

**Tender Form – Farming Opportunities at
Winwick Warren & West Haddon
Of
Approximately 417.69 Acres (169.04 ha) in All
349.06 acres CFA
54.29 acres FBT**

This 'Tender' is not designed to be the full application; this will be done at the interview (if selected). The below template is designed to give the owners enough information in order to make a reasoned decision in who to invite for interview. If you would like to include more information to assist your application, please do so, but ensure the below information is provided within your proposal.

A) General Details:

Trading Name:

Contact Name:

Address:

.....

Mobile No:

Email:

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564680

Email rurural@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

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B) Farming Details:

TOTAL Acreage Farmed:

Acreage Owned:

Acreage Rented:

Acreage Contract/

Share Farmed:

Grazing or Forage:

Business Structure:

Employee/Staff Details:

Who will manage day to day work at Winwick and West Haddon:

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Other Business Interests:

.....

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C) Brief Description of Farming Business and Equipment:

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D) Capital Available – Details of capital available to manage the agreement including cultivations, any inputs, labour and machinery. Please give details of capital, assets incl. live and dead stock owned and any additional available funding (e.g. access to loans) and liabilities.

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E) References (references will only be taken with your authority)

i) Two references for character and farming abilities or other landowner:

1.

2.

ii) Bank or Accountant:

.....

F) I/we are interested in:

☐ CFA – all or part

☐ FBT

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G) Rationale and reasoning for interest in the land at Winwick and West Haddon

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H) Summary of how the activity(ies) will be organised in conjunction with your existing operation

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TENDER - Contract Farming Opportunity (Lots 1 & 3)

Please identify which Lots your offer relates to:

☐ Lots 1 & 3 (349.06 ac) ☐ Lot 1 (294.77 ac) ☐ Lot 3 (54.29 ac)

Anticipated Annual Gross Margin:

Year 1 £ _____ per acre

Year 2 £ _____ per acre

Year 3 £ _____ per acre

Contractor's Basic Fee (to be not less than):

£ _____ per acre

Anticipated Annual Fixed Costs:

£ _____ per acre

Farmer's Basic Return:

£ _____ per acre

Divisible Return:

Contractor's Divisible Return _____ %

Farmer's Divisible Return _____ %

(continues on next page)

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Details of any Charges for Additional Work/Maintenance:

Hedge Cutting: _____

Ditch Maintenance: _____

Cutting of existing SFI field margins: _____

Signed:

Name:

Dated:

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TENDER - Farm Business Tenancy (Lot 2)

I / We hereby tender the sum of: £ _____ per acre per annum

For a fixed term Tenancy of: 2 years

Signed:

Name:

Dated:

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Conditions of Tender

- 1) The owners do not bind themselves to accept the highest or any other tender.
- 2) All tenders shall be satisfied of the proposed terms and holding details.
- 3) Tenders on the are invited to be made on the prescribed form or an alternative template ensuring the same categories and headings are used:

CFA

- Proposed Contractor's Basic Fee
- Anticipated Fixed Costs
- Proposed Farmer's Basic Return
- Proposed distribution of the Divisible Return

FBT

- Proposed Rent (£) per acre per annum

- 4) All tenders to arrive at Howkins & Harrison's offices at 7-11 Albert Street, Rugby, Warwickshire, CV21 2RX prior to **5pm Monday 17th August 2026** and must be in a sealed envelope or marked '**Land at Winwick Warren and West Haddon – Tender Offer**'

Service via email to peter.osborne@howkinsandharrison.co.uk tim.howard@howkinsandharrison.co.uk with the same subject heading is also acceptable.

- 5) The owners or their duly authorised agents reserve the right to shortlist and call for interview and /or inspect the holdings of prospective Contractors or Tenants should they so require.
- 6) The tenders shall only be made in the name of one individual tenderer.
- 7) 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.
- 9) Tenders should not refer nor relate to any third party bid and will be discounted if they do.
- 10) 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.
- 11) A) – Fees: The following fees are payable to Howkins & Harrison for the preparation of and running agreements annually:

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Lot 1: The Contractor will pay £750 plus VAT

Lot 3: The Contractor will pay £500 plus VAT

B) – Fees (Lot 2): The Tenant will pay £350 plus VAT to Howkins & Harrison for the preparation of the agreement.

- 12) The owners are acting independently and reserve the right to offer the land to one or more applicants in the Lots described.

Important Notice Regarding the Particulars and Tender Pack

The Particulars and Tender Pack have been prepared in good faith to give a fair overall view of the property. They do not form part of any offer or contract to the applicant or any third party and must not be relied upon as statements or representations of fact.

Prospective applicants must rely on their own enquires by inspections or otherwise on all matters including planning or other consents. Prospective applicants are advised to make appropriate searches well in advance.

Prospective applicants are advised to take their own independent professional advice.

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