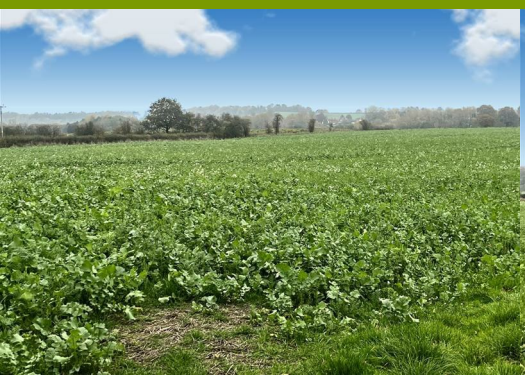


WINTER SHEEP KEEP

LAND AT SHAWBURY | SHROPSHIRE







188 Acres of Established Cover Crops (approximately 76 hectares)
Grazing Term - 5th January 2027 - 5th April 2027
(Entry 5th January 2027, vacant by 5th April 2027)
Available as a whole or in lots
Deadline - Informal Tenders by 12 noon, Thursday 10th December 2026

TO LET BY INFORMAL TENDER





- **Approximately 188 acres (76 ha)**
- **Established five-species cover crop**
- **Available as a whole or in lots**
- **Fencing and water by the grazier**
- **Rent payable in two instalments**
- **Informal tenders by 12 noon on 10th December 2026**

Halls is pleased to offer approximately 188 acres (76 hectares) of established multi-species cover crops at Shawbury, Shropshire, available for winter sheep keep. The crop comprises a forage radish and buckwheat-based mix incorporating linseed, phacelia and quinoa, arranged across several blocks with good access directly off the public highway.

The keep is available for a defined term from 5th January 2027 to 5th April 2027 and is offered to the market by informal tender, either as a whole or in suitable lots to suit applicants' requirements.

THE LAND

The land is arranged in several blocks, as shown on the accompanying plans, with each field identified by number. Applicants are requested to refer to these field numbers when submitting a tender. All blocks benefit from good access directly off the public highway. The second block follows potatoes and maize and is not entered into any SFI agreement. The fourth block was drilled slightly later than the remainder, and its crop may therefore be less advanced.
Fencing is limited to part of one block only. Prospective graziers are advised to fence the land in its entirety for the duration of the term.

THE COVER CROP

Seed mix as drilled

Oil radish – Siletina 6.00 kg/40.00%
Buckwheat – Standard 4.00 kg/26.67%
Linseed 3.00 kg/20.00%
Phacelia 1.00 kg/6.67%
Sandoval quinoa 1.00kg/6.67%

Crop establishment varies between fields. Applicants should inspect the land and form their own assessment of the keep.

GRAZING TERM AND PAYMENT

5th January 2027
Entry. First 50% of the rent payable on entry.

Mid-term
Remaining 50% payable halfway through the term.

5th April 2027
Expiry. All stock to be removed.

FENCING

Fencing across the land is limited. The successful grazier is advised to fence the land in its entirety and will be responsible for the containment of stock throughout the term.

WATER

There is no mains water supply to the land and no natural water from springs or brooks. The successful grazier will be responsible for providing an adequate water supply for their stock. Any water supply installed on the fourth block for game purposes is excluded and is not available to the grazier.



LAND MANAGEMENT

The land must be managed responsibly to avoid undue poaching and damage, particularly during wet weather and around gateways and field entrances. Vehicle and machinery use should be kept to a minimum. The grazier will be responsible for the welfare of all stock and for the prompt removal of any fallen stock.

Grazing is to commence on fields 1258 (24.83 acres) and 2639 (18.01 acres), the 2 fields closest to Shawbury, which are not in an SFI agreement. The remaining fields are within an SFI agreement and must not be grazed completely bare before the end of February 2027.

VIEWINGS AND SECURITY

Viewings may take place at any time, but all prospective viewers must respect the property, shut all gates behind them and leave the land as they find it. A gamekeeper is active on the land, which has previously been subject to unauthorised access. All persons viewing must carry a copy of these particulars at all times and are requested to notify the agents in advance of any visit.

INFORMAL TENDER

The land is offered by informal tender, either as a whole or in suitable lots to suit applicants' requirements. Tenders should be submitted on a £ per acre basis using the prescribed tender form, with reference to the field numbers shown on the plans. The Owner reserves the right to reject any or all tenders and is not bound to accept the highest or any tender.



TENDER DEADLINE

12 noon, Thursday 10th December 2026.

