

2017 MARSH LETTING

Particulars and Conditions of Letting

of the

SEASON'S FEED

ON ABOUT

538.99 ACRES

(218 ha)

OF

GRAZING MARSHES

Situated at
Haddiscoe, Norton Subcourse, Carlton Colville, Worlingham,
Shipmeadow, Homersfield and Pulham St Mary

TO BE LET BY AUCTION

IN 16 LOTS

AT THE BELL INN, ST. OLAVES

ON TUESDAY MARCH 28TH 2017

AT 1 P.M. PRECISELY

Auctioneers:-

DURRANTS

10 New Market, Beccles, Suffolk, NR34 9HA

Tel: (01502) 712122, Fax. 01502 711198, e mail nicholas.rudge@durrants.com

Also at Halesworth, Southwold, Harleston and Diss.

GENERAL CONDITIONS FOR LETTING OF GRAZING RIGHTS

1. Licensor – means the person/owner of the land detailed in these particulars granting a Licence to graze.
2. The highest bidder shall be the hirer of the grazing rights for the grazing period as soon as he/she have complied with the conditions detailed in Condition 4 below. If any dispute arises between two or more bidders the lot in dispute may be put up again or not at the discretion of the Auctioneer, whose decision shall be final.
3. The Auctioneer reserves the right to refuse a bid, withdraw, amalgamate or sub-divide any lot and alter the order of letting. In particular the hirer of certain lots may be given the option to hire the immediately following lots at the same rate per acre, at the fall of the hammer. The right is also reserved for the auctioneer to bid on behalf of the Licensor up to a reserve price.
4. Immediately after the auction the successful bidder for each lot shall sign the Licence Agreement and **pay the licence fee for the whole period of hire** and, if required, find an approved surety. If payment of the total licence fee is not made by the end of the auction the Auctioneers reserve the right to re-offer the lot or lots.
5. Once Condition 4 has been complied with the grazier may take occupation of the land from the period 1st April 2017 – 31st October 2017 **(Unless stated otherwise in the grazing prescriptions at the rear of this catalogue and attached to the grazing licence)** for the purposes of grazing/mowing only. All stock to be removed by the 31st October 2017. **Grazing with cattle and sheep only.**
6. The hirer to pay the usual Marshman's charges, if applicable, at the rate announced at the auction.
7. No lot is to be sub-let or sub-sold.
8. The areas given in the details are taken from the Rural Land Register and are believed to be and shall be accepted as correct.
9. All lots are let **“as seen”** at the date of the auction and prospective hirers should take the opportunity to inspect the marshes prior to bidding.
10. **Prospective hirers should check with Durrants prior to the auction as to the availability of any particular lot, so as to avoid a possible wasted journey.**
11. Several lots will be let subject to the rights of driftway as now used.
12. The Sporting and Fishing Rights (if any) attached to the lots are specifically excluded from the letting.
13. All lots are situated within the Broads Authority Area. Some lots may be entered into the Entry Level or Higher Level Stewardship Schemes or a SSSI (Site of Special Scientific interest) and all payments are paid direct to the owners. The various schemes the lots are entered into are as detailed next to each lot and in the grazing prescriptions within the catalogue. The Hirer will be required to observe the guidelines of these Schemes. Should any part or the whole of any grant payment be withheld as a result of the actions of the hirer, the hirer will be required to compensate the owner for any loss incurred.
14. **Basic Payment Scheme**
The hirer to indemnify the licensor against any deductions or penalties applied to any payment claimed by the licensor under the Basic Payment Scheme or under any Rural Development Regulation scheme arising from any action or omission by the licensee including any breach of the cross compliance requirements in relation to the Basic Payment Scheme or any Rural Development Regulation scheme including the Statutory Management Requirements Good Agricultural and Environmental Condition requirements.
15. The Licensor will be responsible for the mowing/topping or spraying of spear thistle, creeping or field thistle, curled dock, broadleaved dock and ragwort, and to otherwise maintain the land in good agricultural and environmental condition.
16. The letting is subject to these general conditions of letting and the licence agreement, copies of which are available for inspection at Durrants' 10, New Market, Beccles office during normal office hours. Any dispute between the parties with regard to the conditions of hire by either party shall be referred to the auctioneer whose decision shall be final.
17. Mowing for Hay/Silage: Where mowing of the marshland is permitted the licensee will provide to the licensors agents details of the number of bales or tonnage of grass removed from the marsh and the dates on which this was completed.
18. The licensee will keep records of stocking numbers and grazing dates and provide these to the licensors agents at the end of the letting period.

Haddiscoe Level

For Mrs J Palmer

Lots 1 and 2 are both initially accessed via Lound Dam, a hard track leading from Low Road, Haddiscoe. Lot 1 is accessed via a short driftway over a single marsh with Lot 2 accessed by a further track as shown brown on the plan. The two lots are connected by gated bridges over the dykes and have benefitted from recent upgrading works including routine spraying, new gates and wing fencing and ditch clearing. Both lots also benefit from a cattle collection pen.

Lot	Field No	Ha	Acres	Let Acres	HLS/ELS Option
1	TM 4597 6728	4.50	66.86	66.85	HK 10
	TM 4597 7514	3.41			HK 10
	TM 4597 8505	3.50			HK 10
	TM 4597 9914	3.00			HK 10
	TM 4697 1331	7.86			HK 10
	TM 4697 2651	4.79			HK 10
		27.06			

2	TM 4697 1305	5.13	38.94	38.90	HK 10
	TM 4697 3224	3.10			HK 10
	TM 4697 4236	1.16			HK 10
	TM 4697 4618	3.94			HK 10
	TM 4697 5637	2.43			HK 10
		15.76			

For Mr B Pierson

Lot 3 is accessed directly off Lound Dam, a hard track leading from Low Road, Haddiscoe.
Marshman: Mr. P Harvey, 3 Beccles Road, Haddiscoe, (Tel: 01502 677459)

3	TM 4596 1856	2.74	6.77	6.75	
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Lot 4 is accessed directly off A143

Marshman: Mr. P Harvey, 3 Beccles Road, Haddiscoe, (Tel: 01502 677459)

4	TM 4598 3229	0.85	7.39	7.35	
	TM 4598 3323	2.14			
		2.99			

Norton Subcourse

For James Cargill (Norton Farms) Ltd

Lot 4A is accessed via a driftway over two marshes from the hard track known as New Dam off Low Road, Norton Subcourse.

4A	TM 4200 3763	1.88	4.65	4.65	
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Carlton Colville

For Mr A W West

Lot 4B is accessed via Burnt Hill Lane, Carlton Colville

4B	TM4992 5486 Pt.)		66.84	66.80	EK2
	TM4992 5666 Pt)				EK2
	TM4992 6970 Pt.)				EK2
	TM4992 8056 Pt.)	11.33			EK2
	TM.5092 0933	1.02			HK10
	TM.5092 1227	0.55			HK10
	TM.5092 1715	0.74			HK10
	TM.5092 1740	0.80			HK10
	TM.5092 2131	1.57			HK10
	TM.5092 2144	0.40			HK10
	TM.5092 2220	0.83			HK10
	TM.5092 2438	0.58			HK10
	TM.5092 2549	1.15			HK10
	TM.5092 2826	0.90			HK10
	TM.5092 3333	0.76			HK10
	TM.5092-4645	1.49			HK10
	TM.5092-5435	1.16			HK10
	TM.5092-5841	0.53			HK10
	River wall & folding	<u>3.24</u>			HK10
	27.05	HK10			

Worlingham

For Mallard Enterprises Ltd

Lots 5 to 9 are accessed via a track from Marsh Lane, Worlingham

The marshes are not fenced and prospective hirers should take the opportunity to inspect the marshes prior to bidding.

All the marshes have recently been weed wiped and cut to control the rush.

The gateways have benefited from recent repair works.

5	TM 4591 0534	1.44	28.10	28.00	HK 9
	TM 4491 9540	4.47			HK 9
	TM 4491 8644	1.63			HK 9
	TM 4491 8354	<u>3.83</u>			HK 9
		11.37			

6	TM 4491 7860	2.59	22.56	22.50	HK 9
	TM 4491 7263	3.93			HK 9
	TM 4491 7068	<u>2.61</u>			HK 9
		9.13			

7	TM 4491 6472	5.30	26.32	26.30	HK 9
	TM 4491 5976	<u>5.35</u>			HK 9
		10.65			

8	TM 4492 6201	2.52	67.63	67.60	HK 9
	TM 4491 5183	2.41			HK 9
	TM 4491 3968	2.64			HK 9
	TM 4491 3052	4.95			HK 9
	TM 4491 0550	5.81			HK 9
	TM 4491 0235	2.61			HK 9
	TM 4491 0226	1.25			HK 9
	TM 4491 2429	<u>5.18</u>			HK 9
		27.37			

9	TM 4491 6420	2.08	28.47	28.40	HK 10
	TM 4491 7017	2.25			HK 10
	TM 4491 7614	1.54			HK 10
	TM 4491 8412	3.86			HK 10
	TM 4491 9611	1.33			HK 10
	TM 4490 9097	0.46			HK 10
		11.52			

For Messrs T A Graham

Lot 9A is accessed via a track from Marsh Lane, Worlingham

9A	TM4590 3490	2.60	64.56	64.55	
	TM4591 2201	2.95			EK2
	TM4591 3802	2.49			
	TM4591 0711	2.09			
	TM4591 1503	1.63			EK2
	TM4591 3628	2.96			EK2
	TM4591 4922	5.40			
	TM4591 1426	2.02			
	TM4591 2730	1.85			EK2
	TM4591 2140	2.14			
		26.13			

Shipmeadow

For Mrs D Bye

Lot 10 is accessed via a track off Low Road, Shipmeadow

10	TM 3890 1460	1.72	9.66	9.65	EK2
	TM 3890 0850	1.15			EK2
	TM 3890 1142	0.16			EK2
	TM 3890 1342	0.54			EK2
	TM 3890 0839	0.34			EK2
		3.91			

Homersfield

For Mrs D Bye

Lot 11 is accessed directly off the B1062, onto the front field near the woods.

The first three fields in the list (TM 2885 9295, TM 2885 7985 and TM2885 7289) are upland grass.

11	TM 2885 9295	2.32	64.40	64.40	
	TM 2885 7985	0.16			
	TM 2885 7289	1.03			
	TM 2886 8503	3.42			
	TM 2886 8921	8.31			
	TM 2886 7424	1.75			EK2
	TM 2986 2334	0.21			EK2
	TM 2886 5912	0.82			EK2
	TM 2986 3658	2.06			EK2
	TM 2986 3045	2.18			EK2
	TM 2986 2141	0.82			EK2
	TM 2986 1342	2.98			EK2
		26.06			

Pulham St Mary

For Copyfarm (Blackmore) Ltd

Lot 12 is accessed direct from the frontage road.

Water is available from the Beck.

Recent fencing work has been undertaken by the landowner.

12	TM 2184 3986	2.03	26.51	26.50	
	TM 2184 4094	2.99			
	TM 2184 7662	3.32			
	TM 2184 7356	2.99			
		10.73			

For M G & J A Griffin & Son

Lot 13 is located on the opposite side of the road to Lot 12 but under Crossingford Bridge there is shallow water and a gate which if opened gives access to Lot 12.

13	TM2284 1037	2.95	9.79	9.79	
	TM2284 1940	1.03			
		3.96			

Management Prescriptions

HK9 - Maintenance of Grassland for Breeding Waders

The following rules apply across the whole area being managed under this option.

- Manage the sward by grazing and cutting to achieve a sward height of between 5cm and 15cm in November.
- Manage the grassland to achieve the indicators by grazing with cattle for at least 6 weeks between April and September or cutting and removing field-dried hay after 15 July. /In years when hay is taken graze the aftermath in autumn. Where spring grazing takes place exclude livestock at least 7 weeks before cutting for hay.
- Field operations and 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.
- Do not cut hay or silage before 30 June and always leave at least 10% uncut. This need not be the same 10% each year.
- Do not exceed a stocking density of 0.75 LU/ha between 1 April and 31 May across each field .
- Do not apply fertilisers, organic manures or waste materials (including sewage sludge) unless specifically agreed in writing with your Natural England adviser .
- Supplementary feeding is confined to the feeding of mineral blocks. Feeders and troughs must not be used. All feeding sites should be moved regularly to minimise damage to soils and vegetation and must never be placed on historic features. Care must be taken to avoid damage by vehicles. .
- Do not graze between 30 November and 28 February unless you have agreed a stocking and supplementary feeding strategy with your Natural England adviser.
- Allow ditch edges to be grazed.
- Do not work on in-field ditches between 1 April and 31 August (Please note that if your ditches are subject to ELS management EB6/7 further timing restriction will apply and will need to be adhered to). This does not apply to main ditches currently maintained by the Internal Drainage Board.
- Ploughing, sub-surface cultivation and reseeding are not permitted.
- Do not top, roll or harrow between 1 October and 30 June. Do not treat more than 30% of the total grassland area in any one year, and always leave a minimum of 5% tussocks / longer grass.
- Do not allow birds to be disturbed between 1 October and 28 February by walkers (except on public rights of way or open access land) or by other recreational or non-essential activities unless you have agreed a strategy with your Natural England adviser.
- Control undesirable species such as Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Ragwort and Common Nettle so that by year 3, their cover is less than 5% of the area. Agree all methods of control with your Natural England adviser.
- Do not allow birds to be disturbed between 1 March and 30 June by walkers (except on public rights of way or open access land) or by other recreational or non-essential activities unless you have agreed a strategy with your Natural England adviser.
- Manage water levels between 1 March and 31 May to provide the wet conditions required by the target waders and wildfowl using existing or new sluices, bunds or pumps.
- Do not de-silt any one field ditch more frequently than 1 year in 5. De-silting should remove silt only and not cut into the bank profile unless you have agreed otherwise in writing with your Natural England adviser.

HK 10 – Maintenance of wet grassland for wintering waders and wildfowl

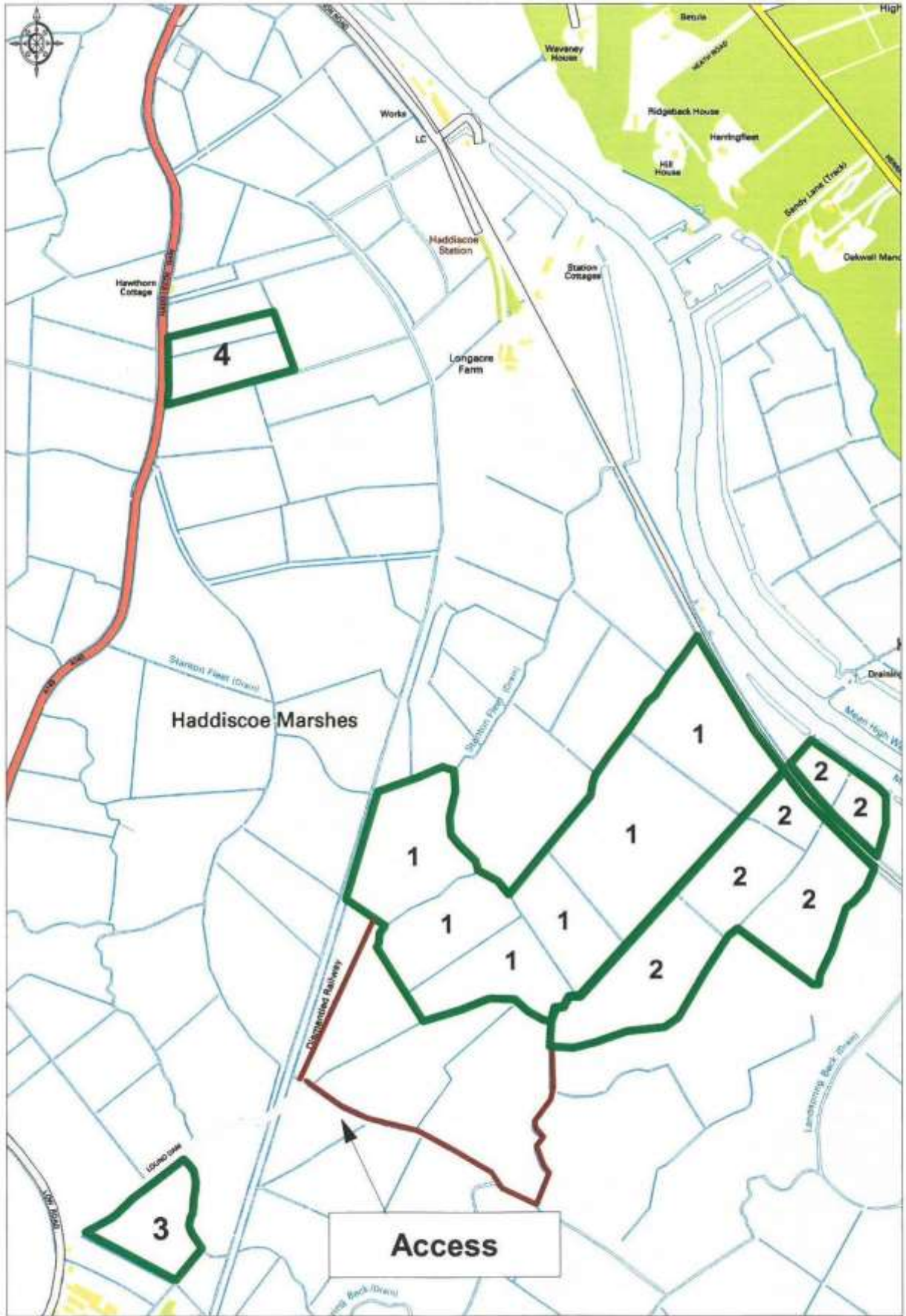
The following rules apply across the whole area being managed under this option.

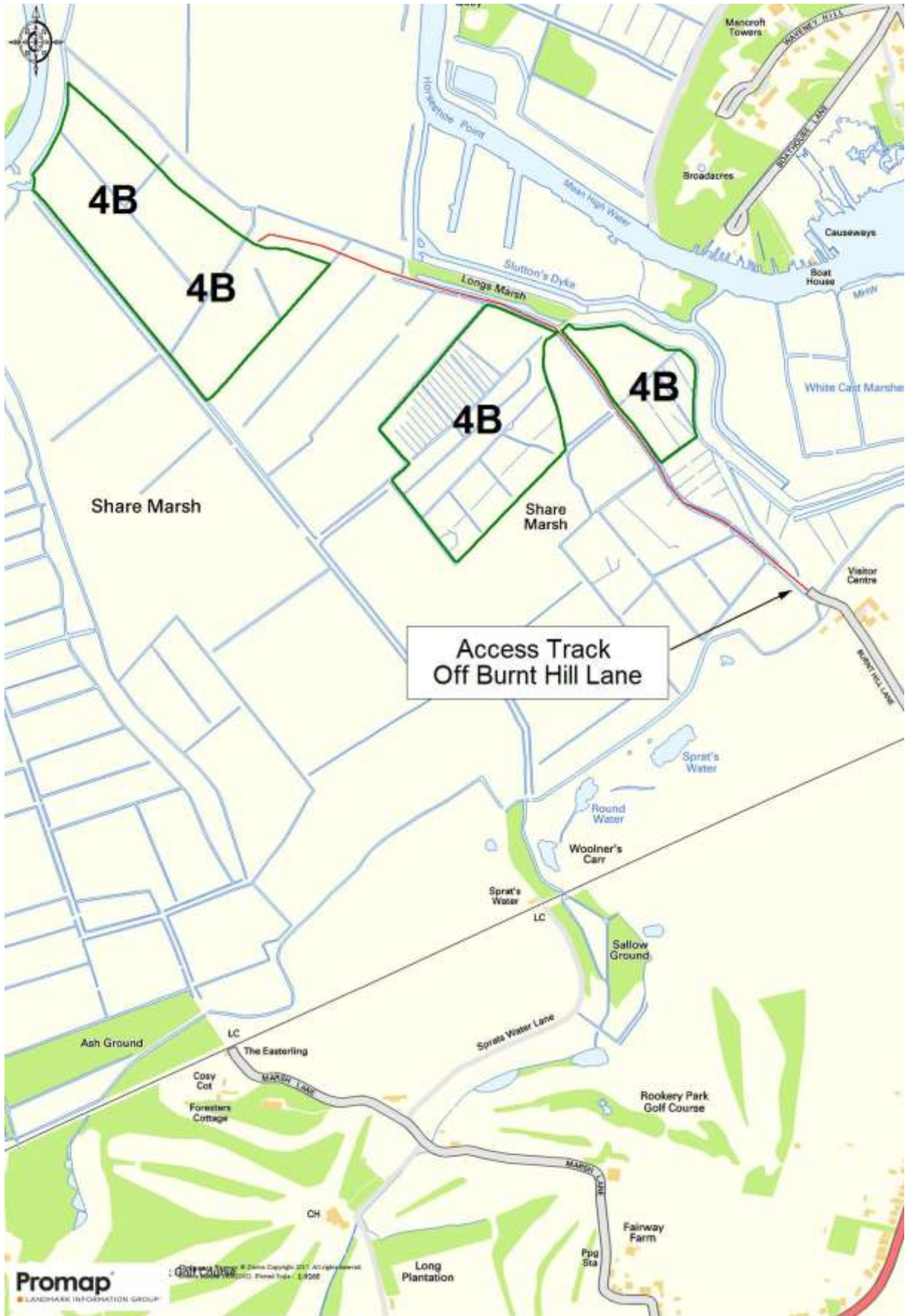
- Manage the sward by grazing and cutting to achieve a sward height of between 5cm and 15cm in November.
- Manage the grassland to achieve the indicators by grazing with cattle for at least 6 weeks between May and September / cutting and removing field-dried hay after 15 July. In years when hay is taken graze the aftermath in autumn .
- Field operations and 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.
- Do not apply fertilisers, organic manures or waste materials (including sewage sludge) unless specifically agreed in writing with your Natural England adviser .
- Supplementary feeding is confined to the feeding of mineral blocks. Feeders and troughs must not be used. All feeding sites should be moved regularly to minimise damage to soils and vegetation and must never be placed on historic features. Care must be taken to avoid damage by vehicles. .
- Do not graze between 30 November and 28 February unless you have agreed a stocking and supplementary feeding strategy with your Natural England adviser.
- Do not work on in-field ditches between 1 April and 31 August (Please note that if your ditches are also managed under ELS EB6/7 further timing restrictions will apply and will need to be adhered to). This does not apply to main ditches currently maintained by the Internal Drainage Board.
- Ploughing, sub-surface cultivation and reseeding are not permitted.
- Do not top, roll or harrow between 1 October and 30 June. Do not treat more than 30% of the total grassland area in any one year, and always leave a minimum of 5% tussocks / longer grass.
- Do not allow birds to be disturbed between 1 October and 28 February by walkers(except on public rights of way or open access land) or by other recreational or non-essential activities unless you have agreed a strategy with your Natural England adviser.
- Control undesirable species such as Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Ragwort and Common Nettle so that by year 3, their cover is less than 5% of the area. Agree all methods of control with your Natural England adviser.

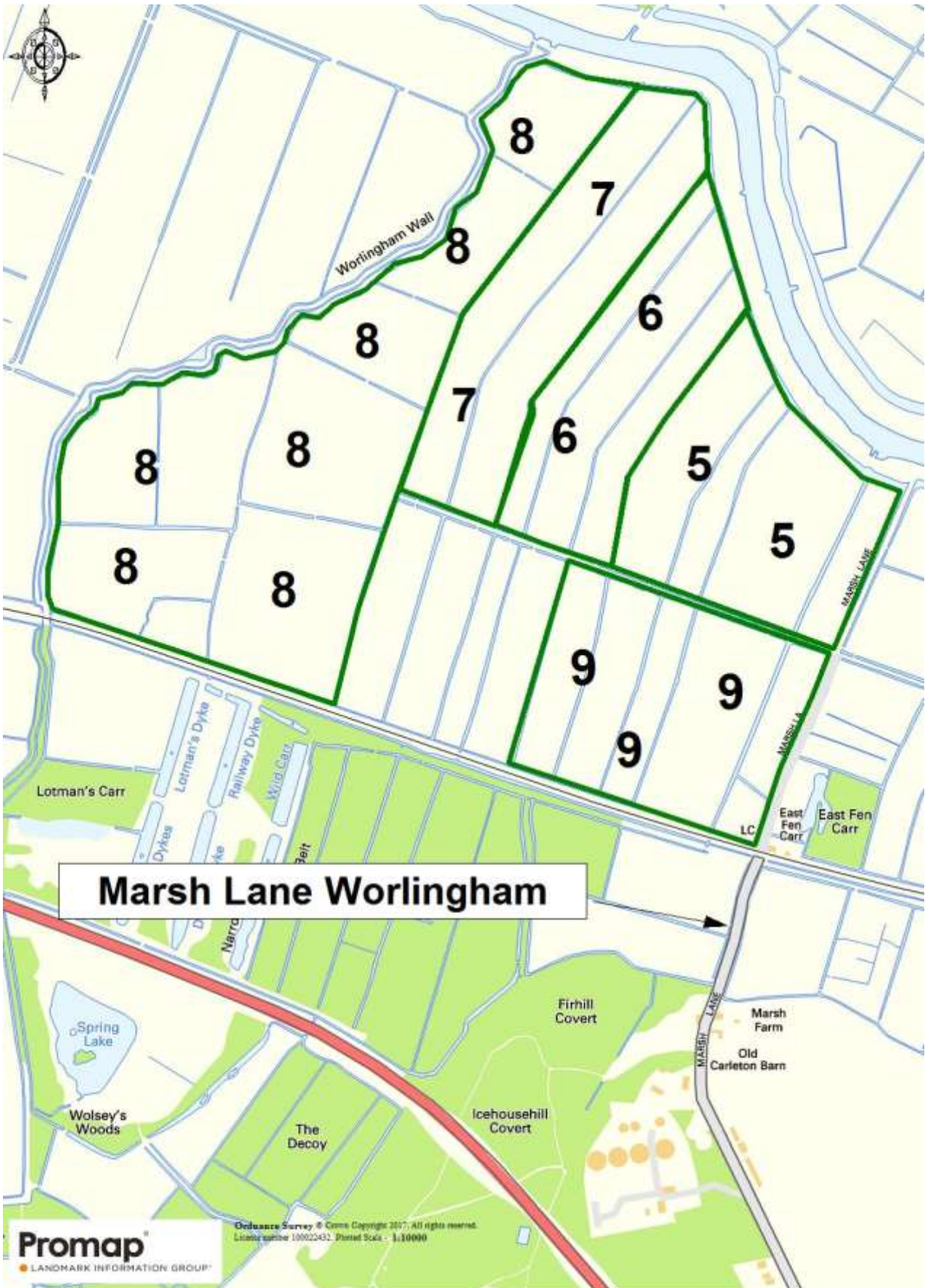
EK2 – Permanent grassland with low inputs

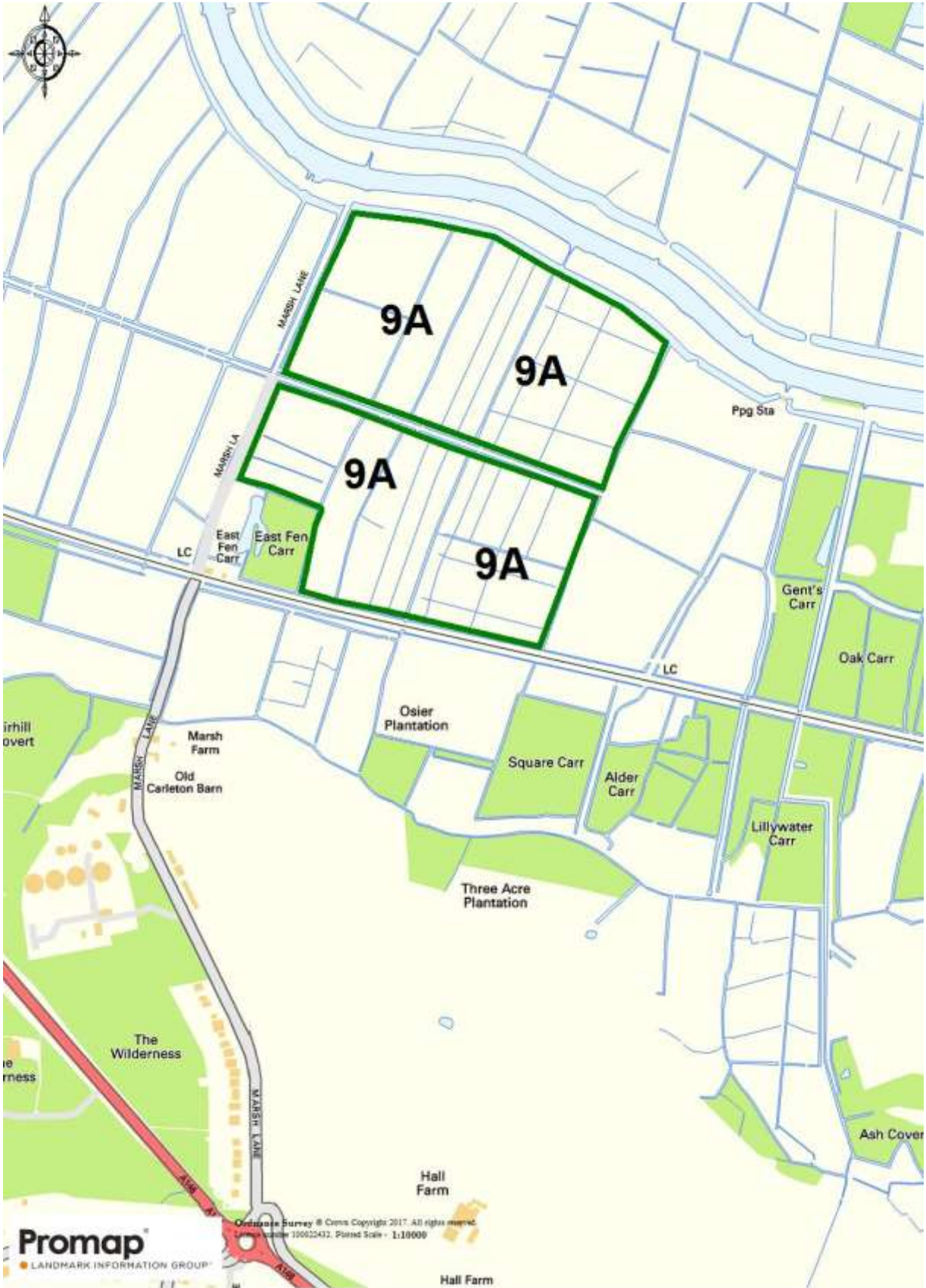
The following rules apply across the whole area being managed under this option.

