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THE 43rd RUGBY & DISTRICT MACHINERY AND EQUIPMENT SALE

To be held at

**Meadowlands Farm, Gilmorton Lane,
Willoughby Waterleys, Leicestershire, LE8 6UE**

(By Kind Permission of Mr PJ Fletcher)

To Include

**Modern & Vintage Tractors
Grassland & Arable Machinery & Equipment
Livestock & General Farm Machinery**

Together With

**Gates & Fencing Materials
Agricultural Requisites & Workshop Tools
Garden Equipment**

FOR SALE BY AUCTION

**ON SATURDAY 3rd SEPTEMBER 2016
AT 10.30 AM**

SALE NOTES

Howkins & Harrison is pleased to accept the invitation of Mr Peter Fletcher to host the 43rd Rugby & District Machinery & Equipment Sale.

Included within this sale are 50 lots of Farm Machinery and Equipment sale on behalf of Mr Peter Fletcher (**Vendor 1 & 2**) to facilitate the conversion of the modern farm buildings into residential dwellings.

Items for Mr Sykes (**Vendor 4**) are included due to his recent retirement from farming.

An unloading vehicle will be provided to assist vendors and purchasers within the times clearly specified within this catalogue.

DIRECTIONS TO THE SALE

Willoughby Waterleys is situated 6 miles north of Lutterworth and 9 miles south of Leicester. From Junction 20 of the M1 motorway, take the A426 through Lutterworth and continue on this road for approx. 3 miles. At the Dunton Basset crossroads, turn right towards Ashby Magna. Continue on this road for 2 miles until reaching Willoughby Waterleys and take the first turning right onto Gilmorton Lane. Meadowlands Farm can be found after 100m along this lane.

The postcode of the property is LE8 6UE. A location plan is printed at the back of the catalogue and "To The Sale" signs will be erected in the vicinity on the sale day.

PAYMENT TERMS

Intending purchasers not known to the Auctioneers must produce, prior to bidding, an acceptable banker's reference. Under new regulations introduced by the banks, such references are now only obtainable by the bank's customers themselves and have to be obtained direct from their bank. **Unless an acceptable banker's reference is produced, payment is strictly by cash or card.**

Payment is due at the fall of the hammer and must be made by 4.00pm on the sale day. Interest will be charged on overdue accounts at 4% over Lloyds Bank Base Rate. The Auctioneers reserve the right to withhold purchases until cheques are cleared. VAT will be charged where applicable, at the current standard rate.

VAT

VAT will be added to the purchase price of all lots. The only exceptions to this will be the case of "zero rated" or "exempt lots". The Auctioneers will state at the time of the sale if any lots fall within these exceptions.

MISREPRESENTATION ACT 1967

The attention of purchasers is drawn to the terms of the above Act:

The Auctioneers act as agents only. Each lot, as set out in the catalogue or as divided or joined with any lot or lots at the sale at the sole discretion of the Auctioneers, is sold with all faults, imperfections and errors of description and neither the vendor nor the Auctioneers are responsible for the condition or quality of any lot. All statements in the catalogue as to any such matters are statements of opinion and are not to be taken as or implying statements nor representations of fact.

Purchasers are deemed to have satisfied themselves by inspection or otherwise as to all such matters and as to the physical description of any lot. Neither the vendor nor the Auctioneers

make or give, nor has any person in the employment of the Auctioneers any authority to make or give, any representation of warranty and in any event neither the vendor nor the Auctioneers are responsible for any representation or warranty or for any statement in the catalogue. The catalogue does not constitute any part of any offer or a contract.

GENERAL CONDITIONS OF SALE

The sale is subject to the Livestock Auctioneers Association Conditions of Sale 1998 on the basis that this sale venue is treated as “market premises”, together with Special Conditions of Sale, copies of which are available from the mobile on-site office or from the Auctioneers direct. Where there is a conflict between the LAA Conditions of Sale and the Special Conditions of Sale, the Special Conditions will apply. The LAA Conditions of Sale will also apply throughout the sale, notwithstanding the fact that some Lots are deadstock and machinery.

BUYERS' PREMIUM

A Buyers' Premium of 10% plus VAT will be payable on all Lots with the exception of Tractors, Motor Vehicles, Trailers, Farm Machinery & Livestock Equipment.

