

PLEASE BRING THIS BOOKLET WITH YOU TO THE LET

ANNUAL GRASS PARK LET

within

ST. BOSWELLS AUCTION MART

on

THURSDAY 1st MARCH 2012

at 11am PROMPT



**JOHN SWAN LIMITED
AUCTIONEERS
NEWTOWN ST. BOSWELLS**

Tel. St. Boswells 01835 822214 Email - stboswells@johnswan.co.uk
www.johnswan.co.uk

GENERAL CONDITIONS
APPLICABLE TO ALL GRASS PARKS

1. The Parks are let for pasture of Sheep and Cattle, with the exception of Young Grass (or where specially stated) which shall be grazed by Sheep only. Takers must satisfy themselves as to the condition of the Grass and shall be bound to have satisfied themselves as to all other conditions.
2. Proprietors of Grass Parks shall be held solely responsible for providing accurate acreages/hectares of all enclosures. **Any alteration to the area of Enclosures which qualify for Single Farm Payment purposes must be notified in writing by the Proprietor to the Tenant not later than 1st May 2012.**
3. No horses, lambing ewes or diseased animals, or fence leaping or fence breaking animals will be allowed.
4. **Bulls may accompany cows where stated in special conditions, otherwise, Bulls are expressly prohibited from being grazed.**
5. Entry to the Grazings will be given from the Day of Let unless specifically stated in the Let Booklet and cease on the grazing termination date stated in the Let Booklet. NO TAKER MAY SUBLET.
6. In relation to Parks which are eligible for the Taker to claim Single Farm Payment the Proprietor will indemnify the Taker of any contravention of Cross Compliance Conditions for Single Farm Payments outwith the Period of Let.
7. All Parks will be let unattended unless expressly stated within the Let Booklet. The Proprietor will not be held responsible for stock straying away or meeting with accidents of any kind, or for the removal of fallen stock. **Where parks are let with attendance any fallen stock must be removed by the Taker within 24 hours of receipt of notification. In unattended parks it is solely the responsibility of the Taker to remove fallen stock immediately they are noticed or are given notification of such fallen animals by any other party.** The well being of the stock will be the sole responsibility of the Taker. No claim may be made for damage done or supposed to be done, by rabbit, game or other vermin. The tenant shall notify the Proprietor of the numbers of stock to be grazed, and shall also give the Proprietor 24 hours notice regarding the movement of stock from the Parks.
8. All the Parks are watered, but the supply is not guaranteed as to the quantity or the quality.

9. **At the conclusion of the Roup, and on that day, ALL TAKERS MUST SIGN THE REGISTER. There is expressly no exception to this Condition and failure to do so may result in cancellation of the seasonal lease.**
10. **RENTS ARE DUE TO BE PAID ON THE DAY OF LET and interest will be charged at 10% over current Royal Bank of Scotland overdraft rates if not settled within fourteen days.**
11. Messrs John Swan Limited are hereby appointed judges of the Roup with the power to determine all differences that may arise in the course thereof.
12. All parties are bound to implement their respective parts of these conditions.
13. John Swan Limited reserve the right to recover a fee from the Landlord for any Grass Parks withdrawn from the Roup after the closing date for entries has passed.
This fee will be 5% of the reserve price (or John Swan Limited's estimated value if no reserve has been agreed) plus advertising costs.

JOHN SWAN LIMITED
Auctioneers
Newtown St Boswells

ANNUAL GRASS PARK LET THURSDAY 1st MARCH 2012

The following is the order in which the Grass Parks will be let.

	<i>Acres</i>
1. Eastfield, Melrose	158.64
2. Elliston, St Boswells	92.63
3. Ladylands, Jedburgh	18.49
4. Rink, Galashiels	170.77
5. Nether Whitlaw, Selkirk	174.49
6. Glenormiston, Innerleithen	71.87
7. Bothendene, Bowden	5.80
8. Whiterigg, Bowden	8.933
9. Leadervale, Earlston	31.55
10. Boyd Farming, Whiterigg	13.20
11. Cavers Carre, Lilliesleaf	47.87
12. Boosmill, Lilliesleaf	55.17
13. Standalane, Peebles	159.67
14. Edderston, Peebles	93.90
15. Heriotshall, Oxton	49.78
16. Kingscroft, Selkirk	6.70

PROSPECTIVE TAKERS ARE ADVISED TO CAREFULLY READ THE GENERAL CONDITIONS OF LET AS CONTAINED IN THE FRONT OF THIS CATALOGUE AND IN PARTICULAR CONDITIONS 9 & 10.

1. EASTFIELD, MELROSE

158.640 Acres
64.220 Hectares

Grazing Termination Date: 28th November 2012.