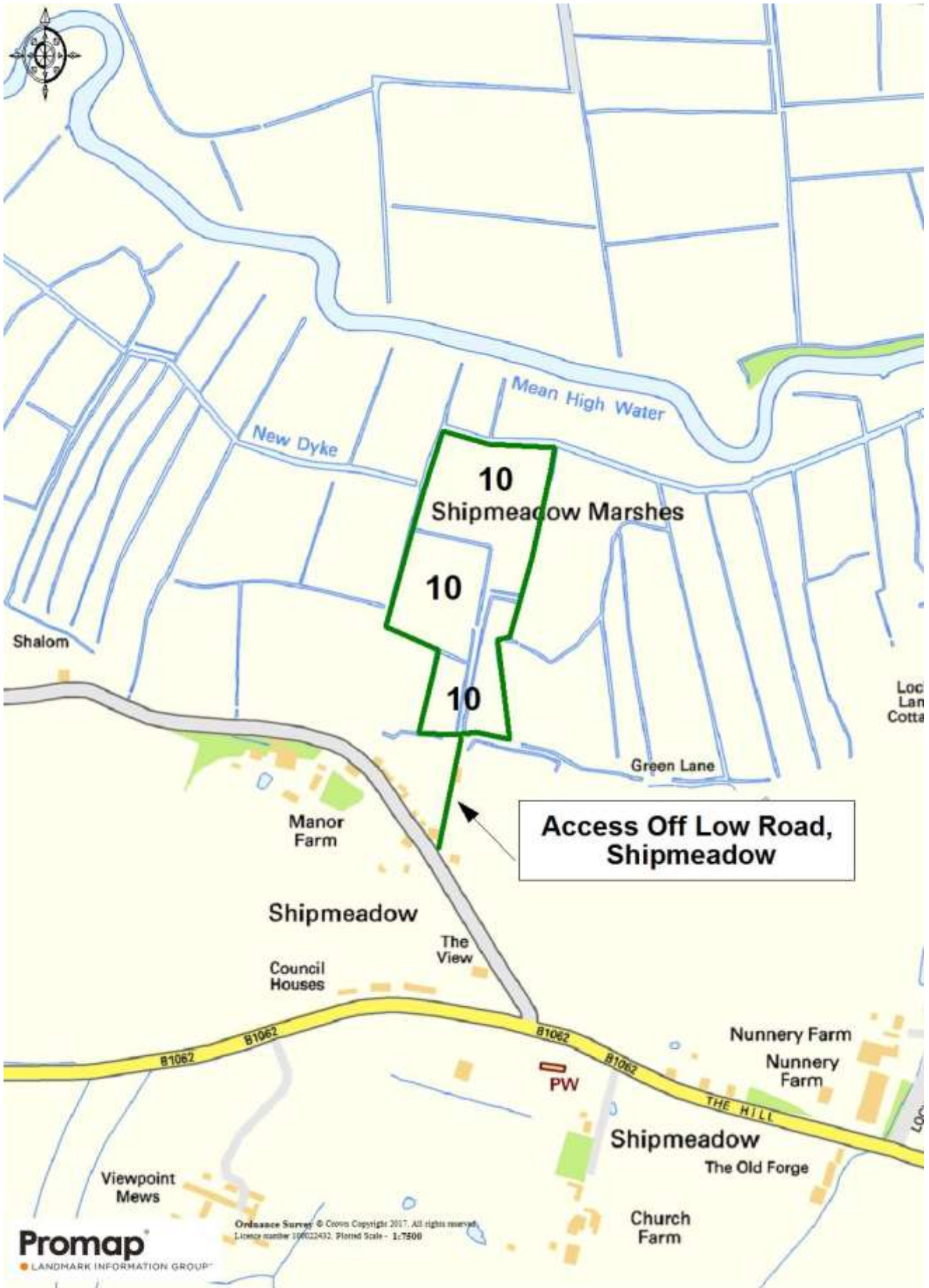
- Maintain as grass. Do not plough, cultivate or re-seed. „
- Manage by grazing and/or cutting, but do not cut between 1 April and 31 May. You must remove any cuttings. „
- Maintain a sward with a range of heights during the growing season so that at least 20 per cent of the sward is less than 7 cm and at least 20 per cent is more than 7 cm, to allow plants to flower and to provide a more varied habitat. You do not need to maintain this height variation when the field is closed or shut up for a cut of hay or silage. „
- Do not top at any time, except in patches to control injurious weeds (ie creeping and spear thistles, curled and broad-leaved docks or common ragwort); invasive non-native species (eg Himalayan balsam, rhododendron or Japanese knotweed); bracken or areas dominated by rushes. „
- Where scrub is present prevent further encroachment by grazing, mowing or topping. „
- Do not harrow or roll between 1 April and 31 May. „
- Supplementary feeding is allowed, but move feeders as often as required to avoid poaching. Do not feed on or next to archaeological features, steep slopes, footpaths or watercourses. „
- Do not apply more than 50 kg/ha nitrogen per year as inorganic fertiliser. Where animal manures are applied, either alone or in addition to inorganic fertilisers, the total rate of nitrogen must not exceed Low input permanent pasture can have a wide range of benefits for biodiversity, archaeology and resource protection © Natural England/Matt Wilmot Contents Entry Level Stewardship – Fourth Edition January 2013 91 Section 3 100 kg/ha nitrogen per year. Only apply during the growing season, provided no birds are nesting in the field and ground conditions are dry enough to prevent soil compaction. If your current manure and fertiliser application rates are less than this, you must not increase applications. You may find it useful to refer to the table in Appendix 3 showing average total nitrogen supplied by various manures. „
- Only apply herbicides to spot-treat or weed-wipe for the control of injurious weeds (ie creeping and spear thistles, curled and broad-leaved docks or common ragwort); invasive non-native species (eg Himalayan balsam, rhododendron or Japanese knotweed); or bracken.

