

WINTER SHEEP GRAZING | BRICKYARD

CHURCHSTOKE | MONTGOMERY | POWYS | SY15 6SR



132.42 acres (53.59 ha) of established grassland available for winter sheep grazing.
Available from 3rd November 2026 to 31st January 2027.
Offered by informal tender, with bids invited on a £ per acre basis.

TO LET BY INFORMAL TENDER



- **132.42 (53.59 ha) of established all-grass land arranged across 9 fields**
- **To Let by Informal Tender**
- **Maximum stocking of 500 lambs or 400 ewes.**
- **Very good, well-maintained sheep fencing throughout**
- **Defined winter grazing period from 3rd November 2026 to 31st January 2027**
- **Tender Deadline Monday 2nd November 2026**

A SUBSTANTIAL WINTER GRAZING OPPORTUNITY

Halls is pleased to offer an attractive and substantial winter sheep grazing opportunity at Brickyard, Churchstoke, extending to approximately 132.42 acres (53.59 hectares).

The holding comprises nine fields of established grassland, providing a sizeable block of winter grazing suitable for sheep producers seeking additional grazing ground for the forthcoming winter season. The land benefits from very good fencing, good-sized field gateways and roadside access to the majority of the fields, together with water provision across the holding.

Conveniently arranged on both sides of the A489, the land offers a practical grazing opportunity with a straightforward field layout. The southern section benefits from natural water, while the vendor will arrange for the connection of the water troughs serving the northern section.

The ground is undulating in nature but remains fairly flat overall. The grassland was last cut for silage approximately three to four weeks before preparation of these particulars.

Available for a defined grazing period from 3rd November 2026 to 31st January 2027, the holding provides an opportunity for sheep producers to secure a substantial area of established grassland for the winter months. Maximum permitted stocking is 500 lambs or 400 ewes, subject to the agreed grazing arrangements.



KEY PROPERTY HIGHLIGHTS

- 132.42 acres of established all-grass land.
- Extending to approximately 53.59 hectares.
- Arranged across nine fields.
- Very good, well-maintained sheep fencing throughout.
- Many perimeter boundaries benefit from double fencing.
- Natural water available to the southern section.
- Water troughs in the northern section to be connected by the vendor.
- Roadside access to the majority of the holding.
- Good-sized gateways providing access to the fields.
- Maximum stocking of 500 lambs or 400 ewes.
- Defined winter grazing period from 3rd November 2026 to 31st January 2027.
- Offered to the market by informal tender.

THE LAND

The holding extends to approximately 132.42 acres (53.59 hectares) and comprises nine fields of established grassland, all of which is grass.

The land provides a substantial area of grass grazing for the forthcoming winter period. The grass was last cut for silage approximately three to four weeks before these particulars were prepared.

The fields are arranged across both sides of the A489, providing a distinct northern and southern section to the holding. The ground is undulating in nature but remains fairly flat overall.

The land is well fenced throughout for sheep, with fencing described as very good and well maintained. Many of the perimeter boundaries benefit from double fencing, providing additional separation along the field edges.

Good-sized gateways serve the fields, while roadside access is available to the majority of the holding. These features provide practical access for routine stock management and the movement of sheep between vehicles and the grazing fields.

Prospective graziers should familiarise themselves with the layout of the holding before submitting a tender, paying particular attention to the position of the fields on either side of the A489 and the arrangements for accessing each field.

A plan identifying the land accompanies these particulars. Prospective graziers should refer to the plan when considering the extent, configuration and accessibility of the holding.

WATER PROVISION

Water is available across the holding through a combination of natural water and trough provision.

The southern section benefits from natural water. On the northern section, the vendor will arrange for the water troughs to be connected.

Prospective graziers should satisfy themselves as to the suitability of the water arrangements for their proposed stocking levels and management requirements before entering into a grazing agreement.



ACCESS, FENCING AND GROUND MANAGEMENT

The holding benefits from roadside access to the majority of its fields, with good-sized gateways providing access into the grazing land.

The fencing is very good and well maintained, with many of the perimeter boundaries benefiting from double fencing. These features are particularly relevant to prospective sheep graziers when assessing the practical requirements of managing stock throughout the winter period.

