

Appendix 1d

Farmers Weekly Adverts

Country Properties

The National Rural Property & Planning Specialists



SCOTLAND, West Dorset
A block of bare land covering approximately 4.41ha (11 acres).
GUIDE PRICE: £30,000 (Ref: P176)



SCOTLAND, Inverclyde
Part of a former airfield consisting of two large buildings, currently part used for storage but formerly used for poultry production. The site is approximately 2ha (7.5 acres).
GUIDE PRICE: £50,000 (Ref: P174)

NORFOLK, Wiltshire
A modern individual detached four bedroom chert style house with double garage set in approximately 1.57ha (3.88 acres) with garden to all sides, mature and five principle outbuildings, one of which is a stable block.
GUIDE PRICE: £400,000 (Ref: P172)



SCOTLAND, Howe Bay
A block of bare land covering approx 1.88ha (4.5 acres). The property formerly benefited from planning permission for a poultry unit and dwelling but this has now lapsed. Some preparation, including a new access, is in situ.
GUIDE PRICE: £30,000 (Ref: P173)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS

LINCOLNSHIRE, Fenny
A detached 4 bedroom house set in a rural position with double garage and garden to all sides.
GUIDE PRICE: ON APPLICATION (Ref: P205)



KEPT, Telling
A semi detached 3 bed house with good sized garden, timber office, stables, paddocks and orchard set in all approx. 1.82ha (4.5 acres) (ST1).
GUIDE PRICE: £300,000 (Ref: C274)



HAMPSHIRE, Wokingham
A detached 4 bedroom bungalow with large garden, double garage and outbuilding.
GUIDE PRICE: £450,000 (Ref: C306)



CORNWALL, Calstock
A three/four bedroom detached bungalow with garden set in land totalling 1.98ha (4.9 acres) comprising orchard including three traditional glasshouses, woodland and paddock. All situated in a quiet location.
GUIDE PRICE: £340,000 (Ref: C304)



NORFOLK, Burnell
A detached 3/4 bedroom house with large garden, 2 outbuildings, 2 paddocks, all set in land totalling approx 2.23ha (5.5 acres). Planning permission has been granted for 2 extensions and erection of a replacement building.
GUIDE PRICE: £295,000 (Ref: C307)



WEST SUSSEX, Brooks Green
A detached 4 bed bungalow with large garden, double garage and land totalling 12.95ha (22 acres) including three agricultural buildings and a workshop.
GUIDE PRICE: £705,000 (Ref: C303)



Central Property Sales: 0845 60 11 047
www.acorus.co.uk

Voyce Pullin

Auctioneers, Valuers & Rural Surveyors

GLOUCESTERSHIRE

M5 (junction 14) 11 miles

Dursley 2 1/2 miles



Well planned 4 Bedroomed House (subject to an Agricultural Occupancy Condition) in a tranquil location on the edge of The Cotswold Hills.

Up to 35 acres (14ha) of adjoining land with buildings available by further negotiation.

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GOOD QUALITY
PRODUCTIVE FARMLAND
WITH EXCELLENT
POTENTIAL**

Available in 6 lots by Informal Tender
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BECKLEY - EAST SUSSEX. 71 acre farm, bungalow (AOC) + buildings. Superb rural location. £750,000. Watsons of Heathfield. 01435 865077

NORTH BEDFORDSHIRE (LITTLE Staughton) for sale prestigious farmhouse on a large plot subject to an agricultural occupancy condition, energy efficiency band-c, guide price: £500,000. Tel: Warmingtons 01234 823661

Property to let

NORTH BEDFORDSHIRE (LITTLE Staughton) to let prestigious farmhouse on a large plot subject to an agricultural occupancy condition, energy efficiency band-c, guide rent: £1,200 pcm. Tel Warmingtons 01234 823661

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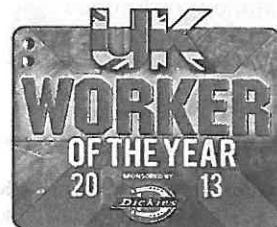
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Ambitious veal producer looking to buy or rent small residential unit with buildings to further develop operation. Open to discussing, mutually beneficial business ideas. Ideally south West England, convenient for motorway network, but other areas considered for right set up Tel: 01308 482218 or 07765 248739

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BIDWELLS



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Guide Price £550,000
24.045 hectares (59.42 acres)
Productive arable land

- Productive grade 3 land suitable for cereals and permanent grassland
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e: jack.panton@bidwells.co.uk

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FOR SALE BY PUBLIC AUCTION

Fox Hall Farm Knayton, YO7 4BR

Extending to 26ha (approx. 64.25 acres)

An excellent amenity and stock rearing farm. Currently laid to pasture, well watered and well fenced. The residence comprises a traditional stone built farmhouse in keeping with the local area.

Complimented by a courtyard of traditional buildings, including an earlier farmhouse together with some more modern farm buildings.

Guide Price: £750,000

For sale by public auction 7.00pm on the 21st May 2014 at the Golden Fleece, Thirsk.

For further details contact: Derek Tyson MRICS, FAAV
Thirsk Rural Business Centre, Blakey Lane,
Thirsk, North Yorkshire, YO7 3AB
Telephone 01845 522 095



**Fb
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The Rural & Development Agents

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For Sale by Private Treaty

GALLOW HILL, FOXTON, MARKET HARBOROUGH:

104.42 acres of arable and pasture land

For sale as a whole or in two Lots -

Lot One: 53.74 acres. Lot Two: 50.68 acres

DEBDALE, GUMLEY, MARKET HARBOROUGH:

44.84 acres of arable and pasture land

(Subject to Tenancy) - For sale as a whole

OAKS ROAD, GREAT GLEN:

11.24 acres of pasture land adjoining village

For sale as a whole

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Leicester
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Surveyors Valuers Agents

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Country Properties

The National Rural Property & Planning Specialists

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SCOTLAND, Aberdeenshire, Cairnbulg
A medium sized poultry unit set within approximately 21.35 ha (52.75 acres) of grade 4(1) land with Farmhouse, 2 poultry sheds with ancillary buildings and original 'U' shaped steading, all set in a coastal location. For sale in two separate lots. LOT 1 - Farmhouse, buildings and approx 16.49 ha (40.75 acres) of land. LOT 2 - land extending to approx 4.86 ha (12 acres).
GUIDE PRICES: Lot 1 - £275,000 Lot 2 - £50,000 (Ref: P179)



SCOTLAND, Aberdeenshire, Fetterarnock
An established poultry unit set within approximately 4.53 ha (11.20 acres) of grade 3(2) land with 5 purpose built poultry sheds, large dwelling house and a small group of traditional outbuildings. All situated in close proximity to Inverurie with fantastic views of open countryside.
OFFERS OVER: £500,000 (Ref: P178)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS



LINCOLNSHIRE, Fulney A detached 4 bedroom house set in a rural position with double garage and garden to all sides.
GUIDE PRICE: £165,000 (Ref: C306)



CORNWALL, Calstock
A three/ four bedroom detached bungalow with garden set in land totalling 1.98ha (4.9 acres) comprising orchard including three redundant glasshouses, woodland and paddock. All situated in a quiet location. **GUIDE PRICE: £340,000 (Ref: C304)**



NORFOLK, Burwell A detached 3/4 bedroom house with large gardens, 2 outbuildings, 2 paddocks, all set in land totalling approx 2.23ha (5.5 acres). Planning permission has been granted for 2 extensions and erection of a replacement building.
GUIDE PRICE: £295,000 (Ref: C307)



WEST SUSSEX, Brooks Green
A detached 4 bed bungalow with large garden, double garage and land totalling 12.95ha (32 acres) including three agricultural buildings and a workshop.
GUIDE PRICE: £795,000 (Ref: C300)

Central Property Sales: 0845 60 11 047
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Farm & Rural

WOOLLEY & WALLIS
 CHARTERED SURVEYORS

Royal Wootton Bassett Wiltshire

Guide Price £1,200,000

A traditional livestock farm extending to about 108 acres (43.7 hectares) situated in North Wiltshire.



4 bedroom modern farmhouse (EPC rating D), gardens, a range of modern and traditional farm buildings extending to 17,500 sq.ft., permanent pasture and woodland. The property is subject to an Agricultural Occupancy Condition (AOC) and S106 Agreement.

The Complete Property & Land Specialists

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Country Properties

DR Kivell & Partners

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Hatherleigh, Devon	94 acres
Exeter, Devon	53 acres

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 45FT TWINS 3DB FULLY FITTED,
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Country Properties continued

The National Rural Property
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SCOTLAND, Dumfries, Crockettford

Former poultry farm extending to 3 ha (7.4 acres) with PP for 9 holiday
 log cabins, reception building plus conversion of existing farm buildings to
 3 bed dwelling. Also the existing chalet bungalow in need of renovation.
 OIRO: £450,000 (Ref: P182)



ESSEX, Aveley

A 3-4 bedroom detached farmhouse set in approx 3.24 ha
 (8 acres) with large paddock, large barns/outbuildings plus
 several hard standings that currently generate an income.
 GUIDE PRICE: £1,100,000 (Ref: P181)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS

SUFFOLK, Eye, Wilby

A modern barn style detached 3 bed
 house with double garage, garden
 and rough land extending in total to
 approx 0.50 ha (1.25 acres).
 GUIDE PRICE: £320,000
 (Ref: C309)



LINCOLNSHIRE, Fulney

A detached 4 bed house set in a
 rural position with double garage
 and garden to all sides.
 GUIDE PRICE: £165,000
 (Ref: C308)



COMING SOON

HAMPSHIRE, Hambledon
 A detached 2 bed bungalow set in a
 rural position with garden to front
 and rear, 0.61 ha (2 acre) paddock,
 outbuilding and pole barn.
 POA
 (Ref: C310)



ESSEX, Downham

A 6 bed farmhouse with character
 set in large well established garden
 with private woodland, indoor
 swimming pool and detached four-
 car garage.
 GUIDE PRICE: £1,250,000
 Rental will be considered
 (Ref: C306)



CORNWALL, Calstock

A 3-4 bedroom detached bungalow
 with garden set in land totalling 1.98
 ha (4.9 acres) comprising orchard
 including three redundant
 glasshouses, woodland and paddock.
 All situated in a quiet location.
 GUIDE PRICE: £340,000
 (Ref: C304)



NORFOLK, Burnwell

A detached 3-4 bedroom house with
 large garden, 2 outbuildings, 2
 paddocks, all set in land totalling
 approx 2.23 ha (5.5 acres). PP has
 been granted for 2 extensions and
 erection of a replacement building.
 GUIDE PRICE: £285,000
 (Ref: C307)



Central Property Sales: 0845 60 11 047

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CARTER JONAS

WILSFORD, PEWSEY VALE



Farmyard/stables and approximately
 30 acres (12.14 hectares).

- Lot 1 Farm Buildings, Stables,
 10 Acres £250,000
- Lot 2 Additional 20 acres £200,000
- House and further 2 acres
 available POA
- Idyllic village location

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Sheffield, Derbyshire

Traditional Farm with Grade II Listed Tudor Farmhouse With Separate Newly
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In A Stunning
Secluded Rural
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105.51 Acres Land. 5 Bedroom Farmhouse In Need Of Complete Refurbishment. A Modern and Traditional Range Of Farmbuildings With Potential. Sporting Rights Inc Fishing Rights On The River Wiske. Situated In A Ring Fence. EPC Rating E. For Sale By Public Auction On 1st Oct at 7pm at The Allerton Court Hotel, Northallerton.

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Country Properties

The National Rural Property & Planning Specialists



NORFOLK, Fleggburgh

Detached 3 bed bungalow set in a rural position with garden, wooden garage/carport and 2 poultry buildings in a total plot measuring 0.73 ha (1.8 acres).

ORID: £249,950 TO LET: Rent Negotiable
(Ref: P166)



SCOTLAND, Aberdeenshire, Cairnbulg

Poultry unit comprising grade 4(1) land.
LOT 1 - Farmhouse, 2 poultry sheds, ancillary buildings & original 'U' shaped steading in 14.27ha (35.3 acres) of land.

LOT 2 - 4.88ha (12 acres) of land.
GUIDE PRICES: Lot 1 - £240,000
Lot 2 - £50,000 - Under Offer (Ref: P170)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS

SUFFOLK, Eye, Wilby

A modern barn style detached 3 bed house with double garage, garden and rough land extending in total to approx 0.50ha (1.25 acres).
GUIDE PRICE: £320,000
(Ref: C309)



BUCKS, High Wycombe

A detached 5 bed house set in a rural position with garden to all sides. Additional land available by separate negotiation.
GUIDE PRICE: £1.05m
(Ref: C311)



LINCOLNSHIRE, Fulney

A detached 4 bedroom house set in a rural position with double garage and garden to all sides.
GUIDE PRICE: £165,000
(Ref: C308)



HAMPSHIRE, Hambledon

A detached 2 bed bungalow set in a rural position with garden to front and rear, 0.81 ha (2 acre) paddock and outbuilding.
GUIDE PRICE: £460,000
(Ref: C310)



OXFORDSHIRE, Shenington

A 4 bed detached farmhouse built from local ironstone with good sized garden. Includes a useful sloping paddock extending to approx 1.2ha (3 acres).
GUIDE PRICE: £640,000
(Ref: C312)



CORNWALL, Calstock

A 3-4 bed detached bungalow with garden set in land totalling 1.59ha (4.9 acres) comprising orchard inc 3 redundant glasshouses, woodland & paddock.
GUIDE PRICE: £330,000
(Ref: C304)



Central Property Sales: 0845 60 11 047
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Country Properties continued

Symonds & Sampson

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Charlton Horethorne, Dorset

66 acres (26.7 ha)

An agricultural smallholding, formerly a dairy farm, in a pleasant position on the edge of this favoured village.

3 bedroom bungalow (agricultural occupancy condition, EPC E) suitable for improvement and a range of farm buildings. Productive freely draining loamy soil over limestone currently all down to pasture.

For Sale by Auction 26 September 2014 in Sherborne.
Guide £900,000

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11 offices across Wessex and the South

NR WIVELISCOMBE, SOMERSET REGION OF £850,000



Superbly located 54 acre farm with delightful farmhouse.
Traditional barn adjoining farmhouse.
Range of outbuildings including a general purpose clear span building.
Ring fenced with outstanding views.



Contact Geoffrey Clapp Associates

Tel: 01769 572 121

E-mail: info@geoffreyclappassociates.com

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SCOTLAND, Dumfries, Crockettford
Former poultry farm extending to 3 ha (7.4 acres) with PP for 9 holiday log cabins, reception building plus conversion of existing farm buildings to 3 bed dwelling. Also inc existing chalet bungalow in need of renovation.
OIRO: £375,000
(Ref: P182)



SCOTLAND, New Byth
Block of bare land covering approx 1.86 ha (4.6 acres). Formerly benefitted from PP for a poultry unit and dwelling but this has now lapsed. Some preparation work including a new access is in situ.
GUIDE PRICE: £30,000
(Ref: P175)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS

BUCKS, High Wycombe
Detached 5 bed house set in a rural position with garden to all sides. Additional land available by separate negotiation.
GUIDE PRICE: £1.05m
(Ref: C311)



LINCOLNSHIRE, