



Upon Instruction of Messrs G E Phillips & Son, J F Ingledew & Trustees of Llanarth Estate

FOR SALE BY AUCTION

APPROX. 478 ACRES STANDING STRAW

Winter Wheat, Winter Rape, Winter Oats, Winter Barley & Spring Barley

AT CHURCH FARM, LLANARTH, RAGLAN, NP15 2LU

MONDAY 6TH JULY 2026 – 6pm

- ALL LOTS TO BE OFFERED FROM CHURCH FARM, LLANARTH
- PLEASE VIEW LOTS IN ADVANCE OF THE AUCTION
-  what3words INSURANCE.LIME.REELING

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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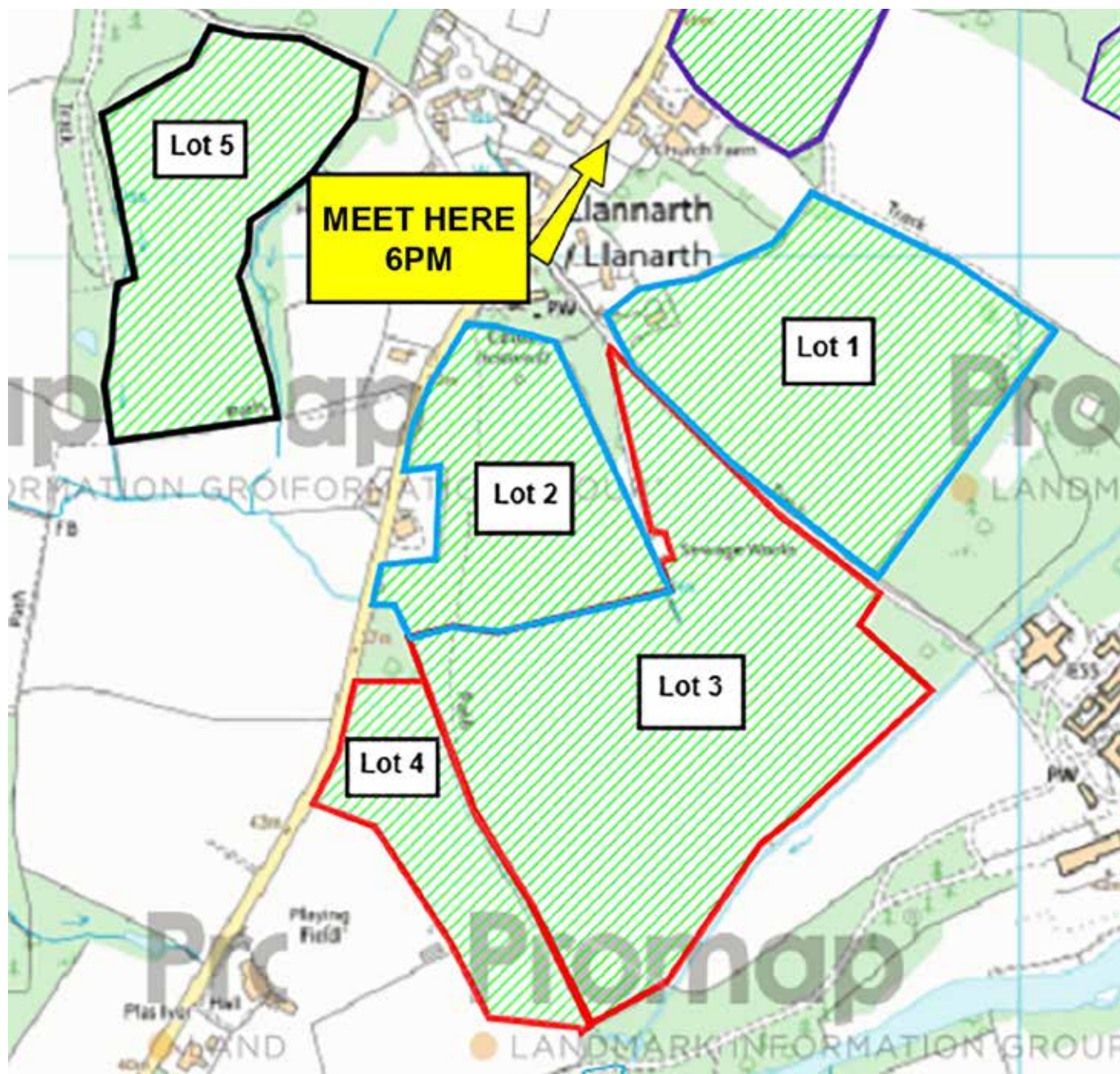
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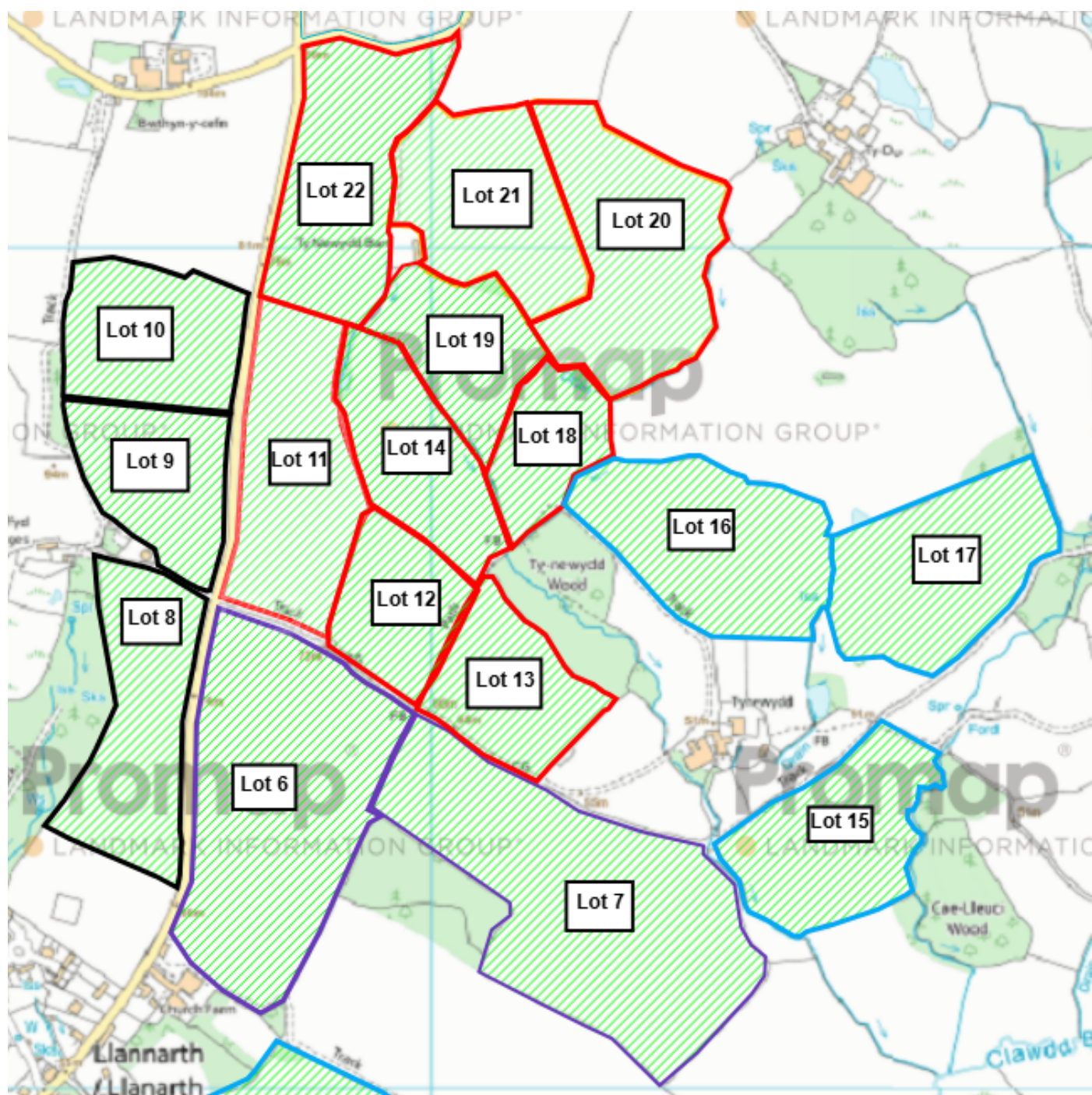


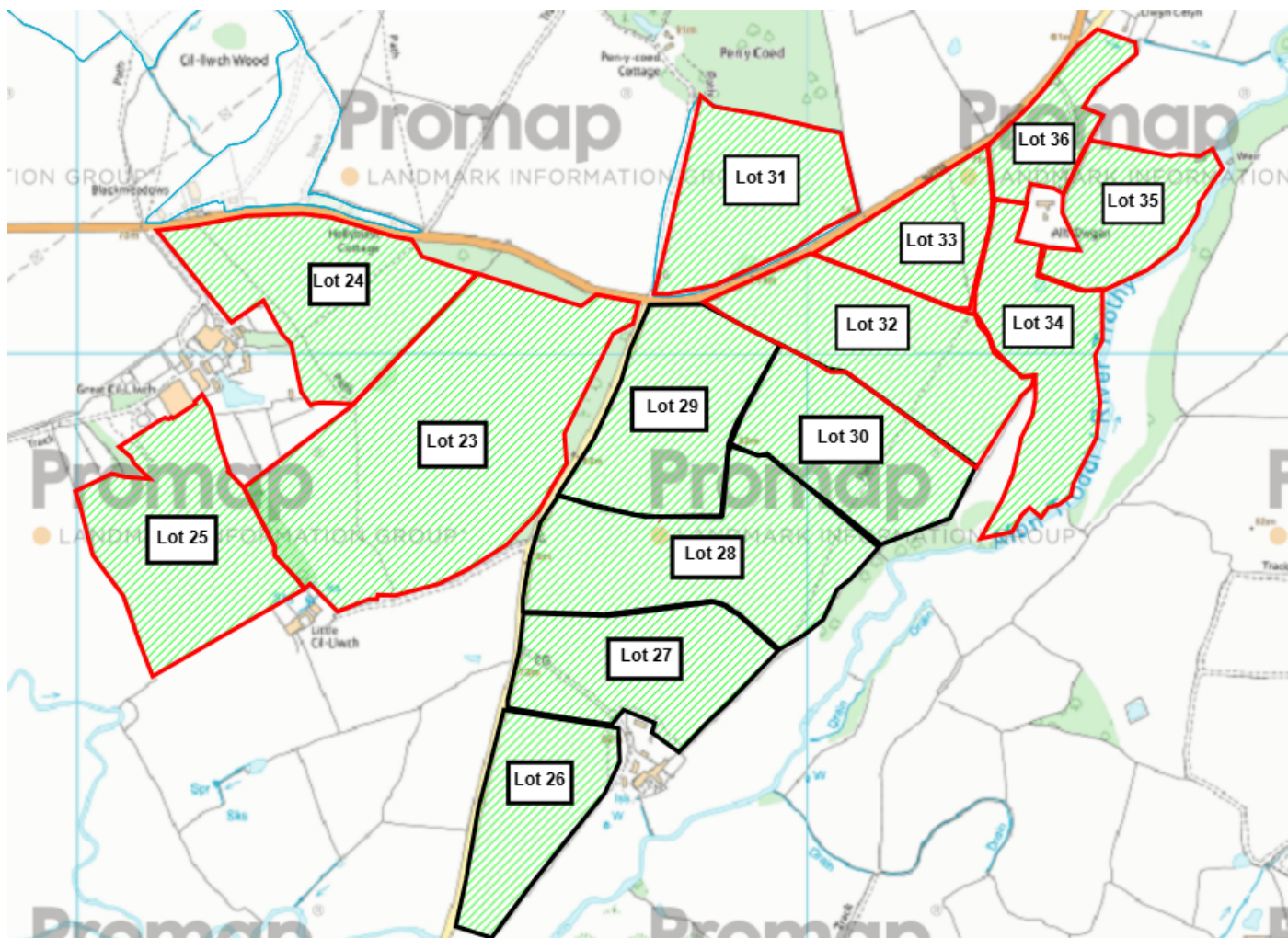
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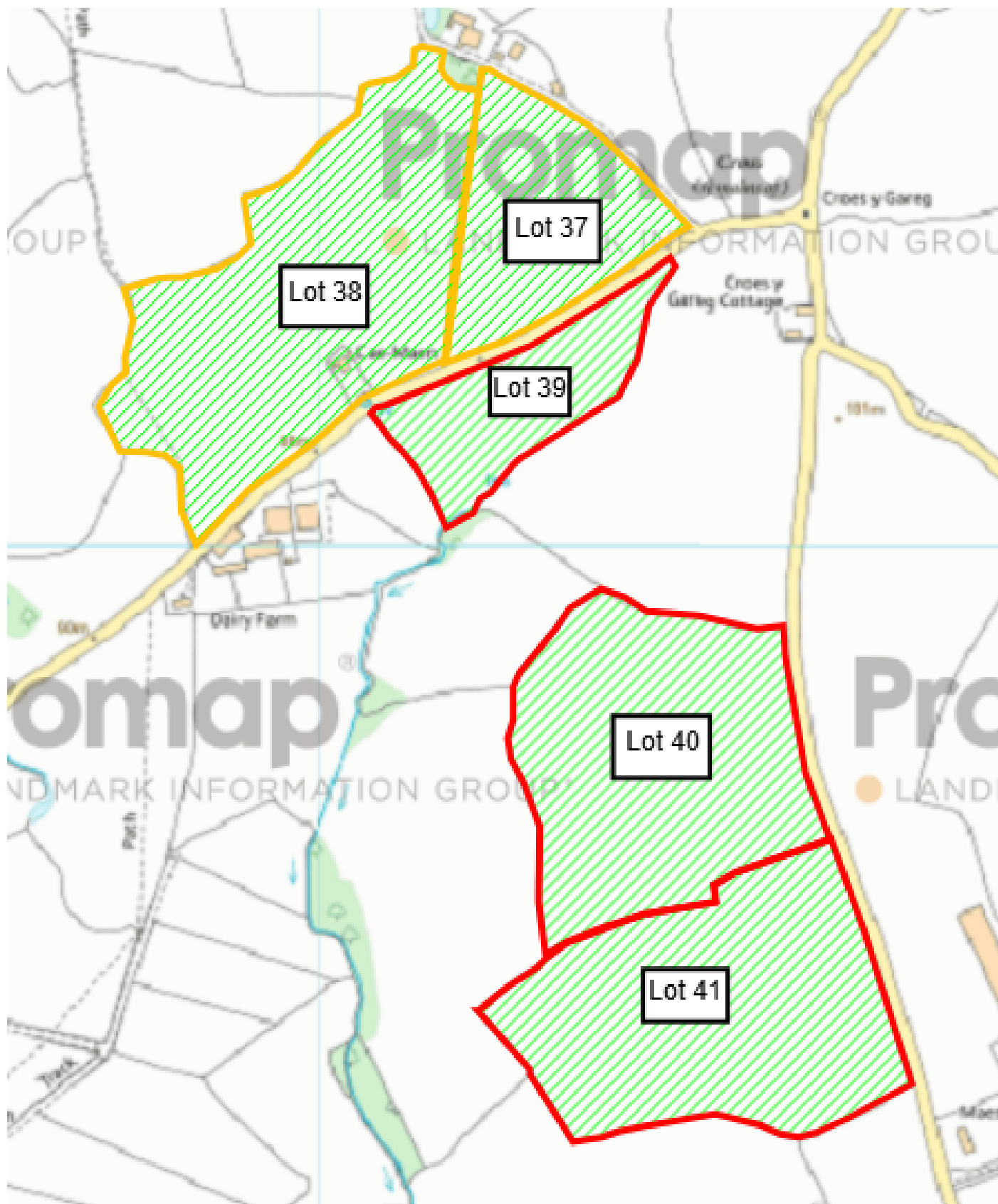
Schedule 2026				
Lot	Map No.	Total Field Size Acres	Cropped Area Acres	Crop
Church Farm, Llanarth				
1	1	13	13	Winter Barley
2	1	7.5	7.5	Winter Barley
3	1	27	27	Winter Wheat
4	1	6.5	6.5	Winter Wheat
5	1	12	12	Winter Rape
6	2	20	20	Spring Barley
7	2	23	23	Spring Barley
8	2	12.5	12.5	Winter Rape
9	2	7.5	7.5	Winter Rape
10	2	8	8	Winter Rape
11	2	11.2	11.2	Winter Wheat
12	2	6	6	Winter Wheat
13	2	6.5	6.5	Winter Wheat
14	2	7.5	7.5	Winter Wheat
15	2	8	8	Winter Barley
16	2	12.5	12.5	Winter Barley
17	2	10.5	10.5	Winter Barley
18	2	4	4	Winter Wheat
19	2	6	6	Winter Wheat
20	2	12	12	Winter Wheat
21	2	10	10	Winter Wheat
22	2	11.4	11.4	Winter Wheat
Great Killough Farm & Pentwyn, Llantilio Crossenny				
23	3	31.5	31.5	Winter Wheat
24	3	15.4	15.4	Winter Wheat
25	3	14.5	14.5	Winter Wheat
26	3	9	9	Winter Rape
27	3	10	10	Winter Rape
28	3	17.5	17.5	Winter Rape
29	3	12.5	12.5	Winter Rape
30	3	12.5	12.5	Winter Rape
31	3	12.5	12.5	Winter Wheat
32	3	12.5	12.5	Winter Wheat
33	3	7	7	Winter Wheat
34	3	8	8	Winter Wheat
35	3	7.8	7.8	Winter Wheat
36	3	5	5	Winter Wheat
Dairy Farm & High House				
37	4	8	8	Winter Oats
38	4	17	17	Winter Oats
39	4	5	5	Winter Wheat
40	4	15	15	Winter Wheat
41	4	16	16	Winter Wheat

