

WINTER SHEEP GRAZING | NEW FARM

RODEN | TELFORD | SHROPSHIRE | TF6 6BS

An excellent opportunity to secure a substantial block of winter sheep grazing at New Farm, Roden, near Telford, Shropshire.

Extending to approximately 202.60 acres (82.00 hectares), the land comprises established multi-species, herb and legume-rich grass leys, offering an attractive opportunity for sheep graziers seeking winter keep for the forthcoming season.

Available for a defined four-month grazing period, the land is offered by informal tender, with prospective applicants invited to submit their best offer on a price-per-acre basis.

GRAZING PERIOD: 1 November 2026 – 1 March 2027

TENDER DEADLINE: 5.00pm on Monday 26 October 2026

VIEWINGS STRICTLY BY APPOINTMENT

TO LET BY INFORMAL TENDER

KEY FEATURES & DETAILS

- Approximately 202.60 Acres
- Grazing Period November to March
- Established multi-species
- Herb and legume-rich grass leys
- To Let by Informal Tender
- Tender Deadline 26th October

THE GRAZING OPPORTUNITY

THE LAND

The grazing comprises approximately 202.60 acres (82.00 hectares) of established multi-species, herb and legume-rich grass leys, with no chicory.

The land included in this offering is identified by blue edging on the accompanying plan. Prospective applicants should refer to the plan when considering the extent of the grazing area and assessing its suitability for their proposed sheep numbers and management requirements. Natural water is available in some fields.

Situated at Roden, near Telford, the holding provides an opportunity for graziers seeking a substantial area of established grassland for winter sheep grazing.

SUMMARY

Location: New Farm, Roden, Telford, Shropshire, TF6 6BS.

Area: Approximately 202.60 acres (82.00 hectares).

Land type: Established multi-species, herb and legume-rich grass leys.

Chicory: Not included in the established leys.

Grazing period: 1 November 2026 to 1 March 2027.

Method of letting: Informal tender on a price-per-acre basis.

GRAZING ARRANGEMENTS

TERM & RENT

The proposed grazing period runs from 1 November 2026 to 1 March 2027. Tenders are invited on a £ per acre basis for the initial 202.60 acres. Applicants must state both their proposed rent per acre and the corresponding total offer on the accompanying tender form. The agreed grazing rent will be payable in two instalments:

First instalment: 75% of the agreed rent, payable on 1 November 2026

Second instalment: 25% of the agreed rent, payable on 1 January 2027

An earlier payment date may be agreed between the Crop Grower and the successful Grazer. The final acreage, rent and payment arrangements will be confirmed in the grazing agreement.

SHEEP MANAGEMENT & WELFARE

The successful Grazer will be responsible for the care, management and shepherding of all sheep kept on the land throughout the grazing period.

All proposed sheep movements onto or off the holding must be notified to and agreed with the Crop Grower in advance. The Grazer must provide reliable contact details so that any concerns regarding sick or dead sheep can be reported promptly.

Dead sheep must be removed, with all associated disposal costs met by the Grazer. Unwell sheep must be removed where appropriate, with the Grazer responsible for the associated costs of veterinary care, treatment and keeping such sheep elsewhere.

SUPPLEMENTARY FEEDING

Supplementary feeding is not permitted on the established herb and legume-rich grass leys. Supplementary feeding is permitted only on the designated maize stubble field, in accordance with the agreed grazing conditions.

PROTECTION OF THE LAND

The Grazer must take reasonable care to prevent damage to fences, gateways, grass leys and other property.

Hurdles or gates should be used when gathering sheep where appropriate to minimise damage to field fencing and sheep netting. Sheep must be penned and loaded only in yards designated by the Crop Grower. Concrete yards must be cleaned after use when requested.

Vehicle use on the land is not permitted, and quad-bike use must be minimised so far as reasonably practicable to reduce rutting and damage to the grass leys.

Full conditions are set out in the accompanying tender form and will form part of the grazing agreement.

VIEWING ARRANGEMENTS

Viewings are strictly by appointment. Interested parties should contact Tom Jerman to arrange access before visiting the holding.

Prospective graziers are encouraged to inspect the land and satisfy themselves as to its suitability for their intended stocking arrangements and management requirements before submitting a tender

GRAZING PERIOD

1 November 2026 to 1 March 2027

HOW TO TENDER

Interested parties should complete the accompanying Winter Sheep Grazing Tender Form, providing:

- Applicant and contact details.
- The maximum number of sheep proposed to be kept on the land at any one time.
- The breeds of sheep to be grazed.
- The proposed rent per acre and total tender for the 202.60 acres.
- Confirmation of acceptance of the stated grazing conditions.

The owner reserves the right not to accept the highest or any tender. The successful applicant will be required to enter into a grazing agreement before grazing commences.

TENDER DEADLINE

5.00pm on Monday 26 October 2026

TENDER SUBMISSIONS

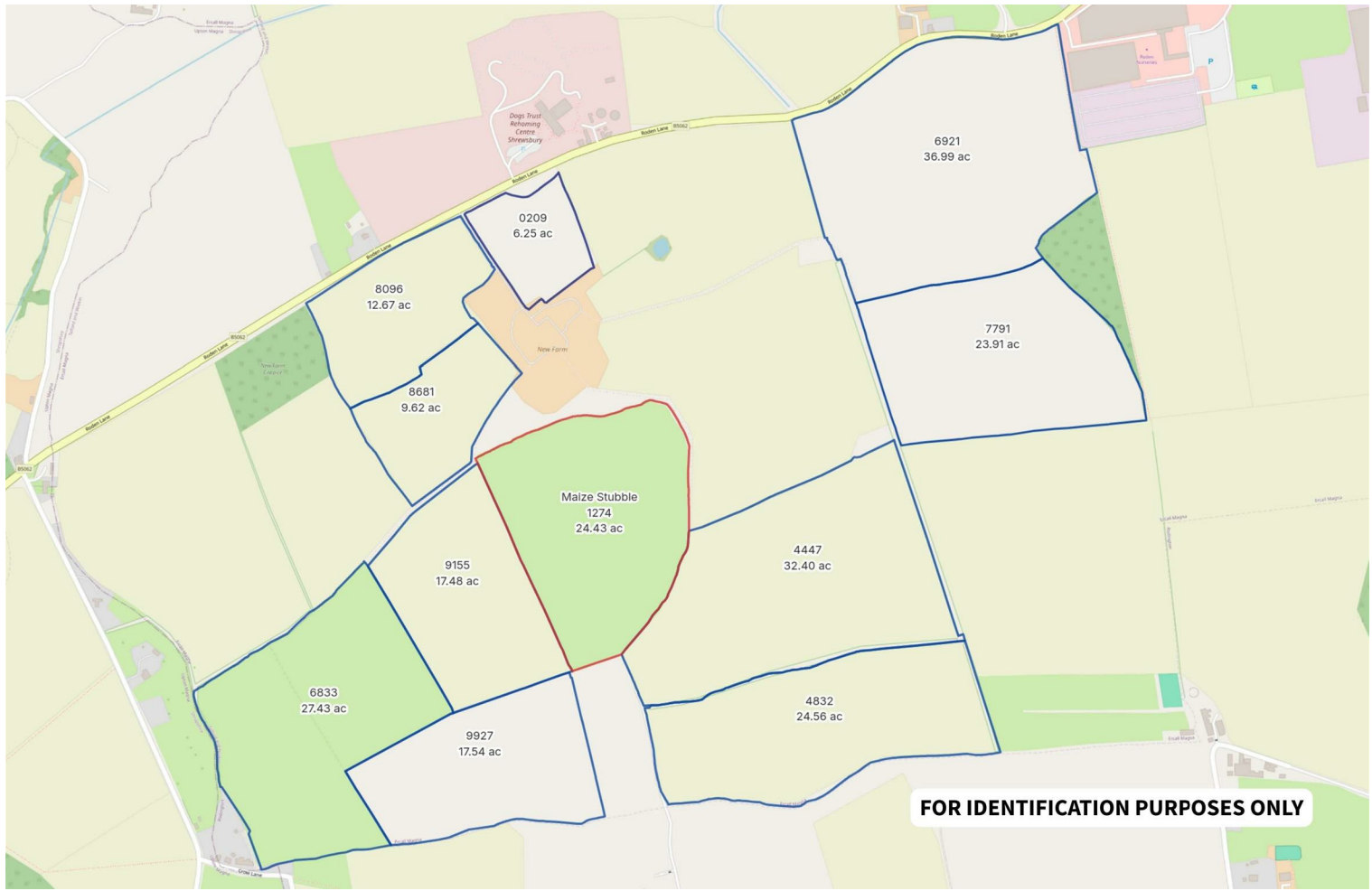
All tender submissions to be sent to Tom Jerman, Halls Holdings Limited

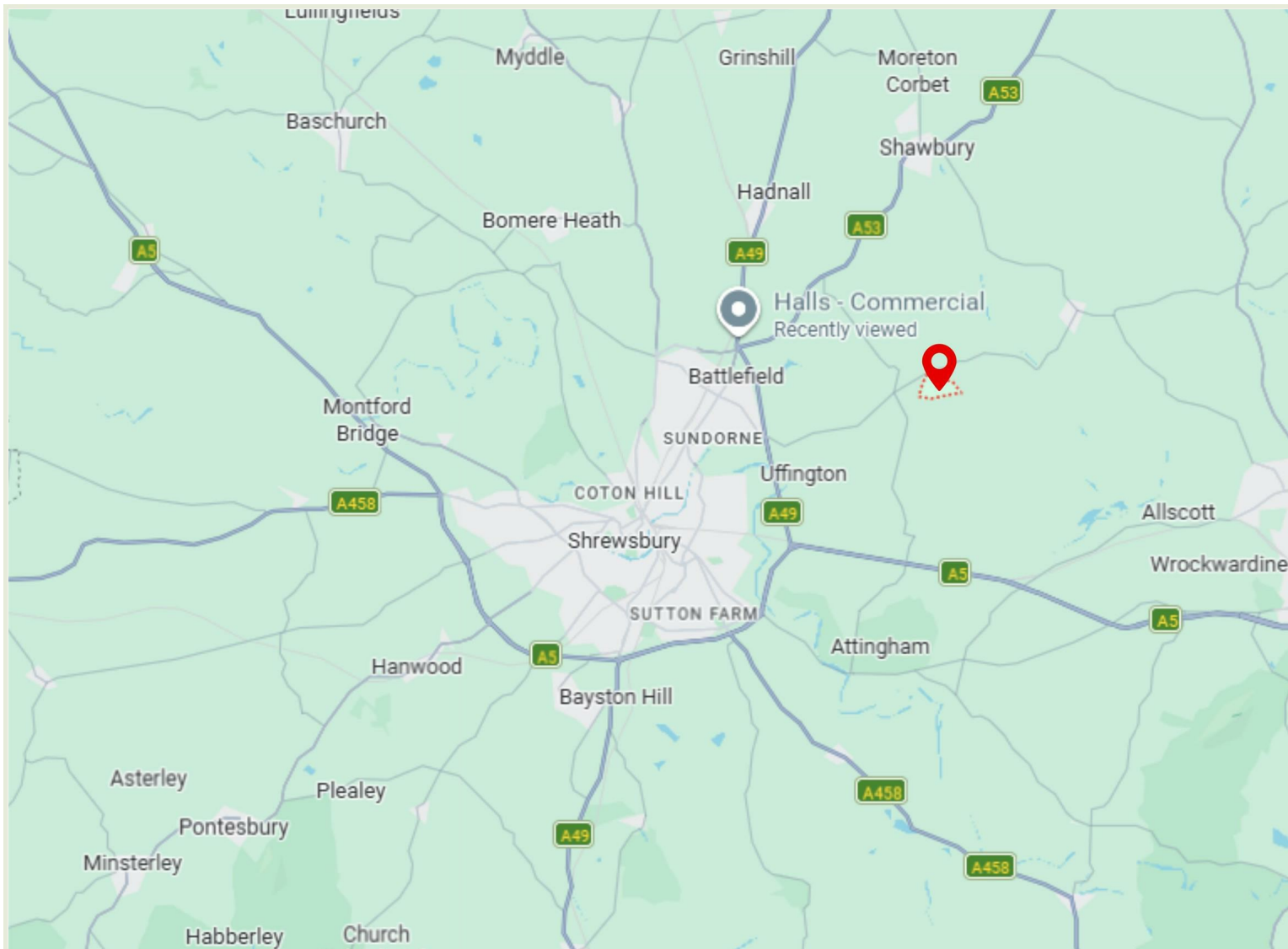
Email: tjerman@halls.gb.com

Mobile: 07948 080906

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 and 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.



BATTLEFIELD SALES

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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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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.

WINTER SHEEP GRAZING

NEW FARM, RODEN, TELFORD, SHROPSHIRE, TF6 6BS
OFFERED BY TENDER



Land: Approx. 202.60 acres of established multi-species, herb and legume-rich grass leys (no chicory).

Grazing term: 1 November 2026 to 1 March 2027.

Tender deadline: 5.00pm on Monday 26th October 2026.

1. GRAZIER DETAILS

Name of applicant (the "Grazer"):

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Address:

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Mobile Tel No:

Email address:

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

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

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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 202.60 acres: £.....

3. CONDITIONS OF TENDER

The Crop Grower is C S A Brassington & Son, New Farm, Roden, Telford, Shropshire, TF6 6BS.

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

1. Sheep movements: Notify the Crop Grower by text message or email of all proposed movements of sheep onto or off the Land in advance and agree such movements beforehand.
2. Sheep welfare: Take responsibility for the care, management and shepherding of all sheep kept on the Land.

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

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3. Dead or unwell sheep: Promptly remove all dead sheep and pay the associated removal and disposal costs. Remove unwell sheep where appropriate and meet the associated costs of veterinary care, treatment and keeping them elsewhere.