DELIVERY OF LOTS

Vendors must ensure all their items are delivered to the sale site on Friday 2nd September 2016 strictly between 9.00am and 2.00pm. Lots will not be accepted outside these times unless direct permission from the Auctioneers has been obtained.

PRESENTATION OF LOTS

The Auctioneers will use every endeavour to ensure that all Lots listed in the catalogue are presented for Sale, but cannot accept any responsibility for any Lots not being presented. Nor can they entertain any claim for expenses incurred in abortive attendance at the Sale.

PRIVATE TREATY SALES

Any goods bought privately after the auction must be paid for through our offices – delivery of same cannot be obtained otherwise, and it is an offence not to report the transaction.

REFRESHMENTS

Light hot and cold refreshments will be available during the sale.

VIEWING

Viewing will be on the morning of the sale only.

SECURITY AND LOADING OF LOTS

The auctioneers will not be responsible for the security of items left after 5.00pm on the sale day. In order to assist buyers a loading vehicle will be available to help with loading until 6.00pm on the sale day. Please note that the Auctioneers reserve the right to withhold purchases until cheques are cleared.

REMOVAL OF LOTS

ALL LOTS WITHOUT EXCEPTION MUST BE REMOVED NO LATER THAN MONDAY 5th SEPTEMBER 2016.

BIDDING REGISTRATION

The Auctioneers propose to operate a buyer bid number system. Therefore, Purchasers are requested to attend at the sales office prior to the commencement of the sale, so that full details of the intending purchaser's name, address, bankers and other relevant information may be recorded. Failure to obtain a buyer's bid card may result in the Auctioneer refusing to accept your bid. If you have a Permanent Bidding Number please use this number.

CATALOGUE

Legend Key: () represents Index Number of each Vendor

MODERN & VINTAGE TRACTORS

- 1995 New Holland 8670 Tractor (8,500 hours) (4)**
Massey Ferguson 50B Tractor Digger Loader (7)
Track Marshall 55 c/w Front End Loader and Grab (3)

TRAILERS

- Brindley 7.8m Single Axle Bale Trailer with Ladders and Buffalo Board Floor (2)**
Marshall Twin Axle 8 Tonne Grain Trailer with Drop Sides c/w Silage Sides and Bale Extension (2)
1½ Tonne Tipping Trailer (7)
Ifor Williams TA150 3.6m Twin Axle Livestock Trailer with Partition (15)

SELF PROPELLED SPRAYERS

- 1996 Chaviot 2000 Sprayer c/w 24m Booms, Two Sets of Wheels and Land Rover Engine (4)**
Certificate until June 2017
- 1994 Frazier Agribuggy 4D Sprayer c/w 12m Booms, GPS Monitor and Two Sets of Wheels (4)**
Certificate until October 2016

ARABLE MACHINERY

- 2006 Amazone 1500 Fertiliser Spinner c/w Two Sets of Discs (4)**
Vaderstad 6m Rolls with Horizontal Fold and Breaker Rolls (4)
Massey Ferguson Combine Seed Drill with Suffolk Coulters (2)
Cousins 4m Drill Harrow (16)
Kuhn M420 Multi Disc Fertiliser Spinner (2)
Allman 610 Sprayer with 7.2m Booms (2)
4m Grain Pusher c/w Manitou Brackets (13)

GRASSLAND MACHINERY

- Massey Ferguson 70 Disc Mower (2)
- Fransgard RV390 Hay Tedder (2)
- Lely Cock Pheasant Hay Tedder (9)
- Hay Tedder (9)
- New Holland 370 Conventional Baler (5)
- Cooks Hydro Flat 8 Bale Sledge (13)
- Browns Bale Sledge (2)
- Flat 8 Bale Grab (2)
- Moulton Flat 8 Bale Grab c/w Euro Brackets (16)
- 2003 Foster Universal Bale Handler (2)
- Lister Bale Elevator c/w Powered Extension (14)

LIVESTOCK & GENERAL FARM MACHINERY

- Keenan 12 Tonne Orbital Manure Spreader c/w Slurry Door (12)
- Kidd Bed-Spred Straw Chopper for Conventional Bales (2)
- Kidd Round Bale Straw Chopper (6)
- Bomford 1.4m Manure Fork (2)
- C.O.P Yard Scraper (2)
- Lister Bale Elevator with Honda Engine (2)
- Teagle PTO Driven Concrete Mixer (2)

DUTCH BARN & SLURRY STORE AT MEADOWLANDS FARM

(To be sold in Situ)

- Whites Concrete 16,000 sq ft Weeping Wall Slurry Store** (18.3m x 13.7m x 2.1m) with Freestanding Panels (1)
- Three Bay Dutch Barn** (13.7m x 9.1m) with Galvanised Iron Cladding on One End Rear of Building and Back (1)

*Please Note: The roof has asbestos sheets, which can either be left in a neat stack on site or taken away by the Purchaser.

