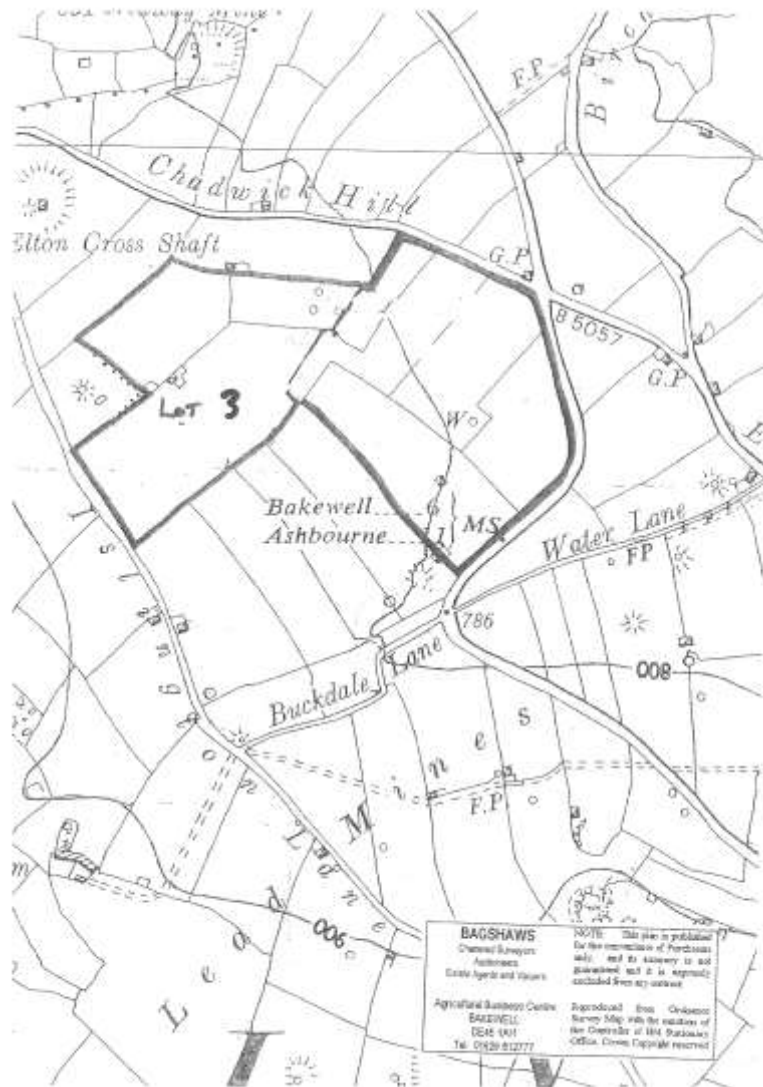
ELTON/ WINSTER

The land is situated on the Elton/ Winster crossroads with access off Islington Lane and Chadwick Hill.

Estimated 16.65 acres

Mains Water Supply and may be grazed/sheep only.
Not to be mown.

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Lot 4

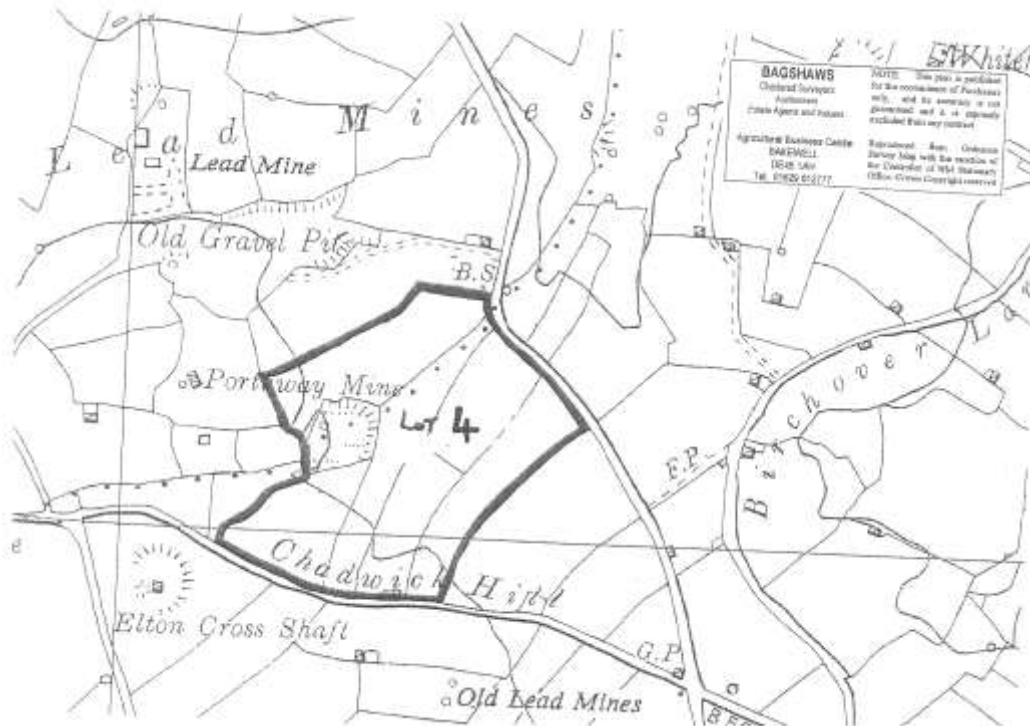
ELTON, NR. MATLOCK

The land is situated on Chadwick Hill with road frontage to both the B5056 Grange Mill Road and the Elton Road.

Estimated 9.897 acres

There is a Mains Water Supply which is on a meter and must be paid for by the licensee, but a temporary trough will need to be provided. The land may be mown or grazed by cattle/ sheep only.

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Lot 5

TOWNHEAD, HOPE

The land is situated off Edale Road, Hope taking the left hand lane before the narrow bridge.

Estimated 9.62 acres

Natural water supply. The land may be mown or grazed by cattle/ sheep only.

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