4. Contact details: Provide a reliable telephone number and email address so the Crop Grower can report any sick or dead sheep observed on the Land.
5. Supplementary feeding: No supplementary feeding on the herb and legume-rich grass leys. Supplementary feeding is permitted only on the designated maize stubble field.
6. Protection of fences: Use hurdles or gates when gathering sheep, where appropriate, to minimise damage to field fences and sheep netting.
7. Loading and yards: Load and pen sheep only in yards designated by the Crop Grower. Clean concrete yards after use when requested by the Crop Grower.
8. Vehicles: Do not use vehicles on the Land and minimise quad-bike use so far as reasonably practicable to avoid rutting and damage to the grass leys.
9. Rent and payment: Pay the agreed grazing rent in two instalments:
 - 75% on 1 November 2026, or an earlier date agreed between the parties.
 - 25% on 1 January 2027, or an earlier date agreed between the parties.

4. DECLARATION & ACCEPTANCE

I/We confirm that I/we have read and agree to the above conditions and submit this tender on that basis. I/We understand that the owner reserves the right not to accept the highest or any tender and that the successful Grazer will be required to enter into a grazing agreement.

Signature:

Full name of signatory:

On behalf of (Grazer trading entity, if applicable):

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Date: / / 2026

SUBMISSION

Please return the completed tender by email to:

Tom Jerman | Halls Holdings Limited

Email: tjerman@hallsgb.com

Mobile: 07948 080906

Closing date: 5.00pm on Monday 26th October 2026.

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