GATES & LIVESTOCK EQUIPMENT IN 6 BAY CATTLE YARD & SURROUNDING
AREA AT MEADOWLANDS FARM

(To be sold in Situ)

- Galvanised Sheeted Door (4.7m x 1.6m) **(1)**
- 2.65m Steel Sheeted Gate **(1)**
- Two 5.1m Galvanised Heavy Duty Yard Gates **(1)**
- 4.45m Galvanised Heavy Duty Yard Gate **(1)**
- 4.2m Galvanised Heavy Duty Yard Gate **(1)**
- 3.8m Galvanised Heavy Duty Yard Gate **(1)**
- 3.7m Galvanised Heavy Duty Yard Gate **(1)**
- 3.1m Galvanised Heavy Duty Yard Gate **(1)**
- 1.3m Galvanised Heavy Duty Yard Gate **(1)**
- 5.1m Galvanised Collecting Yard Gate **(1)**
- 2.15m Galvanised Cattle Hurdle **(1)**
- 1.05m Galvanised Heavy Duty Race Access Gate **(1)**
- 0.6m Galvanised Pedestrian Access Gate **(1)**
- 4.25m Tubular Steel Gate **(1)**
- Three 3.7m Tubular Steel Gates **(1)**
- 3m Tubular Steel Gate **(1)**
- 2.5m Tubular Steel Gate **(1)**
- Four Poldenvale Cattle Hurdles
- 5.8m Galvanised Barrier Trough **(1)**
- 4m Galvanised Barrier Trough **(1)**

LIVESTOCK EQUIPMENT

- 5 Tonne Feed Bin **(16)**
- Silage Feeder with Manger (1.7m x 1.65m) **(2)**
- 2.4m Silage Feeder **(2)**
- 1.5m Silage Feeder **(2)**
- 2.4m Timber Hay Rack and Manger **(2)**
- 1.8m Timber Hay Rack and Manger **(2)**
- Bunker Feeder (3.05m x 1.65m) **(2)**
- Galvanised Silage Feeder **(2)**
- Freestanding Square Bale Feeder **(16)**
- Two 5.6m Diagonal Feed Barriers **(8)**
- Two 5.5m Cattle Barriers **(2)**
- Two 4.5m Diagonal Feed Barriers **(8)**

Seven 3.9m Diagonal Feed Barriers **(8)**
Four 3.5m Diagonal Feed Barriers **(8)**
3m Diagonal Feed Barrier **(8)**
Two 2.45m Cattle Yard Fencing Sections **(2)**
2.45m Galvanised Water Trough **(2)**
Two IAE 1.8m Galvanised Water Troughs **(2)**
1.8m Concrete Water Trough **(2)**
Cast Iron Water Trough **(2)**
2.1m Concrete Water Trough **(2)**
1.25m Galvanised Water Trough **(2)**
Vink Calving Aid **(2)**
Heiniger Cattle Clippers **(2)**
Double Wash Trough **(2)**
Two Briggs & Stratton Petrol Engines AI Flask & Surrounding Cabinet **(2)**
Dump Bucket **(6)**
Two Aluminium Milk Churns **(2)**
Three Stainless Steel Milk Buckets **(2)**
Aluminium Milk Can **(2)**

GATES & FENCING MATERIALS

4.6m Galvanised Yard Gate **(2)**
2.95m Galvanised Yard Gate **(2)**
3.6m Galvanised Field Gate **(2)**
2.55m Galvanised Field Gate **(2)**
Pair 2.5m Field Gates **(2)**
Two Steel Gates with Weld Mesh (3.45m x 1.75m) **(13)**
Steel Gate with Weld Mesh (2.1m x 1.7m) **(13)**
Two Steel Gates with Weld Mesh (2m x 1.3m) **(13)**
Two Steel Gates with Weld Mesh (1.75m x 1.6m) **(13)**
Qty Field Gates **(2)**
Galvanised Heavy Duty Gate Post **(2)**
Steel Gate Post **(2)**
Qty Wooden Fencing Stakes **(9)**
Qty Metal Fencing Stakes **(2)**
Qty Electric Fence Units **(2)**
Qty Wire Netting Rolls **(2)**
Four Rolls of Sheep Wire **(9)**

