



**Graham Watkins & Co.**

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

69 Derby Street, Leek  
Staffordshire, ST13 6JL  
Tel: 01538 373308  
Fax: 01538 399653  
Email: [info@grahamwatkins.co.uk](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

Contact Graham 07976 370894 or Robert 07929 946652

Draft Details Only – these details may be subject to alteration

## **GRAZING & MOWING TO RENT** **BY INFORMAL TENDER**

In the Following Lots

Lot 1 – 48.91 acres edged in Red

Lot 2 – 25.86 acres edged in Green

Lot 3 – 4.39 acres edged in Yellow

at Warslow Moors Estate, Pump Farm, Warslow,  
Buxton, Derbyshire, SK17 0JJ

On Behalf

Peak District National Park Authority

- Seasonal Grazing and Mowing



**TENDERS TO BE SUBMITTED BY 12 NOON ON  
THURSDAY 15TH APRIL 2021**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

### Directions

The land will be found a short distance from the market town of Leek. From our Leek office take the A523 Ashbourne Road for 4.4 miles then turn left at Bottomhouse crossroads onto the B5053 and stay on this road for approximately 7 miles; passing through the village of Onecote, continuing up onto Butterton Moor, to the village of Warslow where the land will be found as indicated by our 'For Rent' sign.

### Situation

The land is situated in the rural village of Warslow, in the Peak District National Park.

The location of the land is shown on the attached plan.

### Description

The three lots are offered for the 2021 season. This is an interim arrangement pending the re-letting of Pump Farm on a permanent tenancy basis in due course.

The land comprises a mixture of pastures and meadows. Much of the land is improved grassland. However, some areas comprise of more diverse species pastures in Lot 1 and meadows in Lot 2.

The farm was previously grazed with a herd of beef suckler cows and bagged silage was made from the meadows. There are no sheep net fences on the farm and the Authority wishes to continue to graze beef cattle and/or dairy stock.

The Authority's future objective for the land is likely to diversify its floristic and wildlife interest over a number of years. This is in line with Government policy to provide more 'public goods' from land. With this in mind, the Authority wishes to reduce the stocking rate on the land and move from silage production to hay or haylage production. The management requirements for this are described below.

No rolling, harrowing, spaying etc.

No supplementary feeding

Stock being turned out should be treated of site with wormers at least 10 days before and alternative treatments to avermectins should be sought in preference.

Stocking must not damage the soil structure or cause heavy poaching.

Small areas of bare ground on up to 5% of the field are acceptable. Take particular care when the land is waterlogged.

### Pasture management

Stocking rates

#### **LOT 1**

May to 15<sup>th</sup> July 12.9 ha @ 1.0 LU/ha – equivalent to 13 adult cattle

15<sup>th</sup> July to 31<sup>st</sup> October 12.9 @ 1.5LU/ha – equivalent to 19 adult cattle

#### **LOT 2**

May to 15<sup>th</sup> July 6.65ha @ 1.0 LU/ha - equivalent to 7 adult cattle

15<sup>th</sup> July to 31<sup>st</sup> October 6.65@ 1.5 LU/ha - equivalent to 10 cattle

#### **LOT 3**

May to 31<sup>st</sup> October 1.78ha @ 1.5 LU/ha - equivalent to 3 adult cattle

**Please Note for Lot 3** - It is preferred for cattle grazing but if you wish to graze with other livestock please indicate on the tender form **on Lot 3 only**.

The Authority reserves the right to adjust the above stocking levels and periods depending on the impact the grazing is having on the vegetation.

### Meadow management (marked in hatching on plan)

Meadows should not be grazed before cutting

Must not be cut before **15<sup>th</sup> July**.

Leave an uncut margin of at least 1m.

Meadows must be cut from the inside outwards to allow birds and animals to escape.

The crop needs to be tedded at least once and preferably twice or more to make field dried hay. If weather conditions are not suitable, the crop should be tedded at least once and haylage made.

Aftermath graze with cattle. Maximum stocking rate of 1.5LU/ha to achieve a sward height of between 3 and 8 cm by 31<sup>st</sup> October.

