Contract Farming Agreement - BID PROFORMA

Southam Fields, Southam

Subject to Contract – Contract Farming Agreement

August 2026

HOWKINS & HARRISON

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CONTRACT FARMING AGREEMENT - BID PRO-FORMA

SOUTHAM FIELDS, SOUTHAM

BID DEADLINE: Monday 21st September 2026 at 5pm

Offers are invited using this bid proforma template and a covering letter submitted no later than **5pm on Monday 21st September 2026**. All bids must be received before this deadline. The Landowners reserve the right not to consider offers received after this deadline.

All offers must include this bid proforma, with all parts completed in writing in full and including the necessary attachments. Please ensure that you have reviewed all the information in the marketing materials prior to completing this proforma.

Please send all completed proformas and offers via email with the title of the subject "**CFA Offer Submission – Southam Fields**", and your trading name to all of the following contacts:

- Peter.osborne@howkinsandharrison.co.uk
- lilly.wilson@howkinsandharrison.co.uk

Our clients will consider all written offers made on the Land but are not obliged to accept the highest or any offer. The Land is being offered on a Contract Farming Agreement as a whole for the arable land only. Any parties interested in Lot 2, the pasture land, please enquire with Howkins & Harrison for more details.

Interviews will take place provisionally on Thursday 24th and Friday 25th September at Howkins & Harrison's Rugby office – times to be arranged.

COMPANY DETAILS	
Company Name:	
Registered Company address – Correspondence address for further communication about this bid:	
Contact Name:	
Telephone Number:	
Mobile:	
Email Address:	

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Current Farming Details Please fill in the below details based on your current farming operations that are relevant.	
Total Farmed Acreage	
Acreage Owned	
Acreage Rented	
Acreage Contract Farmed / Share Farmed	
Grazing / Foraging	
Business Structure (e.g. Partnership, Ltd company etc)	
Employer / Staff Details (e.g. no. of full time/part time staff)	
Who will manage day to day work	
Who will undertake the administrative role	
Any other business interests	
Description of Farming Business & Equipment (e.g. combinable cropping rotation, regenerative farming system, organic matter use etc)	
Available Capital (please give details of what capital is available to manage the agreement including cultivations, inputs, labour, machinery etc. please provide details of any capital assets including live and deadstock owned and any additional funding availability and liabilities)	

References (Please provide two references for character and farming abilities) (References only taken with your authority)	1) 2)
Accountant details (Please provide details of your accountant or bank manager)	

YOUR OFFER Please include details on your offer.		
Confirm you are interested in the whole lot of arable land.	**WHOLE ARABLE LAND**	
Would you be interested in taking on the additional 44.62 acres of grassland?	**Yes**	**No**
Rationale and reasoning for growth and interest in the land at Southam Fields (e.g. proximity, economies of scale)		
How will the activities be organised in conjunction with your existing systems and farming operations?		
Please list, if any, environmental land management schemes you will undertake. (e.g. SFI)		
Please list any details of additional services that are excluded from your contracting fee. (e.g. Hedge cutting - £x, ditching - £x)		

ANTICIPATED GROSS MARGINS		
Year 1	**Crop(s):** (yield, acreage, price, cereal)	
	Total Output:	
	Variable Costs: (seed, fert, sprays)	
	Gross Margin (Total Return):	
	Other Income: (SFI, CSS, straw sales)	
	Contractors Charge:	
	Annual Fixed Costs (and other deductions): (drying, storing, insurance, repairs, agronomy, bank charges etc)	
	Farmers Basic Return:	
	Divisible Surplus: (e.g. Contractor %/Farmer %)	
	Total Farmers Return:	
	Total Contractors Return:	
	Assumptions: (date of sale of crop, yield, commodity price)	

ANTICIPATED GROSS MARGINS		
Year 2	**Crop(s):** (yield, acreage, price, cereal)	
	Total Output:	
	Variable Costs: (seed, fert, sprays)	
	Gross Margin (Total Return):	
	Other Income: (SFI, CSS, straw sales)	
	Contractors Charge:	
	Annual Fixed Costs (and other deductions): (drying, storing, insurance, repairs, agronomy, bank charges etc)	
	Farmers Basic Return:	
	Divisible Surplus: (e.g. Contractor %/Farmer %)	
	Total Farmers Return:	
	Total Contractors Return:	
	Assumptions: (date of sale of crop, yield, commodity price)	

ANTICIPATED GROSS MARGINS		
Year 3	**Crop(s):** (yield, acreage, price, cereal)	
	Total Output:	
	Variable Costs: (seed, fert, sprays)	
	Gross Margin (Total Return):	
	Other Income: (SFI, CSS, straw sales)	
	Contractors Charge:	
	Annual Fixed Costs (and other deductions): (drying, storing, insurance, repairs, agronomy, bank charges etc)	
	Farmers Basic Return:	
	Divisible Surplus: (e.g. Contractor %/Farmer %)	
	Total Farmers Return:	
	Total Contractors Return:	
	Assumptions: (date of sale of crop, yield, commodity price)	

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Technical Information

In submitting this offer you hereby confirm that you have reviewed the marketing information pack which the Agents have made available and have regard to this in arriving at your offer.

Please Note:-

1. Offers are to be submitted by email only as per the instructions below. Please mark emails with the subject "**CFA Offer Submission – Southam Fields**".

All offers submitted by email must be sent to:

- peter.osborne@howkinsandharrison.co.uk
- lilly.wilson@howkinsandharrison.co.uk

Tender Procedure & Conditions:-

1. All tenders must be in respect of the whole of the property, or in lots, but this must be indicated clearly within the bid proforma.
2. All tenders will be considered on their merits and the Landowners reserve the right not to accept the highest nor any other offer.
3. The tenders shall only be made in the name of one individual tenderer.
4. Should any dispute arise between the Farmer and the Contractor as to the interpretations of these particulars and general remarks as to any other matter contained herein, the same shall be referred to the arbitration of the Farmer's agents where decision shall be conclusive and binding on all parties.
5. Tenders should not refer nor relate to any third party bid and will be discounted if they do.
6. These particulars have been prepared in good faith and are for guidance purposes only. They are intended to give a fair description of the Holdings and the proposal but do not constitute part of an offer or form part of the contract.
7. Fees: The following fees are payable to Howkins & Harrison for the preparation of and running agreements annually: Lot 1: The Contractor will pay £750 plus VAT. Lot 2: The Contractor will pay £500 plus VAT
8. The owners are acting independently and reserve the right to offer the land to one or more applicants in the Lots described.
9. Prospective applicants are advised to take their own independent professional advice.

Tenderers will be notified in writing of the Landowners decision as soon as practically possible after the offer deadline.

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Declarations I/We acknowledge that the Landowners do not undertake to accept the highest or any offer. I/We confirm that we have reviewed from the Landowners' agents the marketing material and have had regards to it in the preparation of our bid. I/We note that all the information provided by the Ladnowners or their agents is without warranty unless otherwise stated, and we agree to satisfy ourselves as to the extent of the property prior to agreement. I/We note this bid should not rely on the accuracy of all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them as statements or representation of fact.			
Name:		**Signature:**	
Date:			

ANY ADDITIONAL INFORMATION