All takers may use the pens in Cottage Field. Access to Burn Park and West Park will be through Lodge Field and access to Clarilaw March will be through Spring Field. The owner reserves the right to top parks when necessary. Experienced shepherd looks stock twice daily.

Telephone number for notification of stock movements etc. 01835 870257.

Holding No. 793/0013

Map Key
No.

1. DENE FIELD/COTTAGE FIELD	3	NT53918/29091 LFA	29.800 acres	12.080 ha.
2. LODGE FIELD	7	NT54195/29088 LFA	13.070 acres	5.290 ha.
		NT54236/29201		
3. WEST PARK/BURN PARK	8-9	NT54291/28965 LFA	20.630 acres	8.350 ha.
		NT54410/28823		
4. CLARILAW MARCH	6	NT54178/28660 LFA	16.610 acres	6.720 ha.
5. SPRING FIELD	4	NT53945/28485 LFA	18.660 acres	7.550 ha.
6. KNOWES/WHIN COVER	1	NT53571/28529 LFA	59.870 acres	24.230 ha.

**2. ELLISTON, ST BOSWELLS
MELROSE**

92.632 Acres
37.390 Hectares

Grazing Termination Date - 31st October 2012 for Cattle & 30th November 2012 for Sheep.

Stock looked daily. Cattle and sheep handling facilities. Following fields can run together 4 & 5 and 2 & 5. Proprietor reserves the right to top fields if necessary.

Movement of stock and numbers to be notified to - 01835 823391.

Holding No. 798/0011.

1	ARNIESYDE	NT57120/29248	NON LFA	20.000 acres	8.100 ha.
2.	BIG LIZARD	NT57433/29116	NON LFA	11.630 acres	4.585 ha.
3.	HOUSE	NT57123/28993	NON LFA	13.630 acres	5.520 ha.
4.	DEAN PARK	NT57095/28601	NON LFA	29.332 acres	11.879 ha.
5.	BROOM	NT57382/28851	NON LFA	18.040 acres	7.306 ha.

3. LADYLANDS, JEDBURGH

18.490 Acres
7.480 Hectares

Grazing Termination Date – 30th November 2012

No attendance. No Horses. Any cattle should be accredited for Brucellosis. The health of all stock will be the sole responsibility of the taker. It will also be the responsibility of the Taker to top the grass over the summer should this be required.

Holding No 778/0153

1. LADYLANDS, Field 1	NT64782/21198	3.240 acres	1.310 ha.
2. LADYLANDS, Field 2	NT64807/21366	7.910 acres	3.200 ha.
3. LADYLANDS, Field 3	NT64919/21191	7.340 acres	2.970 ha.

4. RINK FARM, GALASHIELS

170.770 Acres
69.110 Hectares

Grazing Termination Date – 28th November 2012.

Grazing from 15th March 2012. Stock looked daily. Natural or mains water supply. Stock handling facilities and shed available. All fields available for Single Farm Payment purposes.

Notification of stock movements Tel - 07968 224302.

Holding No 799/0020.

1. TOLL FIELD (2 nd year grass)	NT48581/32423	LFA	19.298 acres	7.810 ha
2. LOWER RINK HILL	NT47391/32664	LFA	29.553 acres	11.960 ha
3. HORSE PARK	NT47822/32763	LFA	25.081 acres	10.150 ha
4. CASTLEBRAE	NT48251/32771	LFA	21.844 acres	8.840 ha
5. TWEEDBANK (sheep only)	NT47614/32310	LFA	25.427 acres	10.290 ha
6. RAEWEIL	NT47209/32564	LFA	17.322 acres	7.010 ha
7. WEE LAW HEUGH/ WHINNEYBRAE	NT47928/33177}	LFA	32.247 acres	13.050 ha

5. NETHER WHITLAW, SELKIRK**174.499 Acres
70.620 Hectares****Grazing Termination Date - 31st October 2012 for Cattle and 15th December 2012 for Sheep.**

Piped or natural water supply in all fields. All enclosures qualify for LFA. All enclosures well fenced. Good cattle and sheep handling facilities. Stock looked twice daily until sheep clipped, thereafter daily. No fertiliser is allowed to be applied to fields marked 'NF'. All other fields will be supplied with 'Early Bite 25.10.0 at the rate of 1.5cwts. per acre.

Notification of stock movements etc Tel - 01750 21217

Holding No. 800/0005.