Total	Acres	Key
Winter Barley	51	Blue Outline
Winter Wheat	258	Red Outline
Winter Rape	101	Black Outline
Spring Barley	43	Purple Outline
Winter Oats	25	Yellow Outline









Standing Straw – Special Conditions of Sale

1. The Purchaser of each lot will be required to give his full name, address and telephone number to the Auctioneers clerk and the Vendors will notify each purchaser one day before harvesting commences.
2. The Purchaser of each lot must bale and remove straw within 7 days after the completion of combining. If the Purchaser fails to remove within 7 days, the Vendors reserve the right to dispose of the straw without refunding all or any part of the purchase price.
3. The Vendors reserve the right to refuse admission to any Purchaser if through adverse weather conditions they consider ground conditions are not suitable entry. In the event the 7 day removal limit will be extended accordingly.
4. The Purchaser of each lot will be required during removal, as far as practicable to keep rigidly to the access track provided. In the case where lots have no direct access to road or farm tracks, the necessary rights of way are reserved over the adjoining lots so as to facilitate the removal.
5. In the event of fire before the corn is harvested, the Vendors will refund the purchase price in full. After the harvesting the straw shall be solely at risk of the Purchaser, and the Vendor shall not be liable in anyway.
6. The purchase price paid for each and every lot must be paid in full at the close of the sale.
7. The acreages, whilst believed to be correct are not guaranteed and the purchaser must satisfy themselves by previous inspection.
8. It is the Purchaser’s responsibility to safely remove the straw and to use reasonable endeavours not to cause damage to the Vendors land or any adjacent hedges, fences or ditches.
9. There are Overhead Power Lines across part of the Vendor’s land. It shall be the Purchaser’s responsibility to inspect the land from which the straw is to be removed and to carry out a risk assessment prior to the straw being cut and removed. The Purchaser warrants that he will cause no damage to the overhead power lines or to any associated infrastructure on the vendors land.
10. The Purchaser agrees to indemnify the Vendor in relation to any claim that may be brought against the Vendor which relates to the cutting and removal of the straw from the Vendor’s land and any damage to any property or injury arising there from. For avoidance of doubt it is agreed that this indemnity includes any damage caused by the Purchaser, his contractors or employees to the overhead power lines and associated infrastructure, together with any financial penalties and charges that may be incurred by the vendor as a result of any such damage.
11. The Auctioneers usual Conditions of Sale shall apply so far as they are not varied or are inconsistent with the above conditions.

Having Purchased Lot:..... For:.....

I HEREBY AGREE TO THE CONDITIONS OF SALE ABOVE

SIGNED:

ADDRESS.....

.....

TEL:

PROFESSIONAL SERVICES

Agricultural

- Advice on Welsh Basic Payment Scheme Applications & Entitlement Trading
- Agri-Environment & Rural Development Scheme Applications

Landlord & Tenant

- Advice on Agricultural Holdings Act Tenancies and Farm Business Tenancies
- Grass Keep Lettings • Negotiation of Telecoms leases
- Contract Farming and Share Farming Agreements
- Negotiation of Option/Lease Terms for Renewable Energy Schemes

Valuation

All types of Valuations conducted by RICS Registered Valuers

- Tax Planning • Inheritance and Capital Gains Tax • Partnership Dissolution
- Matrimonial Disputes • Purchase and Sale

Compulsory Purchase & Compensation

- Disturbance & Loss Claims following works to electric cables, gas & water pipelines
- Negotiation of Wayleaves & Easements • Compulsory Purchase Schemes

Planning

- Preparation & submission of planning applications
- Agricultural Justification Reports for workers dwellings
- Negotiation of Option Agreements for Development Land

Rural Property

- Sale and Purchase of all types of Rural Property by Private Treaty, Tender & Public Auction, including Farms, Agricultural land, Smallholdings, Equestrian, & Development land, Redundant Barns & Brownfield sites.
- Boundary Disputes • Mapping

Livestock

- On Farm Dispersal Sales
- Regular Sales of Tractors, Implements, Machinery, Small Tools and Building Materials.
- Sales of Store and Breeding Sheep at Usk Showground, Gwernesney, Usk.

Please contact Stephen Williams for further information

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