

INVITATION TO TENDER

Farming opportunities at **WINWICK WARREN & WEST HADDON**

extending to approx. 417.69 acres (169.04 ha)

Available under a Contract Farming Agreement for
three years and an initial two year FBT from 1st
September 2026

TENDER DATE: MONDAY 17TH AUGUST AT 5PM



Introduction

Howkins & Harrison LLP are delighted to be instructed to offer approximately 417.69 acres (169.04 ha) of productive arable land for combinable cropping under Farm Business Tenancy and Contract Farming Agreements. The crop area is situated at Winwick Warren and West Haddon on behalf of three families.

The land extends to 417.69 ac (169.04 ha) in all and is currently cropped with Wheat, Beans and Spring Barley. The land is offered as a whole or in three lots:

- Lot 1: 294.77 ac (119.29 ha) – CFA
- Lot 2: 68.64 ac (27.78 ha) - CFA
- Lot 3: 54.29 ac (21.97 ha) - FBT

Part of the CFA land is entered into a Countryside Stewardship Mid-Tier Scheme under the AB8 (Flower rich margins and plots) and SW1 (4-6m buffer strip on cultivated land) options. These areas have been excluded from the net acreage.

Schedule of Acreage and Cropping

LOT 1						
Sheet No.	Parcel No.	Net Acres	Net Hectares	Cropping 24	Cropping 25	Cropping 26
SP6475	2908	14.01	5.67	Wheat	Barley	W Wheat
SP6474	0898	36.84	14.91	Wheat	Wheat	Beans
SP6474	8744	32.15	13.01	Barley	Beans	W Wheat
SP6474	6261	9.56	3.87	Wheat	Wheat	S Barley
SP6474	5030	28.34	11.47	Wheat	Wheat	S Barley
SP6474	6298	30.17	12.21	Wheat	Wheat	S Barley
SP6474	9299	17.67	7.15	Wheat	Beans	W Wheat
SP6474	1550	21.28	8.61	Wheat	Wheat	S Barley
SP6474	4748	21.28	8.61	Wheat	Wheat	S Barley
SP6474	7109	35.14	14.22	Barley	Barley	W Wheat
SP6474	3172	12.13	4.91	Wheat	Barley	S Barley
SP6474	1307	30.76	12.45	Beans	Wheat	W Wheat
SP6372	3986	5.44	2.20	Beans	Wheat	W Wheat
Total		294.77	119.29			

LOT 2						
Sheet No.	Parcel No.	Net Acres	Net Hectares	Cropping 24	Cropping 25	Cropping 26
SP6370	9292	27.63	11.18	Barley	Barley	Beans
SP6370	6297	23.52	9.52	Barley	Barley	Beans
SP6371	7229	17.49	7.08	Barley	Barley	Beans
Total		68.64	27.78			



LOT 3						
Sheet No.	Parcel No.	Net Acres	Net Hectares	Cropping 24	Cropping 25	Cropping 26
SP6473	7468	28.32	11.46	Wheat	Wheat	S Barley
SP6473	7934	13.91	5.63	Wheat	Wheat	S Barley
SP6473	6817	12.06	4.88	Wheat	Wheat	S Barley
Total		54.29	21.97			

Description and Situation

The land available extends to approximately 417.69 acres (169.04 ha) in all with the individual lots shown shaded in red, blue and green on the attached plan.

The holding is arranged in three principal blocks with two centred around Winwick, Northamptonshire, and the third block at West Haddon. The main block lies to the north-west of the farmstead, with a second block situated immediately to the south. The layout provides good access to each block via the local highway network.

The land comprises three blocks of productive arable land, being predominantly Grade 3 in accordance with the Agricultural Land Classification maps, with several parcels classified as Grade 2. The fields are generally well-shaped and easily worked with wind turbine access tracks to the land, making them well suited to modern arable operations.

Details of the current cropping rotation are included within these particulars, with further information available upon request.

Farming Policy

The existing cropping is a standard combinable crop rotation.

