



ON INSTRUCTIONS FROM  
**The Executors of the Late Mr Jack Newton**  
**Grange Farm, London Road**  
**Ryton on Dunsmore, Warwickshire CV8 3ER**  
(Situated on the A45 Rugby to Coventry Road)

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*Standing Crop Sale of approximately*  
**39.71 Acres of Winter Wheat** (In one lot)  
**16.06 Acres of Winter Barley** (In one lot)  
Together With  
**36.64 Acres of Mowing Grass** (In three lots)

FOR SALE BY AUCTION  
WITHIN A COMPLETE FARM DISPERSAL SALE  
at  
**Grange Farm, London Road,**  
**Ryton on Dunsmore, Warwickshire CV8 3ER**

**On Friday 12<sup>th</sup> June 2015**

**COMMENCING AT 10.30am**  
**CROPS TO BE SOLD AT APPROXIMATELY 12.30pm**

*For Further Information Contact: (01788) 564749*

*Email: [dispersal.sales@howkinsandharrison.co.uk](mailto:dispersal.sales@howkinsandharrison.co.uk)*

## **AUCTIONEERS NOTES**

The sale is on instructions from the Executors of the Late Mr Jack Newton who have decided to sell the standing crops and mowing grass as part of a complete farm dispersal sale.

The sale presents purchasers an excellent opportunity to purchase good quality crops with easy access direct from the A45. The land and crops have been managed by Peter Henderson who is a neighbouring farmer and friend of the Late Jack Newton. Any pre-sale enquires can be made direct to Mr Henderson who can be contacted on 07973 573546.

**VIEWING:** Prospective purchasers may view on their own, having first obtained a set of these particulars.

**ACCESS:** The Gateways are marked on the plan. Access is given from the A45 London Road and Freeboard Lane.

### **GENERAL CONDITIONS OF SALE**

1. The lots will be offered for sale on a price per acre basis.
2. On the fall of the hammer the purchaser will have the option to take as many of the lots on offer as they wish.
3. The purchaser will be responsible for the management of the mowing grass and standing crops from the fall of the hammer and must effect insurance, as the vendors accept no liability for damage which may occur after purchase.
4. Howkins & Harrison and The Executors of the Late Mr Jack Newton reserve the right to change the lotting details. Any change will be announced at the time of the sale.
5. Payment is strictly due on the day of the sale upon signature of the relevant cropping or mowing licence.
6. The Auctioneer's usual Conditions of Sale appertaining to the Sale of Goods will apply.

### **STANDING CROPS CONDITIONS OF SALE**

All the crops must be harvested before 31<sup>st</sup> August 2015.

The purchaser of the crops can choose to either chop the straw behind the combine or remove from the holding by 31<sup>st</sup> August 2015.

### **MOWING GRASS CONDITIONS OF SALE**

The land may be mown once for Hay or Silage.

The purchaser must remove the grass from the holding by 31<sup>st</sup> August 2015.

## SCHEDULE OF CROPS

*Situated At*

### GRANGE FARM, RYTON ON DUNSMORE

LOT NO	FIELD NO'S	DESCRIPTION	HECTARES	CROPPED ACREAGE	Total Acreage
1	3550 2033 9845	Winter Wheat <i>J B Diego</i>	4.95 7.69 3.43	12.23 19.00 8.48	<b>39.71</b>
2	0675 9386	Winter Barley <i>S Y Venture</i>	5.82 1.73	16.06	<b>16.06</b>
				<b>TOTAL</b>	<b>55.77</b>
3	2869 0158 1856	Mowing Grass	3.74 2.59 1.62	9.24 6.39 4.00	<b>19.63</b>
4	8676 8063	Mowing Grass	2.08 3.70	5.13 9.14	<b>14.27</b>
5	4303	Mowing Grass	1.11	2.74	<b>2.74</b>
				<b>TOTAL</b>	<b>36.64</b>

PLAN – NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