AGRICULTURAL REQUISITES

Two 6.4m Building Stabiliser Bars **(2)**
Fullwood Three Phase Electric Motor with Vacuum Pump **(2)**
Bentall Air Ventilation Fan – Single Phase **(2)**
Record RS15 Grain Dryer Fan **(6)**
2700L Steel Diesel Tank **(2)**
Eight Electronic Gas Guns **(4)**
Large Qty of Steel Deck Chairs for Reinforcing Mesh **(11)**
Four 3.5m Crossing Timbers **(2)**
Qty Reclaimed Wooden Planks **(11)**
Reclaimed Wooden Pine Beam (6" x 6") **(11)**
Two Sleepers **(2)**
Hi Lift Farm Jack **(17)**
Stihl 039 18" Chainsaw **(17)**
Six Sets of Manitou Head Stock Fitting Brackets **(13)**
Four Wheel Mark Eradicators **(13)**
Front Weights for Fordson Major **(2)**
Ford Wheel Weights **(2)**
Ford 7600 Drawbar **(2)**
Ford 4600 Drawbar **(2)**
28lb Weight **(2)**
Two 14lb Weights **(2)**
7lb Weight **(2)**

VINTAGE EQUIPMENT & RURAL BYGONES

Aero Seed Fiddle **(2)**

WHEELS & TYRES

Pair Tractor Tyres (13-6 x 36) **(10)**
Pair Tractor Tyres (420/85R-34) **(10)**
Two JCB Wheel Centres (16.9-28) **(13)**

GARDEN EQUIPMENT

Mountfield 20" Mower **(9)**
Kawasaki Strimmer **(17)**

Planning in action

Our Planning Team at Howards & Hanson continue to have success with a number of projects. Knowledge of the planning regulations and local authority's policies have been fundamental to these successes. The following case studies are examples of our work.

Prior approval granted under Class Q(a) of The General Permitted Development Order for the change of use of modern metal clad buildings in open countryside as dwellings in Rugby Borough and Daventry District.

01

GRANTED



Prior approval granted under Class P of The General Permitted Development Order for the change of use of a concrete block and timber boarded B8 storage building to a dwelling house in open countryside in Stratford-on-Avon District.

02

APPROVED



Following enforcement investigation by the Council, retrospective planning permission granted for the demolition of an existing cottage and the construction of a larger replacement house in open countryside in Daventry District, based primarily on its appropriate design and the absence of any adverse landscape impact.

03

APPROVED



Through the appeal process, the successful removal of holiday accommodation conditions on nine units in the Green Belt in Stratford-on-Avon District, where the Planning Inspector concluded that the conditions no longer served a proper planning purpose.

04

APPROVED



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Residential | Commercial | Rural

Knaptoft

Guide Price £225,000

Fenny Compton

Guide Price £175,000



A Range of Traditional Barns at Knaptoft Hall Farm, Leicestershire

- * Site area approximately 1 acre
- * 2 Bedrooms
- * 3 Receptions

- * Scope for further development of the buildings
- * Situated in open countryside
- * Close to local amenities

Building Plot at Contone Farm, Warwickshire

- * Detailed Planning Permission for a single detached dwelling
- * 1,900 sq ft GFA
- * Extending to 0.11 acres (448 sq m) or thereabouts

- * 4 Bedrooms
- * 3 Receptions
- * Situated on the edge of a popular village

Armsby

Guide Price £310,000

Lutterworth

Guide Price £230,000



A Block of Arable Land on Lutterworth Road, Leicestershire

- * A block of productive arable land in a single enclosure
- * Extending to 36.15 acres (14.63 hectares) or thereabouts
- * Road frontage and access to Lutterworth Road
- * Entitlements included



Development Opportunity at Gladstone Street, Lutterworth

- * Existing 2 bedroom House for modernisation
- * Site area 0.17 acres
- * Potential plot for 2 Bungalows to the rear
- * Plot 1: 2 Bed (47 sq m)
- * Plot 2: 2 Bed (50 sq m)
- * Planning Permission applied for