Completed tender forms are to be returned to Tom Jerman or Henry Hyde of Halls Holdings Ltd. Each field is identified by a number on the attached plans. Applicants are requested to quote the relevant field numbers when submitting a tender, whether for the whole or individual lots.

AGENTS

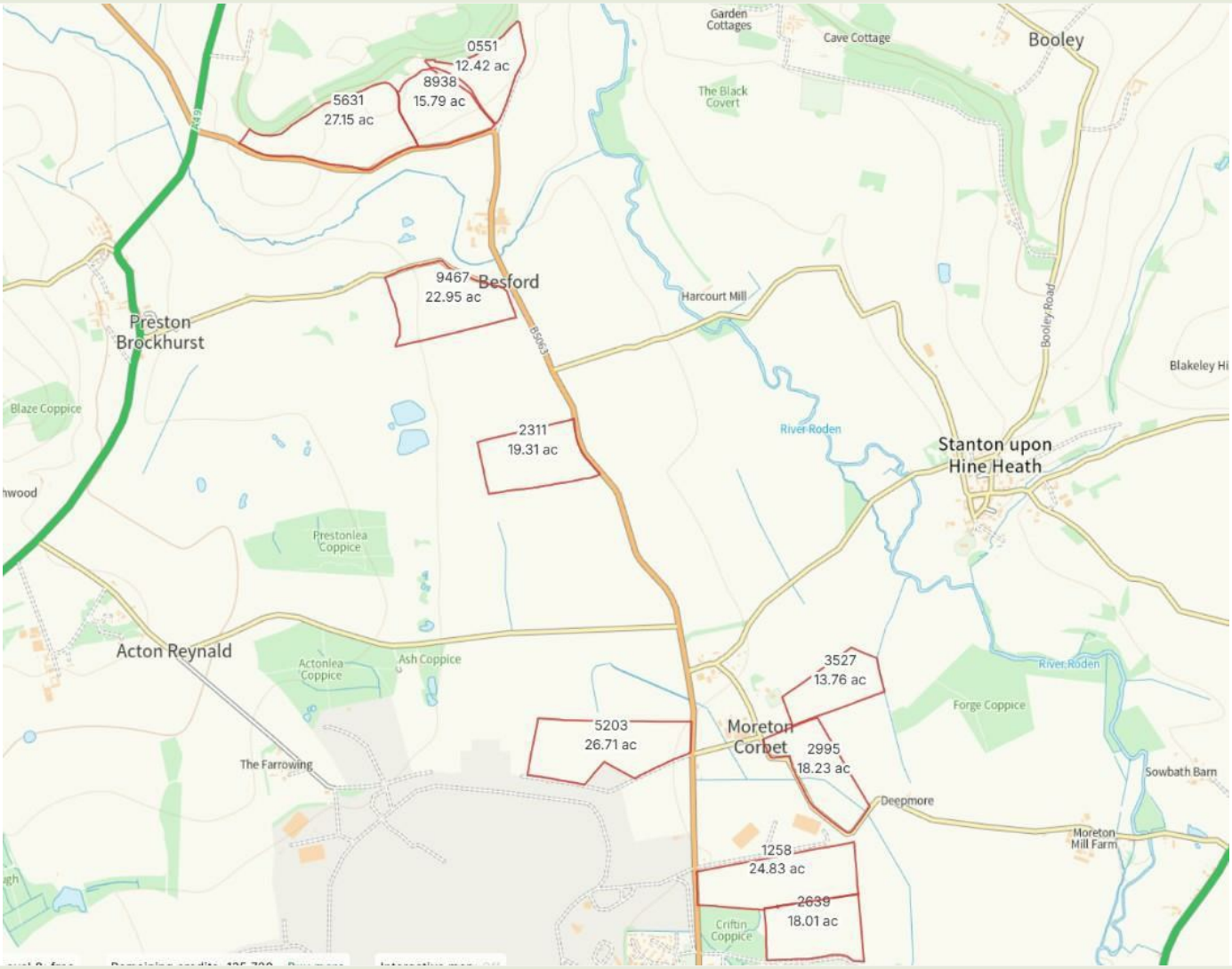
Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Tom Jerman
Telephone 07948 080906
Email: tjerman@hallsgb.com

Henry Hyde
Telephone 07398 137343
Email:henry.hyde@hallsgb.com

IMPORTANT INFORMATION

The landlord is not bound to accept the highest or any offer. These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All areas, plans and descriptions are approximate and are given in good faith, but should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the accuracy of each statement. Neither Halls Holdings Ltd nor the Owner gives any warranty in relation to the land.



