

## 126<sup>TH</sup> ANNUAL LETTING OF SUMMER GRAZING

### INCLUDING ANNUAL LICENCES, TENANCY OPPORTUNITY, AND JOINT VENTURE

#### BY INFORMAL TENDER (DEADLINES GIVE BELOW)

It is unfortunate that for a second year the Covid pandemic has meant we are not able to hold our summer grazing auction. Instead we are offering the usual selection of lettings **180 Acres in 8 Lots** on annual summer licences all by informal tender with a deadline on **11<sup>th</sup> March 2021**.

This year we also have the opportunity for a Farm Business Tenancy of **10.722 Acres at Hagworthingham** on some permanent pasture and a small joint venture opportunity **for sheep on 35 Acres at Moorby** where we request tenders by the **18<sup>th</sup> March 2021**.



Please Email [kateurry@robert-bell.org](mailto:kateurry@robert-bell.org) for all plans, schedules and Tender forms for all Lots.

## ANNUAL SUMMER GRAZING AND MOWING LICENCES

To be let by Informal Tender with a deadline of Thursday 11<sup>th</sup> March 2021 at 12 noon.

### LOT SUMMARY:

Plans and schedules available separately for collection from our Horncastle office or by email or by download from our website.

|              |  |   |
|--------------|--|---|
| <b>LOT 1</b> | <b>19.37 Acres</b><br>Let on behalf of Robert.L.H. Bell<br>The Grange Field<br>Let for cattle grazing  | <b>Mareham on the Hill</b><br>Well fenced and sheltered pasture in good heart. In two adjacent fields bisected by a good stream with mains trough, good catching pen, brick and tiles shelter   |
| <b>LOT 2</b> | <b>14.60 Acres</b><br>Let on behalf of Robert.L.H. Bell<br>The Horse Field<br>Let for cattle grazing or mowing with aftermath cattle grazing | <b>Mareham on the Hill</b><br>Well fenced in good heart. In one field that can run with lot 1. Water from stream.   |
| <b>LOT 3</b> | <b>6.48 Acres</b><br>Let on behalf of Robert.L.H. Bell<br>The Lake Field<br>Let for sheep grazing or mowing                                  | <b>Mareham on the Hill</b><br>In one field fenced for sheep and water from the lake.  |
| <b>LOT 4</b> | <b>15.94 Acres</b><br>Let on behalf of G.B.Grant & Sons<br>Cawkwell Hill Field<br>Let for cattle grazing                                     | <b>Cawkwell Hill</b><br>Sheltered Wold hillside grazing in two adjoining fields. Fenced for cattle with water from a stream.  |
| <b>LOT 5</b> | <b>13.69 Acres</b><br>Let on behalf of G.B.Grant & Sons<br>Cawkwell Yard Field<br>Let for cattle grazing                                     | <b>Cawkwell</b><br>Wold hillside field access via track from Bluestone Heath Road. Fenced for cattle with water from a mains trough.  |
| <b>LOT 6</b> | <b>7.39 Acres</b><br>Let on behalf of G.B.Grant & Sons<br>Cadwell Vale Field<br>Let for cattle grazing                                       | <b>Cadwell Vale</b><br>Sheltered valley behind Cadwell Racetrack and accessed via track from Bluestone Heath Road. Fenced for cattle with water from a mains trough.  |
| <b>LOT 7</b> | <b>31.26 Acres</b><br>Let on behalf of C.Simons & Son<br>Partney Fields<br>Let for cattle grazing.   | <b>Partney</b><br>Two fields either side of stream (adjoining but do not run together). Fenced for cattle with mains water and troughs to each field. The land is currently in Countryside Stewardship option GS2 which means all the land is managed with limited inputs and no supplementary feeding (other than mineral blocks). |

**LOT 8      57 Acres (plus 20acres)**  
Let on behalf of H.Roberts  
Furze Hill Farm  
57acres let for cattle or sheep grazing  
A further 20 acres of aftermath grazing is available once the licensor (owner) has removed their hay crop.  
*Viewing by Appointment with the Agents please.*

### **Hagworthingham**

A sizable block of grazing in 5 fields all running together. The land is in Countryside Stewardship GS2 which means all the land is managed with limited inputs and no supplementary feeding (other than mineral blocks).

Previously fenced with temporary electric wire and this fencing remains in situ ready for the next grazier to use provided they check it and supply the fencing unit.

Water from spring fed dyke.

The licensor (owner) is to implement fencing and water improvements over the next few years. This year to re-stone watering hole and fence roadside moving the gate to allow vehicles to pull off the road.