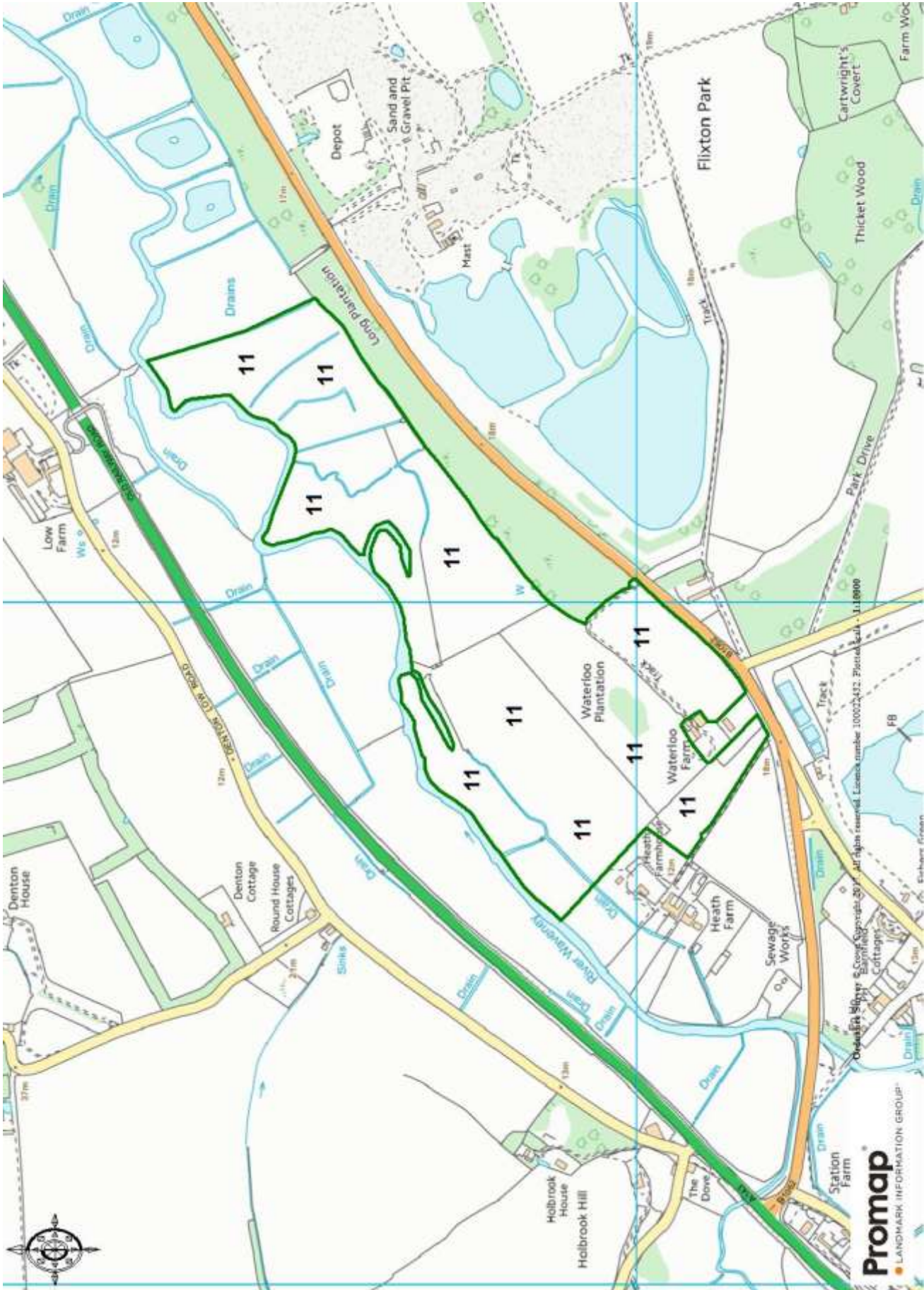














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- Sale completely managed by Durrants on international bidding platforms.
- Monies collected by Durrants from the purchaser and paid by BACS or Cheque within 10 to 14 days of the sale closing.

THURSDAY 22ND June 2017 – ONLINE MACHINERY SALE

Entries now being taken and forms available from www.durrants.com. Closing date for entries 15/06/17

TUESDAY 23RD MAY 2017 – COLLECTIVE SALE OF FARM MACHINERY, CONTRACTORS PLANT AND BUILDING MATERIALS, SMALLHOLDER'S AND VINTAGE MACHINERY AND EQUIPMENT

Entries now being taken and forms available from www.durrants.com. Closing date for entries 8/5/17

WEDNESDAY 7TH JUNE 2017 - SALE OF FARM MACHINERY AND EQUIPMENT

At Rose Farm, Spexhall, on instructions received from Messrs Veasy and Foster

Entries now being taken and forms available from www.durrants.com. Closing date for entries 19/5/17

Please contact Richard Prentice at our Diss office to discuss the online machinery sale 01379 646602 and Nicholas Rudge at our Beccles office to discuss the Dove and Spexhall sales 01502 712122.

Email: machinery@durrants.com

DURRANTS

SINCE 1853



LAND AND PROPERTY AUCTION

Tuesday 28th March 2017 at 1pm



LOT 1 – 3.05HA (7.53 ACRES) GRASSLAND OFF LOW ROAD, HADDISCOE

GUIDE PRICE: £40,000*

A level grass field with two separate gated accesses off Low Road. Principally hedged boundaries to the road and to the east with part hedge and part dyke boundaries to the remainder.

Tel Beccles 01502 712122

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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