



Contract Farming Agreement INVITATION TO TENDER

Southam Fields, Southam

Subject to Contract – Contract Farming Agreement

August 2026

**HOWKINS &
HARRISON**

INVITATION TO TENDER

Contract Farming Opportunity

LAND AT SOUTHAM FIELDS

Extending to approx. 178.81 acres (72.36 ha) of arable land

Available under a Contract Farming Agreement for three years from

1st October 2026

TENDER DEADLINE DATE:

Monday 21st September 2026 at 5pm

Introduction

Howkins & Harrison LLP have been instructed to offer approximately 178.81 acres (72.36 ha) (net) of productive arable land under a Contract Farming Agreement. The land is situated at Southam Fields and is to be farmed on behalf of three landowners.

The land is offered as one lot:

- 178.81 acres (72.36 ha) Arable land and redundant agricultural buildings.

A further 44.62 acres (18.06 ha) of grassland is to be offered separately from 1st March 2027. Details available upon request.

None of the land is registered with any Environmental or Land Management Schemes. There are areas of set aside along the Eastern boundary against a tributary of the River Stowe which have been excluded from the net acreage.

Description and Situation

The land is situated on the eastern edge of the town of Southam in Warwickshire.

Lot 1 – Arable Land:

The arable land is predominantly Grade 3 in accordance with the Agricultural Land Classification maps which is defined as good to moderate quality. The fields are generally well-shaped and easily worked, with wide gateways well suited to modern arable operations.

Access is off Welsh Road East to the east and from Daventry Road (A425) to the North with internal tracks across the majority of the field parcels. There is a set of redundant buildings located within the centre of the holding.

Schedule of Acreage and Cropping

A schedule of acreage and previous three years cropping has been included below:

LOT 1						
Sheet No.	Parcel No.	Net Acres	Net Hectares	Cropping 24	Cropping 25	Cropping 26
SP4361	0114	15.08	6.10	Winter Barley	Winter Beans	Winter Wheat
SP4361	8636	18.73	7.58	Winter Barley	Winter Beans	Winter Wheat
SP4361	6605	24.18	9.79	Winter Wheat	Spring Barley	Winter Wheat
SP4361	4735	22.90	9.27	Winter Barley	Winter Beans	Winter Wheat
SP4361	3261	14.39	5.83	Winter Barley	Winter Beans	Winter Wheat
SP4361	1751	10.61	4.29	Winter Wheat	Spring Barley	Winter Wheat
SP4361	2452	3.63	1.47	Winter Wheat	Spring Barley	Winter Wheat
SP4361	3816	11.51	4.66	Winter Wheat	Spring Barley	Winter Wheat
SP4360	2898	17.55	7.10	Winter Wheat	Spring Barley	Winter Wheat
SP4361	0805	6.37	2.58	Winter Wheat	Spring Barley	Winter Wheat
SP4361	0114	5.37	2.17	Winter Wheat	Spring Barley	Winter Wheat
SP4360	9395	9.41	3.81	Winter Wheat	Spring Barley	Winter Wheat
SP4360	1377	19.08	7.72	Winter Wheat	Spring Barley	Winter Wheat
Total		178.81	72.36			

Farming Policy

The existing cropping is a standard combinable crop rotation.

The Landowners are open to discussions on season-by-season basis as to the cropping but would prefer a cereals-based rotations and to avoid a large reliance on maize.

Nitrate Vulnerable Zone

The land is designated within a Nitrate Vulnerable Zone. The contractor will work with the farmer to provide all documentation required to comply with the current Nitrate Pollution Prevention Regulations 2008 (as amended).

Rights of Way

A public footpath crosses the holding, running west to east, as shown on the enclosed plan.



Resources to be made available by the Farmer

Arable land extending to approximately 178.81 acres (72.36 ha), along with working capital and associated costs. The intention of the client is to offer the land on an initial 3-year agreement to commence 1st October 2026.