### **GRAZING LICENCE**

The Lots above are to be let on a summer grazing/mowing licence from **1<sup>st</sup> April 2021 until 31<sup>st</sup> October 2021** (*unless otherwise stated above*) between the Licensor (*the owner detailed by each lot above*) and the successful Licensee.

The licence will only permit grazing by cattle and/or sheep and/or mowing and removing the grass (*as detailed by each lot above*). The licence does not create any right of exclusive occupation nor interest in land

A Copy of the licence is available from the agents.

### **PAYMENT**

**The fee will be due in advance by 1<sup>st</sup> April 2021**

In the event the Licensee breaches the licence or does not remove their stock by the agreed date they could be liable for further charges.

### **ANIMAL HUSBANDRY AND RECORDS**

The Licensee will be responsible for the husbandry of their stock and for animal identification and movement recording and will provide the Licensor with such records.

### **LAND HUSBANDRY AND FERTILISER**

The Licensor will be responsible for maintenance of the Lot including the application of fertiliser and sprays. The Licensee can request the Licensor arranges fertiliser applications and if agreeable the Licensor will arrange these and pass the cost on the Licensee.

### **FENCING**

The lots are let as seen and the Licensee should check the fencing before grazing and be prepared to make repairs or add temporary fencing as required. The long-term repair and replacement is the Licensor's responsibility.

### **BASIC PAYMENT AND ENVIRONMENTAL SCHEMES**

The Licensor will claim BPS and any environmental schemes (*as detailed by each lot above*). The Licensee will need to abide by Cross Compliance and environmental scheme rules and indemnifies the Licensor for any breach caused by the Licensee or their stock.

# FARM BUSINESS TENANCY OPPORTUNITY

To be let by Informal Tender with a deadline of Thursday 18<sup>th</sup> March 2021 at 12 noon.

## LOT SUMMARY:

Plan and schedule is available separately for collection from our Horncastle office or by email or by download from our website.

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### LOT 9 10.722 Acres

Let on behalf of the Dales and Cheales Charity

*Previously let to the late David Scrimshaw*

### Hagworthingham

Two fields either side of the A158 abutting the River ymn. The field north of the road extends to 7.162 acres and the fields to the south 3.560 acres. Both are accessed directly from the main road.

The land is Grade III permanent pasture and being low lying next to the river is expected to remain in permanent pasture for mowing or grazing. The land offers much potential for environmental schemes.

There is no mains water or other services to the land. The land is not fenced but bounded by hedges or ditches.

The tenant will be permitted to enter into environmental agreements subject to the details being approved by the Landlord.

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## FARM BUSINESS TENANCY

The Lot is to be let on a Farm Business Tenancy (FBT) **commencing on 6<sup>th</sup> April 2021 for an initial term of 3 years** and thereafter from year to year unless either parties services notice in accordance with the statutory provisions.

The agreement will be based on the Lincolnshire Association of Agricultural Valuers bare land agreement and a copy is available from the agents.

## RENT

Potential tenants are invited to submit tenders for the initial rent. The rent will be payable half yearly in arrears on 5<sup>th</sup> October and 5<sup>th</sup> April in each year. Rent reviews will not be more often than every three years subject to the usual statutory provisions.

## BASIC PAYMENT SCHEME (BPS) INCOME

The tenant will be able to claim BPS on the eligible land. **The tenant will be required to purchase their own entitlements** as none are available. The Landlords agent will assist in the registration of the land and it is believed there are **4.34 ha eligible**. At the end of the tenancy the tenant will assist in the transfer of any entitlements or future rights to payments without charge.

Tenders should take into account they should receive an average income from BPS over the next 3 years of £74/ac. *Assuming the tenants total claim is less than £30,000.*

## COUNTRYSIDE STEWARDSHIP

The lot is not currently subject to any environmental scheme. The Tenant will be permitted to enter into a Countryside Stewardship scheme subject to the Landlords prior approval. Such approval will be subject to additional rent being paid reflecting the net income arising from the scheme.

## OUTGOINGS

The Tenant will be required to pay all drainage rates and any mains water charges or other outgoing.

## FENCING

There is no fencing but the tenant will be permitted to erect fencing and thereafter maintain. Provided there has been prior written approval from the Landlord, the tenant will be able to claim compensation at the end of the tenancy for such fencing.



### HUSBANDRY

The tenant will be responsible for putting and keeping the land free from weeds and in good heart. The tenant will be responsible for their animals.

### AGENTS FEES

The Tenant is to contribute £100 +VAT towards the agent fee for drawing up the FBT agreement.

### TENANTRIGHT AND DILAPIDATIONS

There will be no claims for tenantright nor dilapidations on entry.

### RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is let subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not. The Landlord reserves the right to all payments in this respect.

## JOINT VENTURE OPPORTUNITY

**Expressions of Interest by a deadline of Thursday 18<sup>th</sup> March 2021 at 12 noon.**

### GENERAL

Since the sad passing of Bob Sherriff of Cooks Farm, Moorby the family would welcome interest in a farmer joining them to assist managing the small but prolific sheep flock. This is a rare opportunity for an enterprising farmer (potentially young or a new entrant) to manage the sheep enterprise by making use of the current land and buildings and without the need to invest in the flock.

### CURRENT ENTERPRISE

Currently supporting a flock of 80 breeding ewes plus replacements. Usually lambing in batches from mid-January and into March. The meat has been sold direct to the consumer via farmers markets with a proportion also being sold through Louth market. The flock is grazed on the 35 acres at Cooks Farm with supplementary hard feed bought in as required. There is a lambing shed and the flock is housed on locally sourced straw and home grown forage.

### JOINT VENTURE AND PROCEDURE

The proposal is for a joint venture and the details of these are flexible and will depend on the applicant and their proposals. The following is only a guide for how this arrangement may work. We request interested parties put forward an **expression of interest by the deadline of the Thursday 18<sup>th</sup> March 2021 at 12 noon** to include:

- The name and contact details
- Brief CV and relevant experience
- Proposals for the flock.
- How this would be managed with their current commitments/work.

These will be short listed and then the applicants asked to meet at Cooks Farm for an interview. At this point they will be asked to tender for their management charge.

### APPLICANTS ROLE

The successful applicant would carry out the day to day husbandry of the sheep and land. They would arrange for the purchase of inputs and arrange the sale of the lambs. Their role would be carried out in a manner agreed with the owner. If the applicant wished to add value to the meat this could be separated out as their own enterprise e.g. re-establishing farmers markets or even alternative grazing enterprises.

### OWNERS ROLE

The owner would provide the flock, land, buildings and other equipment for the enterprise. They would cover the input costs and fund the enterprise. They could offer management advice.

### REMUNERATION

The applicant would be paid a management charge and then receive a share of profit which may be taken as a share of the flock. The output income would go to the owners account and then used to pay the inputs, the applicant's management charge. There would then be a small base rent taken by the owner before the balance (profit) was then shared with the applicant in a proportion to be agreed. Any loss would be borne by the owner with the applicant taking their management charge regardless. The Basic Payment is not part of the proposal and is retained by the owner.



CHARTERED SURVEYORS, AUCTIONEERS, LAND & ESTATE AGENTS

## ***AGRICULTURAL DEPARTMENT***

### ***Countryside Stewardship***

Last year we applied for around 2,900 acres to go into the Countryside Stewardship Scheme and with the scheme having been altered this year it is now more applicable to client's businesses. Even those who are already in High Level Stewardship can now apply for the Capital Grant. Please let us know if you wish to know more.

### ***Basic Payment Scheme***

Last year we applied for BPS on over 14,000 acres of land and offer more advice to farmers who submitted their own applications. We are now aware of how payments are to change in the coming 4 years so please let us know if you would like your payments assessing.

### ***The 2020 Year – a review by George Harrison:***

2020 has not been an easy year for our farming clients and will be remembered not just for Covid but for the weather and resulting poor harvest. We started with a record-breaking wet winter then spring was a record-breaking dry time and then harvest was effected by wind and rain and now the autumn has been wetter than usual. We are all ready for next year!

At Robert Bell and Company the agricultural department has welcomed Kate Urry who was only just able to find her feet before lockdown caused a dramatic change in how we worked! We were able to keep going during the first lockdown in our busiest period with Kate in the office having to virtually liaise with others for information from files. We are thankful to our clients who were equally resourceful in using new ways to communicate and provide the information we needed.

The year has seen much activity with various land sales including private deals and some with challenging complications to overcome! There have been claims to assist farmers affected by floods and the Viking Link scheme has now started with us assisting numerous effected landowners and solar farms are rearing their head again. The latter half of this year has also seen some tax planning discussions and valuations, for some reason!

We have seen more activity on environmental applications, and more interest in development or commercial lets on farms to make the most of assets. This is just the start of what will be a generational change in farming. Brexit has freed the UK from the infamous EU Common Agricultural Policy and this is to fundamentally restructure the subsidy schemes and shift support to environmental outcomes and other public goods. Added to the increased knowledge of carbon sequestration and interest in biodiversity offsetting there are many reasons for farmers and landowners to now take a step back to evaluate their businesses and assets and be prepared. We look forward to assisting our clients and giving them the advice, knowledge and support to take them forward.

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