### Access

**LOT 1** – Access to the land by vehicle and foot will be through the farmyard. Work will be taking place over summer and autumn to refurbish the farmhouse and erect a machinery shed. Therefore the yard will again become a designated ‘building site’, at this point access will need to be by prior arrangement with Estate Ranger Tim Robinson Tel: 07887 666 570.

**LOT 2-** Access to the land by vehicle and foot will be through the gateway marked A on the Plan

**LOT 3** - Access to the land by vehicle and foot will be through the gateway marked B on the Plan

### Public Access

**LOTS 1 and 2** – There are well - used public footpaths crossing both these lots and therefore caution must be exercised in the type and nature of the stock introduced into the relevant fields. The footpath from Swainsley to Warslow can be particularly well used.

The licensee must have due regard to public safety in this respect and comply with the provisions of the Animals Act 1971.

### Water supply

**LOT 1-** mixture of natural and mains but mobile supply may also be required

**LOT 2** –mobile supply will be required

**LOT 3** –mobile supply will be required

### The Grazing and Mowing Licence Agreement

#### **(a) Main Provisions**

A copy of the Authority’s grazing and mowing licence is attached. Successful applicants will be required to sign two copies of the agreement prior to entering onto the land.

#### **(b)Entry and Possession**

The land is to be let and available from 1<sup>st</sup> May 2021 to 31<sup>st</sup> October 2021.

#### **(c)Basic Payment Scheme (BPS) Entitlements**

There are no payments relating to this land

#### **(d) Assignment and Subletting**

No assignment or subletting is permitted

#### **(e) Improvements**

The licensee will not be permitted to erect any buildings, handling pens or new fence lines on the land without prior consent from the landlord.

#### **(f) Machinery and equipment**

No machinery or equipment may be left on the land for a period of more than 7 days.

#### **(g) Farm Boundary Maintenance Liabilities**

The licensee will not be responsible for any boundary maintenance, repair or replacement.

#### **(h) Reservation to the landlord**

The Authority may wish to carry out the following during the period of the licence agreement

- i. Fencing and walling repairs and replacements
- ii. The creation of small ponds and scrapes to improve the wildlife habitat of the land.
- iii. The creation of any reasonable concession footpaths and allow educational access.

#### **(I) Subject to all Rights of Way, Easements and Wayleaves.**

#### Viewing arrangements and application procedure

- a) The land may be viewed at any time. No vehicles are allowed on the land, inspection must be on foot only.

Tenders and Expressions of Interest must be submitted by email to [Tenders@peakdistrict.gov.uk](mailto:Tenders@peakdistrict.gov.uk) to arrive by **12 noon, Monday 15th April 2021**

**If you do not have access to email, please ask Graham Watkins and Co to submit your application.**

b) The grazing and mowing licence will be offered to the applicants whose financial offer, breed, age and nature of cattle, farming system and are most likely to meet the Authority’s objectives set out in the Introduction section above. Assessment will be based on the following:

Price 50%  
Cattle 40%  
Conservation Interest 10%

c) Successful applicant(s) will be contacted by telephone by 17<sup>th</sup> April at the latest.

The information contained within these particulars is given in good faith but cannot be guaranteed. Applicants should assure themselves of the accuracy of any of the information contained herein by inspection and enquiry of the Authorities Estate Ranger — Tim Robinson on mobile 07887 666570. These particulars do not form any part of a contract or offer of a contract.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **Wayleaves and Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasia easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

### **Viewing**

At any reasonable time with a set of these particulars.



3. REFERENCES (to be followed up if you are offered the grazing /mowing licence)  
Please supply the name of two referees (Please note only one referee can be a relation)

First Referee: .....

Name: .....

Address: .....

.....

Postcode: .....

Telephone: .....

Occupation: .....

Relationship to applicant: .....

Second Referee: .....

Name: .....

Address: .....

.....

Postcode: .....

Telephone: .....