Farm Office

Our clients, the Farmers, will continue to maintain a farm office and will administer the farm records including any future schemes and NVZ records, etc.

The contractor will provide input records and cultivation operations on a regular basis, as and when requested by the Farmer.

Management Meetings

It will be a requirement for the contractor to attend at least 3 management meetings per annum at Southam Fields- dates to be agreed.

A cropping plan will be provided by the Contractor and agreed with the Farmers prior to Autumn cultivations.

Farm Assurance Schemes

The contractor is expected to ensure operations meet the requirements of the relevant farm assurance schemes and keep relevant records and documentation.

Insurance

The Farmer holds insurance for loss and damage to crops and crops in-store (where applicable in storage). Premiums will be paid annually.

The Contractor is required to hold appropriate and adequate employers and public liability insurance, and parties shall liaise to ensure there is no gap or overlap in mutual cover.

General Maintenance

The Farmers are open to agreeing who is responsible for hedge cutting, ditch maintenance, and cutting of set a side area.

The Contractor shall set out their proposals and charges for this additional work in their tender. Any other ad hoc maintenance undertaken by the Contractor will be agreed on a case-by-case basis.



Outline of Proposed Agreement

1. A Contract Farming Agreement document will be used under which our clients will retain the successful applicant to provide contracting services for the combinable crops on the land.
2. The Contractor will provide contracting services and pay for labour, mobile machinery and related costs, i.e. fuel, repairs, vehicle tax, insurance and management expertise.
3. The Contractor will act as agent to order all the inputs and the selling of crops for the farming agreement. Limits for this authority will be combined in a budget and a farm plan, which will be drawn up each year.
4. The Contractor's remuneration will be by way of the following: -
 - a. A fixed sum per annum (the Contractor's Basic Fee). Subject to agreement, this will be paid in two instalments, in arrears, with the first instalment being paid on 31st December 2026.
 - b. A proportion of the Divisible Return made will be retained on account by our clients. This proportion being known as the Contractor's share of the Divisible Return. This sum will be paid within 28 days of the final Contract Management Accounts being prepared.
5. The final Contract Management Accounts can only be prepared after all the proceeds of the harvest year have been received and all expenses have been paid.
6. All contracting fees will have VAT charged at the standard rate.



Tender Procedure

A tender form is available upon request with a summary of the information required. Please fill this in to the best of your knowledge and ability based on your current farming operations, your business model, and anticipated agreement structure including returns.

The owners are not obliged to accept the highest, or indeed any offer.

PLEASE ENSURE that your TENDER FORM is emailed or put in an envelope marked '**Land at Southam Fields – Tender Offer**' and is received prior to **5pm on Monday 21st September 2026**.

Tenders should be submitted to:

- Post: Howkins & Harrison, 7-11 Albert Street, Rugby, Warwickshire, CV21 2RX.
- Or via email to: peter.osborne@howkinsandharrison.co.uk and lilly.wilson@howkinsandharrison.co.uk

Viewing Days

The land is available to view by appointment only. The on farm viewing days are:

- Thursday 3rd September: 12pm – 4pm
- Friday 4th September: 12pm – 4pm

All interested parties should confirm attendance, with Howkins & Harrison first.

Meeting point: ///strikers.fuels.rents

Interview Dates

All applicants will be notified if they are successful or not and it is intended that an interview to discuss the tender will take place at Howkins & Harrison's Rugby office on either Thursday 24th and Friday 25th September - times to be arranged.

Contact Details

For further information, please contact:

- Peter Osborne: 01788 56494 / peter.osborne@howkinsandharrison.co.uk
- Lilly Wilson: 01788 564680 / lilly.wilson@howkinsandharrison.co.uk

Property Misdescription

We have made every effort to ensure the accuracy of these particulars, however, we give notice that all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility, and any prospective applications should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them as statements or representations of fact.