Kirkby Mallory

Guide Price £200,000

West Farndon

Guide Price £95,000



Arable Land at Peckleton Road, Leicestershire

- * Available as a whole or in two lots
- * A useful block of arable land with road frontage
- * Extending to 19.67 acres (7.99 hectares) or thereabouts
- * Close to the village



Pasture Land at Byfield Road, Northamptonshire

- * A useful block of pasture land
- * Extending to 11.59 acres (4.69 hectares) or thereabouts
- * The land comprises two separate pasture fields
- * Mains water available
- * Suitable for Agricultural or Equestrian use



Jeff Paybody



Tim Howard

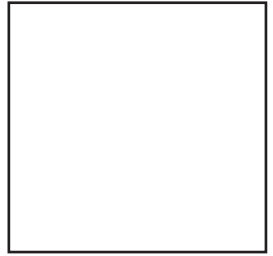
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Affoy de la Zouch Atherstone Daventry Henley-in-Arden London Lutterworth Northampton Rugby Towcester



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BIDDING REGISTRATION FORM



If you do **NOT** already have a Permanent Bidding Number, will you kindly complete the relevant details below and hand this form to the Bidding Registration Office in good time before the commencement of the Auction. You will then receive a temporary Buyer's Number. Regular Buyers' Numbers can be obtained from the Sales Office on the sale day.

Please complete in BLOCK CAPITALS

NAME:
(Mr,Mrs,Miss,Messrs)

COMPANY NAME:

ADDRESS:
.....
.....

POSTCODE:

TELEPHONE NO: MOBILE:

LAND LINE:

EMAIL:

NAME & ADDRESS
OF BANKERS:
.....
.....

ACCOUNT NO:

PAYMENT: CASH CHEQUE CARD

Please Note: Cheques will not be accepted from persons unknown to the Auctioneers unless prior arrangements are made (see "Payment Terms"). All accounts **must** be settled on the day of the sale. Interest on overdue accounts will be charged at **4%** per day over Lloyds/TSB Bank Base Rate.

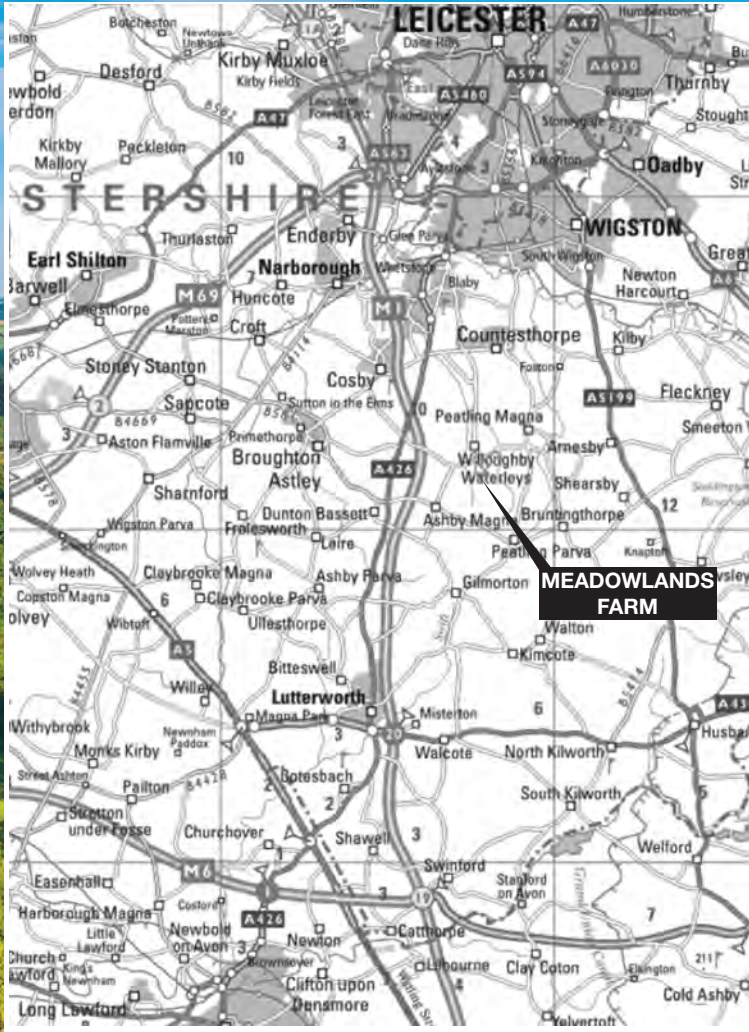
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