1. EASTER HILL	NT51435/29288	LFA	13.654 acres	5.53 ha.
2. WESTER HILL SOUTH	NT51047/29171	LFA	12.190 acres	4.94 ha.
3. WESTER HILL NORTH(NF)	NT50905/29249	LFA	5.925 acres	2.40 ha.
4. MIDDLE HILL	NT51243/29250	LFA	12.049 acres	4.88 ha.
5. BLACKPOOL (NF)	NT51469/29065	LFA	20.123 acres	8.15 ha.
6. BEANRIG (NF)	NT51655/29390	LFA	13.580 acres	5.50 ha.
7. HELM	NT51970/29582	LFA	24.400 acres	9.87 ha.
8. HORSE PARK	NT51586/29564	LFA	8.370 acres	3.39 ha.
9. UNDER FIELD	NT51582/29749	LFA	10.246 acres	4.15 ha.
10. COW FIELD	NT51532/29702	LFA	12.790 acres	5.18 ha.
11. STACK YARD	NT51207/29538	LFA	5.925 acres	2.40 ha.
12. BIG FIELD (NF)	NT50866/28931	LFA	35.209 acres	14.26 ha.

6. GLENORMISTON ESTATE, INNERLEITHEN**71.871 Acres
29.084 Hectares**

Grazing Termination Date: 30th November 2012.

Holding No. 639/0015

1. BACKLAW	(2)	To be advised	25.000 acres	10.117 ha.
2. PLOUGHMANS STRIP	(7)	NT31671/38407	20.308 acres	8.218 ha.
3. POND FIELD	(11)	NT31893/38199	26.563 acres	10.749 ha.

7. BOTHENDENE, BOWDEN

5.800 Acres
2.349 Hectares

Grazing Termination Date – 30th November 2012

Mains water supply. Suitable for sheep and cattle, but no horses.

Telephone number for notification of stock movements etc - 01835 823590.

Holding No. 793/0037

1. BOTHENDENE Permanent Pasture NT55759/30756 5.800 acres 2.349 ha.

8. WHITERIGG, NEWTOWN ST. BOSWELLS

80.933 Acres
32.240 Hectares

Grazing Termination Date 30th November 2012. (Cattle to be removed by the end of October) All fields are served by wither piped or natural water supply. Stock handling facilities by prior arrangement. The landlord reserves the right to graze a limited number of horses in any field.

Holding No. 793/0018

1. EASTER	NT56384/31260	18.330 acres	7.420 ha
2. FRONT FIELD	NT56201/31234	10.700 acres	4.320 ha
3. COMPANYYS	NT55282/31117	20.063 acres	8.100 ha
4. CAULD BANK	NT56319/30899	12.850 acres	5.190 ha
5. THOARTERDEAN	NT56106/30820	18.990 acres	7.210 ha

**9. LEADERVALE HOUSE
EARLSTON**

**31.551 Acres
12.770 Hectares**

Grazing Termination Date -30th November 2012

All fields are served by either piped or natural water supply. Five enclosures to be let as one lot - Sheep only. Eligible for SFP claims. The owner reserves the right to graze two horses. Stock will be observed daily.

Telephone number for notification of stock movements, etc - 01896 849567

Holding No. 796/0155

1.	NT56272/39402}	1.309 acres	0.530 ha.
	NT56361/39315}	6.572 acres	2.660 ha.
	NT56387/39676}	10.921 acres	4.420 ha.
	NT56444/39202}	2.050 acres	0.830 ha.
	NT56487/39391}	10.699 acres	4.330 ha.

10. BOYD FARMING LTD, WHITERIGG

**13.200 Acres
22.780 Hectares**

Period of let from day of let to 30th November 2012

Cattle to be removed by end of October. All fields are served by either piped or natural water supply.

Holding No. 793/0015

1.	BECKETTS	(4)	Permanent Pasture	NT55870/30642	13.200 acres	5.330 ha
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11. CAVERS CARRE, LILLIESLEAF**47.87 Acres
19.37 Hectares****Grazing Termination Date - 31st October 2012 for Cattle and 15th December 2012 for Sheep**

No Attendance. Mains water supply in both fields. Number, description and movement of stock to be notified to Mr Clancy, Tel - 01835 870327. Both fields 2nd Year Grass.

Holding No. 793/0011

1. FORD PARK(19)Non LFA NT55672/26214	27.630 acres	11.181 ha.
2. HILL PARK (25) Non LFA NT55805/25959	20.240 acres	8.191 ha.

12. BOOSMILL, LILLIESLEAF**55.172 Acres
22.330 Hectares****Grazing Termination Date - 30th November 2012**

Sheep only. Attendance available. Limed 2T/Acre 2011. Piped or natural water all fields. Not eligible for Single Farm Payment claims.

Holding No794/0010

1. Collie Linn West (1)	NT50284/23245}	LFA	8.203 acres	3.320 ha
Collie Linn East (4)	NT50532/23105}	LFA	15.517 acres	6.280 ha
Turbine Park (5)	NT50536/23311}	LFA	19.224 acres	7.780 ha
West Boosmill (7)	NT50603/23438}	LFA	4.423 acres	1.790 ha
East Boosmill (8)	NT50621/23514}	LFA	3.805 acres	1.540 ha
Ladeside (10)	NT50797/23568}	LFA	4.000 acres	1.620 ha

13. STANDALANE, PEEBLES**159.670 Acres
81.640 Hectares****Grazing Termination Date – 30th November 2012**

Sheep only. No parks eligible for Single Farm Payment claims.