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.

Regulated by RICS

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The Property Ombudsman

Halls 1845

Halls Holdings House | Shrewsbury | Shropshire | SY4 3DR
Tom Jerman | tjerman@hallsgb.com 07948 080906
Henry Hyde | henry.hyde@hallsgb.com 07398 137343

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.

WINTER SHEEP KEEP
LAND AT SHAWBURY, SHROPSHIRE
OFFERED BY INFORMAL TENDER

Land: Approximately 188 acres (76 hectares) of multi-species cover crops (forage radish, buckwheat, linseed, phacelia and quinoa), offered as a whole or in suitable lots to suit applicants' requirements.

Grazing term: 5th January 2027 to 5th April 2027.

Tender deadline: 12 noon on Thursday 10th December 2026.

1. GRAZIER DETAILS

Name of applicant (the "Grazier"):

.....

Address:

.....

.....

Postcode: ..... **CPO No:** .....

Mobile Tel No: .....

Email address: .....

Type of Sheep proposed (please tick as applicable)

☐ Lambs ☐ Ewes ☐ Other (please specify): ……

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

.....

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

.....

.....

2. GRAZING TENDER

Tender for the whole, or for the lot(s) you require, quoting the field numbers shown on the plans in the particulars.

Field number(s)	Acres	Rent (£ per acre)	Total (£)
Whole – all fields	188		
Total tender			

Total for each line = acres × rent per acre.

Payment: 50% of the total on entry (5th January 2027) and the remaining 50% halfway through the Term.

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. **Grazing term:** Stock may enter the Land no earlier than 5th January 2027 and all stock must be removed by 5th April 2027.
2. **Rent and payment:** 50% of the agreed rent is payable before any stock enter the Land, with the remaining 50% payable halfway through the Term. No stock may be moved onto the Land until the first payment has been received in full.
3. **Grazing** - Grazing is to commence on fields 1258 (24.83 acres) and 2639 (18.01 acres), the 2 fields closest to Shawbury, which are not in an SFI agreement. The remaining fields are within an SFI agreement and must not be grazed completely bare before the end of February 2027.

4. **Fencing:** The Land is largely unfenced. The Grazier is responsible, at their own cost, for erecting suitable temporary fencing and for keeping stock contained on the Land throughout the Term. All temporary fencing must be removed by the end of the Term.
5. **Water:** There are no springs or brooks on the Land and no water supply is provided. The Grazier is responsible for supplying water to their stock. Any water piped to the fourth block for game birds is not available to the Grazier and must not be used.
6. **Sheep movements:** Notify the Owner, or the agents, of all movements of sheep onto or off the Land in advance, by text message or email.
7. **Welfare and management:** Take full responsibility for the welfare, care, husbandry and shepherding of all sheep on the Land throughout the Term.
8. **Dead or unwell sheep:** Promptly remove any dead sheep from the Land and meet all removal and disposal costs. Attend to unwell sheep promptly, including any veterinary care and removal from the Land where needed.
9. **Shoot and security:** The Grazier must respect the shooting activities on the Land, cooperate with the gamekeeper and take care not to disturb game. The Grazier and anyone working for them must carry a copy of the particulars when on the Land, and report any unauthorised access to the Owner or the agents.
10. **Protection of the ground:** Manage stock to avoid undue poaching and damage, particularly in wet weather and around gateways and field entrances. Keep the use of vehicles and machinery to a minimum.
11. **Supplementary feeding:** Any supplementary feeding must be agreed with the Owner in advance.
12. **Condition of the Land:** The Grazier must satisfy themselves as to the extent, crop cover, access, fencing and water arrangements of the Land before tendering, and leave it in a reasonable condition at the end of the Term.
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, and may let the land as a whole or in lots. The successful Grazier will be required to sign a grazing agreement on these terms before any stock enter the Land.

4. DECLARATION & ACCEPTANCE

I/We confirm that I/we have read and understood the particulars and the conditions of tender above, and submit this tender on that basis. I/We confirm that the information in this form is accurate to the best of my/our knowledge.

Signature: .....

Full name of signatory: .....

On behalf of (trading name, if applicable): .....

Date: ..... / ..... / 2026

SUBMISSION

Please return the completed tender form by email to: by 12 noon on Thursday 10th December 2026 to:

Tom Jerman | tjerman@hallsgb.com 07948 080906
Henry Hyde | henry.hyde@hallsgb.com 07398 137343

Closing Date: 12 noon on Thursday 10th December 2026