The grazier will be expected to exercise appropriate care when moving livestock, vehicles and equipment across the holding, with particular attention paid to gateways and field entrances.

The land must be managed responsibly throughout the grazing term, with every effort made to avoid poaching, excessive compaction or other damage to the grassland.

The use of large machinery should be kept to a minimum, particularly during wet weather, to help protect the ground conditions, field entrances and existing infrastructure.

Prospective graziers should consider the nature of the ground, the time of year and the intended stocking levels when assessing the suitability of the holding for their proposed grazing requirements.

GRAZING OPPORTUNITY

GRAZING PERIOD

3rd November 2026 to 31st January 2027

The land is offered for a fixed winter grazing period. Prospective graziers should ensure that their proposed grazing arrangements can be accommodated entirely within these dates.

MAXIMUM STOCKING

The maximum permitted stocking is:

UP TO 500 LAMBS

OR

UP TO 400 EWES

These figures represent the maximum permitted stocking levels and should not be interpreted as a guarantee of grazing capacity in all weather or ground conditions.

Prospective graziers are responsible for satisfying themselves that the holding is suitable for their intended livestock, husbandry practices and grazing management throughout the term.

STOCK MANAGEMENT AND LIVESTOCK WELFARE

The successful grazier will be responsible for the welfare, husbandry, care and management of all sheep kept on the holding for the duration of the grazing agreement.

Livestock must be managed responsibly, with appropriate attention given to their health, welfare and ongoing requirements.

The grazier will be responsible for the removal of any dead stock or unwell sheep from the land.

All proposed movements of sheep onto or off the holding must be notified to the vendor and agreed in advance.

The successful applicant should ensure that they are satisfied with the condition of the land, fencing, access arrangements and water provision before commencing grazing.

FIELD SCHEDULE

Field No.	Acres	Hectares
9368	15.02	6.08
9382	14.17	5.73
9394	14.97	6.06
9397	13.78	5.58
9399	10.10	4.09
9430	14.24	5.76
9406	17.67	7.15
9354	15.48	6.26
9361	16.99	6.88
TOTAL	132.42	53.59

INFORMAL TENDER

The holding is offered to let by informal tender, providing prospective graziers with the opportunity to submit their best offer for the winter grazing available.

Tenders should be submitted on a pounds-per-acre basis (£/acre) using the prescribed tender form.

The successful grazier will be required to pay 100% of the agreed rent upfront, with the full payment received before any sheep are moved onto the land.

Prospective applicants should ensure that their tender reflects their proposed stocking requirements, the specified grazing period and their assessment of the holding.

The vendor reserves the right to reject any or all tenders and is not bound to accept the highest or any tender submitted.

TENDER DEADLINE

Midday on Monday 2 November 2026

All tenders must be submitted by the stated deadline in accordance with the instructions provided with the tender form.

Prospective graziers are encouraged to make their own assessment of the holding and ensure that they have considered the grazing arrangements and associated responsibilities before submitting an offer.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by appointment.

For further particulars, tender documentation or to arrange a viewing, please contact:

Tom Jerman

Mobile: 07948 080906

Office: 01938 555552

Email: tjerman@halls.gb.com

James F Evans

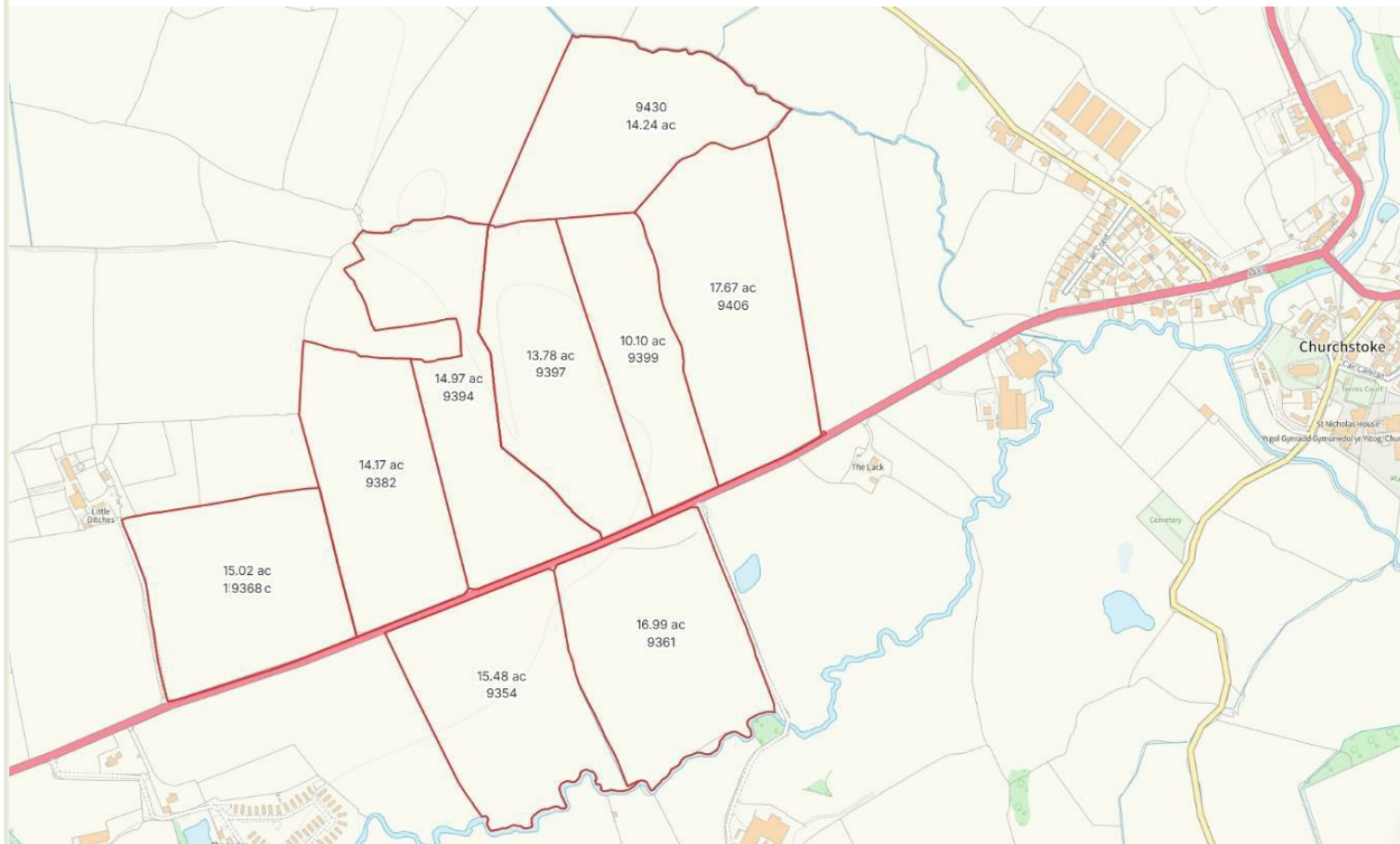
Mobile: 07581 552438

Office: 01938 555552

Email: jamese@halls.gb.com

IMPORTANT INFORMATION

These particulars have been prepared to provide an overview of the grazing opportunity and should be read alongside the accompanying plan and tender form. The acreage is approximate and will be confirmed as necessary in the grazing agreement. Prospective applicants should make their own enquiries, inspect the land by appointment and satisfy themselves as to its suitability for their intended use. The grazing will be subject to the final agreed terms and conditions.



Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning or development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.



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WINTER SHEEP GRAZING

BRICKYARD, CHURCHSTOKE, MONTGOMERY, POWYS SY15 6SR
OFFERED BY INFORMAL TENDER



Land: 132.42 acres (53.59 hectares) of established all-grass land.

Grazing term: 3rd November 2026 to 31st January 2027.

Tender deadline: 12 noon on Monday 2nd November 2026

1. GRAZIER DETAILS

Name of applicant (the "Grazier"):

.....

Address:

.....

.....

Mobile Tel No:

Email address:

Maximum number of sheep proposed to be kept on the Land at any one time during the Term:

.....

Type of sheep proposed (please tick as applicable):

☐ Lambs ☐ Ewes ☐ Other (please specify):

Breed(s) of sheep to be kept on the Land (for crossbreds, please state the predominant breeds):

.....

.....

Maximum permitted stocking: 500 lambs or 400 ewes.

2. GRAZING TENDER

I/We tender to graze the Land for the Term specified above, subject to the conditions set out below.

Tendered rent per acre: £.....

Total tender for 132.42 acres: £.....

The total tender should be calculated by multiplying the tendered rent per acre by 132.42 acres.

Halls Holdings Limited: Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR

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3. CONDITIONS OF TENDER

The landowner is referred to as the “**Owner**” throughout these conditions.

In submitting this tender, the Grazier agrees to the following conditions:

1. Sheep movements: Notify the Owner by text message or email of all proposed movements of sheep onto or off the Land in advance. All such movements must be agreed with the Owner beforehand.
2. Sheep welfare and management: Take full responsibility for the welfare, care, husbandry, management and shepherding of all sheep kept on the Land throughout the Term.
3. Dead or unwell sheep: Promptly arrange for the removal of any dead sheep from the Land and meet all associated removal and disposal costs. Unwell sheep must be attended to promptly, with the Grazier responsible for any necessary veterinary care, treatment and removal from the Land where appropriate.
4. Contact details: Provide reliable telephone and email contact details so that the Owner can promptly notify the Grazier of any sick, injured or dead sheep observed on the Land.
5. Supplementary Feeding: The Land comprises established all-grass land. Any supplementary feeding arrangements must be agreed with the Owner in advance. The Grazier must ensure that feeding practices do not cause damage to the grassland, gateways, field entrances or existing infrastructure.
6. Protection of fences and boundaries: Take appropriate care to protect the existing fences, sheep netting, gateways and field boundaries throughout the Term. Use hurdles or gates when gathering sheep, where appropriate, to minimise the risk of damage to fencing and other boundaries.
7. Access and Field Management: Exercise care when entering and leaving the fields, particularly when moving sheep, vehicles or equipment. The Grazier must take reasonable precautions to prevent damage to gateways, field entrances and access points throughout the grazing period.
8. Vehicles and protection of the ground: The Land must be managed responsibly to minimise poaching, rutting and damage to the grassland, particularly during wet weather. The use of large machinery should be kept to a minimum. Vehicles must be used only where reasonably necessary and with appropriate care to avoid damage to the ground, gateways and field entrances.
9. Water Provision: The southern section of the Land benefits from natural water. The Owner will arrange for the water troughs on the northern section to be connected. The Grazier is responsible for monitoring the availability and suitability of water for their livestock throughout the Term and must promptly notify the Owner of any issues with the water provision.
10. Rent and Payment: The successful Grazier will be required to pay **100% of the agreed grazing rent upfront**, with the full amount payable before any sheep are moved onto the Land. No sheep may be moved onto the Land until the agreed rent has been paid in full.
11. Grazing term and stocking limits: The grazing agreement will run from **3 November 2026 to 31 January 2027**.

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Stocking must not exceed **500 lambs or 400 ewes** at any one time. These are alternative maximum stocking limits and must not be treated as a combined allowance.

The Grazier must ensure that the proposed stocking level is appropriate for the condition of the grassland and prevailing ground conditions throughout the Term.

12. Condition of the Land: The Grazier should satisfy themselves as to the condition, extent, layout, access arrangements, fencing and water provision of the Land before submitting a tender. The Grazier must take reasonable care of the Land throughout the Term and leave it in an appropriate condition at the end of the grazing period, allowing for the agreed grazing use.
13. Acceptance of Tenders: The Owner reserves the right to reject any or all tenders and is not bound to accept the highest or any tender. The successful Grazier will be required to enter into a grazing agreement incorporating the agreed terms and conditions before commencing grazing.

4. DECLARATION & ACCEPTANCE

I/We confirm that I/we have read and understood the particulars and conditions of tender set out above and agree to submit this tender on that basis.

I/We confirm that the information provided in this form is accurate to the best of my/our knowledge.

I/We understand that the Owner reserves the right to reject any or all tenders and is not bound to accept the highest or any tender.

Signature:

Full name of signatory:

On behalf of (Grazier trading entity, if applicable):
.....

Date: / / 2026

SUBMISSION

Please return the completed tender form by email to:

Tom Jerman | Halls Holdings Limited
Email: tjerman@hallsgb.com
Mobile: 07948 080906

Closing date: 12 noon on Monday 2 November 2026.

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