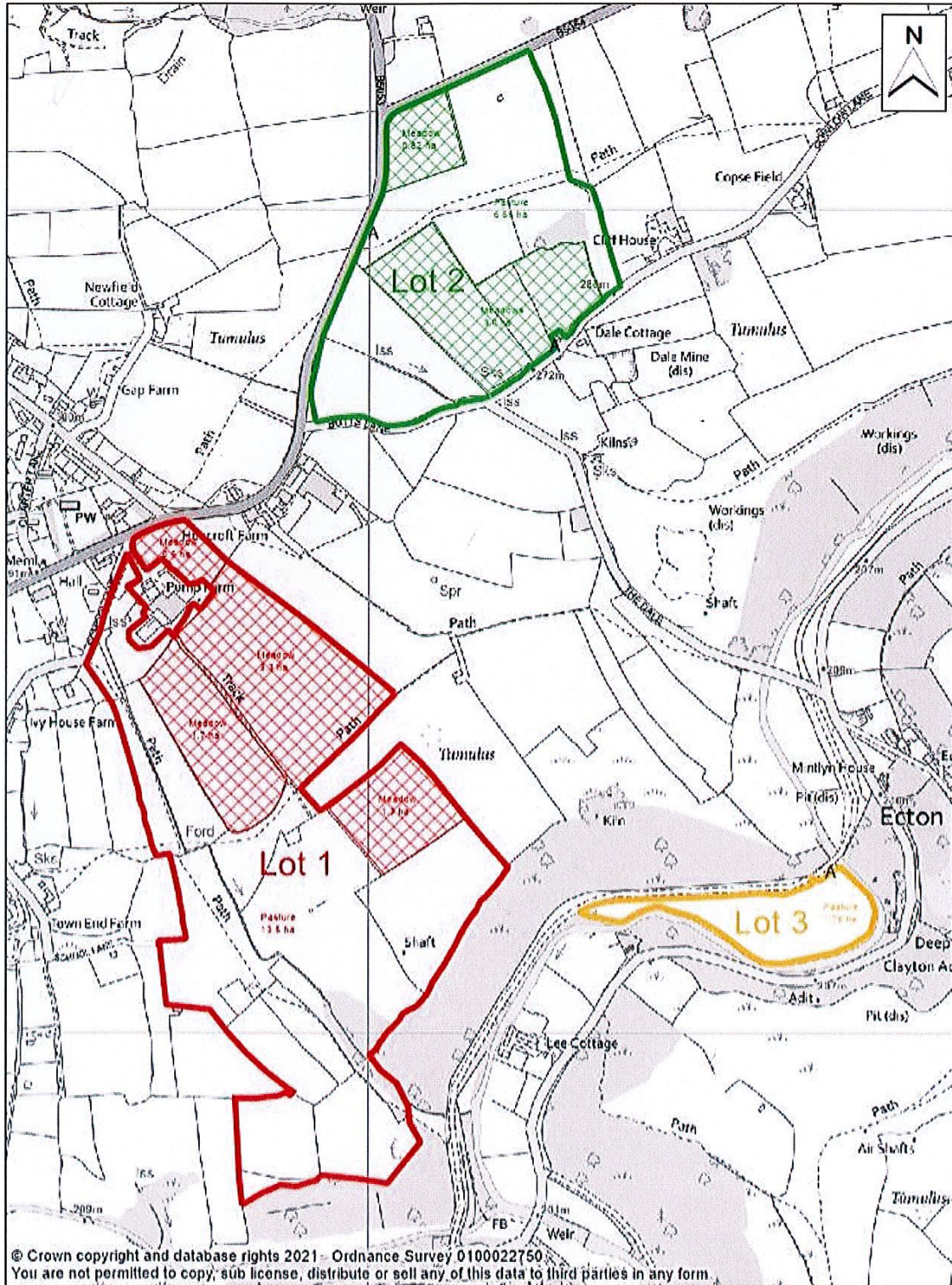
Occupation: .....


Relationship to applicant: .....

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved



Drawn by:	Robinson Tim	<b>Title:</b> Pump Farm, Warslow. Seasonal Grazing and Mowing 1st May to 31st October 2021	 <b>PEAK DISTRICT NATIONAL PARK</b>
Date:	25 March 2021		
Drawing No:			
Scale:	1:6500 at A4		