All fields have natural water trough supplies and will be treated with 1.5cwts 20.10.10.

Handling pens available at steading (no dipper).

Please note Lot 1 fields (1, 3 and 6) are let together as are Lot 6 (fields 10 and 11) and lot 8 (fields 13 and 14)

Lot 9 (field 9) – new grass, sown in 2011.

Telephone number for notification of stock movements etc – 01721 740244 or 07810 833562.

Holding No. 647/0045

1. HILL PARK (1)	NT23255/41449}	LFA	13.360 acres	5.410 ha.
TOP PARK (3)	NT23577/41981}	LFA	16.170 acres	6.550 ha.
MIDDLEBANK (6)	NT23900/41565}	LFA	<u>17.140 acres</u>	<u>6.940 ha.</u>
			46.670 acres	18.900 ha.
2. BOTTOM BANK(5)	NT23830/41990	LFA	18.960 acres	7.680 ha.
3. TOP CRAVAN FIELD(2)	NT23675/41597	LFA	19.360 acres	7.840 ha.
4. CARAVAN PARK (4)	NT23900/41565	LFA	17.140 acres	6.940 ha.
5. COTTAGE (7)	NT24070/41740	LFA	10.760 acres	4.360 ha.
6. ABOVE FIELD (10)	NT24229/41846}	LFA	10.320 acres	4.180 ha.
TOP CHAPELHILL (11)	NT24248/42010}	LFA	<u>7.850 acres</u>	<u>3.180 ha.</u>
			18.170 acres	7.360 ha.
8. CHAPELHILL (14)	NT24426/41999	LFA	9.160 acres	3.710 ha.
BELOW FIELD (13)	NT24434/41760	LFA	9.210 acres	3.730 ha.
9. 20 ACRE (9)	NT24016/42135	LFA	8.220 acres	20.30 ha.

14. EDDERSTON, PEEBLES

**93.900 Acres
38.020 Hectares**

Grazing Termination Date – 30th October 2012

No parks eligible for Single Farm Payment claims All fields have piped or natural water supplies. Handling pens including dipper available in stackyard. Attendance available. All fields will be treated with $\frac{3}{4}$ cwts 20.10.10 fertiliser. All fields are for cattle and sheep.

Telephone number for notification of stock movements etc – 01721 740244 or 07810 833562.

Holding No. 647/0043

1. ROADMAN'S QUARRY	(8)	NT23656/39680	LFA	16.770 acres	6.790 ha.
2. DEAD PIT FIELD	(13)	NT23763/39356	LFA	18.030 acres	7.300 ha.
3. MORNING HILL	(17)	NT24427/39101	LFA	34.380 acres	13.920 ha.
4. CALVING FIELD	(20)	NT24124/39070	LFA	24.720 acres	10.010 ha.

15. HERIOTSHALL, OXTON, LAUDER

**49.783 Acres
20.145 Hectares**

Grazing Termination Date - 30th November 2012

Troughs for mains water supply in fields No.1 and 3. Burn supply in field No.2. Farm stabling not available for use. No dipping facilities. Stock looked daily by arrangement. A bull may accompany cows by arrangement with the proprietor.

Holding No. 265/0015.

1. PINKIESTON		13.000			
MID PARK		14.482			
KNOWE PARK	NT49270/53047	<u>11.801</u>			
		39.283 acres		15.897 ha	
2. WELL PARK		5.000 acres		2.023 ha	
3. MASON'S CROFT		5.500 acres		2.225 ha	

No field reference numbers available for parks 2 and 3.

16. KINGSCROFT, SELKIRK

**6.700 Acres
2.720 Hectares**

Grazing Termination Date – 31st October 2012

No attendance. The owner reserves the right to spray weeds and nettles once during the summer and stock may have to be removed for up to one week. The owner will give one week's notice for this action.

Holding No 770/0041.

1. KINGSCROFT

NT47615/27839

6.700 2.72 ha

**AUCTION SALE of FARM VEHICLES and MACHINERY at
ST BOSWELLS MART on FRIDAY 2nd MARCH 2012**

We draw your attention to the above Sale which again promises to include a wide selection of quality second hand Farm Vehicles and Machinery.

St Boswells is now the recognized centre in the South East of Scotland for Used Farm Vehicle and Machinery Sales and recent sales have seen record entries forward with up to 900 lots offered to extensive crowds of buyers from all over the UK.

Early notice is requested for advertising purposes and all entries can be viewed on our WEBSITE leading up to the sale.

Tel - 01835 822214
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