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

Basic Payment Scheme and Agri-environment Schemes

The remaining year's Basic Payment Scheme will be retained by the farmer and will not be included in the agreement together with monies from the Countryside Stewardship Scheme and any future agri-environment schemes. The farmer will manage these separately and any work undertaken will be charged at cost.

Nitrate Vulnerable Zone

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

Rights of Way

Please note that the land is crossed by several footpaths and a byway, as per the routes shown on the enclosed plan, and the necessary access given.

CONTRACT FARMING AGREEMENT

Lots 1 & 2 Total Acreage: 349.06 acres

Resources to be made available by the Farmer

Arable land extending to approximately 349.06 ac (141.26 ha) excluding agri-environment areas under the current Countryside Stewardship Scheme agreement, along with working capital and associated costs. The intention of the clients is to offer the land on an initial 3-year agreement to commence on 1st September 2026.

Farm Office

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

The contractor will provide input records and cultivation operations.

Management Meetings

It will be a requirement for the contractor to attend at least 3 management meetings per annum at Winwick Warren Farm – 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 farmer is open to agreeing who is responsible for hedge cutting, ditch maintenance and cutting of existing field margins.

The contractor shall set out their proposals and charges for this additional work in their tender.

Any other as hoc maintenance undertaken by the Contractor will be agreed on a case-by-case basis.

Straw

The Farmer reserves the right to offer up to 100 acres of cereal straw to a local farmer who has acquired the straw historically.

Outline of Proposed Agreements

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.

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.

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.

The Contractor's remuneration will be by way of the following: -

- a. A fixed sum per annum (the Contractor's Basic Fee). This will be paid in two instalments paid in arrears, with the first instalment being paid on 31st December 2026.
- b. A proportion of the Divisible Return made after a sum 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.

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.

All contracting fees will have VAT charged at the standard rate.

FARM BUSINESS TENANCY LOT 3

An initial two-year Farm Business Tenancy (CAAV version) will be prepared by the agents in respect of the 54.29 ac (21.97 ha). As far as we are aware there will be no special conditions requested.

Rent will be charged on a £ per acre basis and will be payable in half yearly instalments in advance in April and October. The intention will be that this agreement will then continue thereafter.

TENDER PROCEEDURE

A form of tender is available upon request with a summary of the information required listed below:

- Name and address of the applicant together with a brief farming history.
- Character reference from a third party from whom you rent or contract farm land or whom you have a business relationship, such as trade suppliers etc.
- Financial reference from your Accountant or Bank Manager.

CFA (Lots 1 & 2)

- Proposed Contractor's Basic Fee
- Proposed Farmer's Basic Return
- Proposed distribution of Divisible Return
- Detailed description of the proposed farming system including rotation and cropping plan
- Anticipated financial performance

FBT (Lot 3)

- The proposed annual rent for the 54.29 acres on a £/acre basis

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 Winwick Warren and West Haddon – Tender Offer' and is received prior to 5pm on Monday 17th August 2026. Tenders should be submitted to Howkins & Harrison, 7-11 Albert Street, Rugby, Warwickshire, CV21 2RX. Service via email to peter.osborne@howkinsandharrison.co.uk and tim.howard@howkinsandharrison.co.uk is also acceptable.

Viewing Days

The land is available to view by appointment only on the viewing days to be held at the farm on:

- Wednesday 29th July - 11 am
- Thursday 6th August - 2pm
- Monday 10th August - 2pm

All interested parties should confirm attendance with Howkins & Harrison.

Meeting point: ///seashell.aimless.afterglow

Interview Dates

Successful applicants will be notified and it is intended that an interview to discuss the tender will take place at the applicant's farm on either Friday 21st or Monday 24th August – times to be arranged.

Contact

For further information, please contact:

Peter Osborne – 01788 564694

peter.osborne@howkinsandharrison.co.uk

Tim Howard – 07966 321528

tim.howard@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 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.

HOWKINS &
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