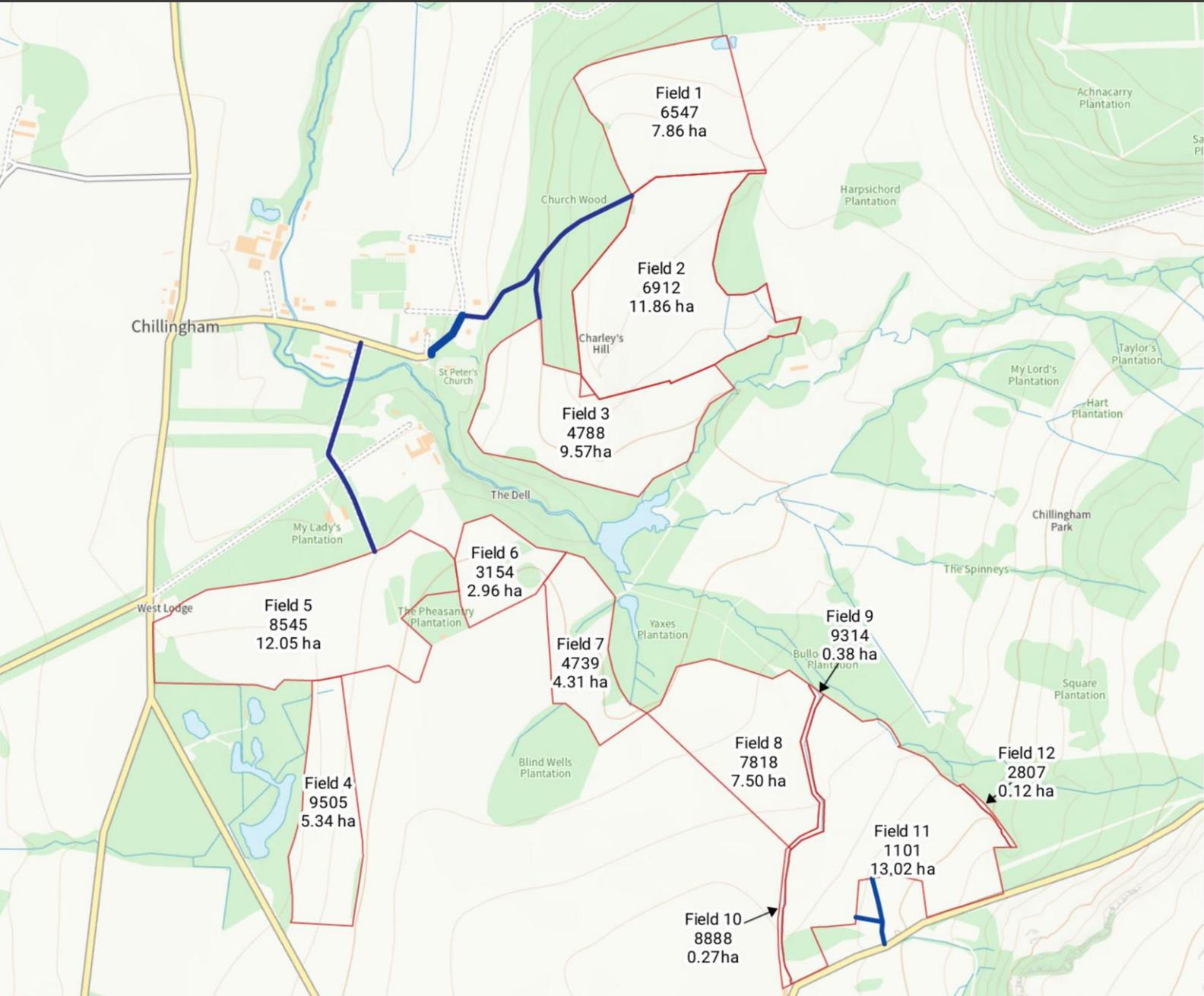


GRASSLAND AT CHILLINGHAM HOME FARM

Chillingham, Alnwick, Northumberland



75.24 ha (185.93 ac) or thereabouts
Productive grassland available as a whole or in lots

AVAILABLE – 15th APRIL 2024

TO LET

By Informal Tender



Grazing at Chillingham Home Farm

Chillingham, Northumberland

GENERAL DESCRIPTION

The land to be offered under a grazing/mowing licence by Informal Tender for the 2024 season forms part of Chillingham Home Farm (CHF).

The land comprises 75.24 Ha or thereabouts of permanent and temporary grassland, available as a whole or in certain lots (to be decided), with the main terms of the licence agreement detailed in these particulars.

LICENCE PERIOD

The licence will run from 15th April 2024 to 30th November 2024, subject to the following restrictions regarding when cattle and sheep can occupy the land.

Cattle: 15th April 2024 to the 31st October 2021

Sheep: 15th April 2024 to the 30th November 2024

Please note that if ground conditions are not suitable the introduction of livestock onto the land should be delayed or they must be removed prior to the stipulated end dates of the agreement (as appropriate).

LICENCE FEE

50% payable on the 15th April 2024

50% payable on the 31st July 2024

BUILDINGS/HANDLING FACILITIES

No buildings or handling facilities are included in the agreement and no access is permitted to the farmstead at CHF. Licensees must make their own arrangements for catching handling and sorting livestock using mobile facilities.

PERMITTED USE

1) Grazing only except for the following field which may be mown for silage or hay:

Field 8 – 7818 (East Bastle)

2) The following field can only be used for grazing sheep:

**Pt Field 2 - 6912 (Moor Dam)
(0.73 ha fenced off separately)**

3) The following field can only be used for grazing cattle:

Field 7 – 4739 (Little Hangar)

STOCKING RATES

Previously the land has supported grazing up to 50 cows and 650 ewes in conjunction with other land not included in the licence. The overall stocking rate will be limited to the equivalent number (109) of Livestock Units and the licensee must adhere to the stocking rate throughout the term of the licence and good farming practice to prevent overgrazing and/or poaching.

ACCESS

The access routes into the land are shown coloured blue on the plan. Access between the blocks of land must be managed carefully and the Licensee will be required to liaise with the Farm Manager for CHF on each occasion before moving livestock.

Field No.	OS Sheet Number	National Grid Number	Field Name	Total		Description
				Ha	Acres	
1	NU0626	6547	Buck Park	7.86	19.42	Permanent Grassland
2	NU0626	6912	Moor Dam	11.86	29.31	Permanent Grassland
3	NU0625	4788	Charlie's Hill	9.57	23.65	Permanent Grassland
4	NU0525	9505	Welsh Mires	5.34	13.20	Permanent Grassland
5	NU0525	8545	Cow Pasture	12.05	29.78	Permanent Grassland
6	NU0625	3154		2.96	7.31	Permanent Grassland
7	NU0625	4739	Little Hangar	4.31	10.65	Permanent Grassland
8	NU0625	7818	East Bastle	7.50	18.53	Temporary Grass
9	NU0625	9314	Bastle & East Bastle – Field Edge	0.38	0.94	Permanent Grassland
10	NU0624	8888	Bastle – Field Edge	0.27	0.67	Permanent Grassland
11	NU0725	1101	Bastle	13.02	32.17	Permanent Grassland
12	NU0725	2807	Adjoining Bastle	0.12	0.30	Permanent Grassland
Totals =				75.24	185.93	

Grazing at Chillingham Home Farm

Chillingham, Northumberland

DELINKED PAYMENT

The Licensor will retain the Delinked payment and any other subsidy payments relating to the land. The Licensee will be subject to an obligation not to breach any conditions would jeopardise these payments and will indemnify the Licensor against any such breach,

MANAGEMENT SCHEMES

The land is not entered into any Environmental Land Management Schemes.

FERTILISER

The Licensor will spread 1cwt of Nitrogen on land in spring 2024 when weather conditions permit. Regular soil testing of the fields is undertaken and if any of the land is to be mown, additional P & K may need to be applied to maintain the soil indices and this will need to be reflected in the licence fee tendered. Potential Licensees are therefore required to stipulate on the tender form the number of times they intend to take a cut.

REPAIRS AND MAINTENANCE

The Licensee is responsible for ensuring that the existing fences and boundary structures are adequate to contain their livestock. The Licensee will be responsible for repairing or replacing any damaged fences/boundary structures where the damage is caused by their livestock or machines.

WATER

The land is connected to private spring fed water supplies.

ASSIGNMENT

The Licence will not be assignable and sharing with possession will not be permitted.

MONITORING

The CHF Manager will undertake a daily visual inspection of the livestock to check for fallen stock and any obvious sick animals, unless they are unavailable due to sickness or holidays. When the Farm Manager is not available, the Licensee will be required to inspect the livestock daily.

The Licensee will have full responsibility for dealing with the following on a daily basis:

- Monitoring and attending to the welfare of the livestock
- Removal of fallen livestock
- Recovering escaped livestock

LIVESTOCK MANAGEMENT AND MOVEMENTS

The Licensee will, inter-alia, be required to:

- Provide full details of the numbers and type of stock kept on the land;
- Provide full details of any feed or supplements fed to stock on the land;
- Keep within the defined stocking rate;
- Prevent any poaching erosion and damage to the land;
- Not to bring onto the land any stock other than their own;
- Manage their animals on the land in accordance with the Welfare of Farmed Animals (England) Regulations 2007 (as amended) as appropriate and in accordance with the Statutory Management Requirements 13 (animal welfare) under the Cross-Compliance rules;
- Not to introduce any dangerous, unfit or diseased stock onto the land and to notify the appropriate Animal and Plant Health Agency local office of such information as is required
- Promptly remove any infected or troublesome animals from the land;
- Prevent their livestock from straying from the land and to notify the Licensor of any damage or defect to boundaries or enclosures by which stock can stray from the land.

FUTURE AGREEMENTS

Whilst the Licence Agreement is only for the period stated, the arrangement may be continued in the future subject to the performance and conduct of the Licensee, which will be reviewed annually.

TENDER PROCESS

Interested parties should request a Tender Form from the Agents. The Tender Form should be completed with the required information, including the proposed Licence Fee and returned to the Agents by the deadline of 5.00pm on Friday 22nd March 2024

VIEWINGS

Viewings are to be arranged strictly by prior appointment with the agents.

FURTHER INFORMATION

For further information or a copy of the Tender Form, please contact:

Oliver Stones MRICS FAAV

M: 07949 035181

E: oliver@alnwickfpc.co.uk

Emma Smith MRICS FAAV

M: 07378 381134

E: emma@alnwickfpc.co.uk

IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Interested parties should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for guidance only and do not constitute an offer or contract.

Brochure Reference: AFC/CHF/Grazing24 V.1| Particulars prepared: March 2024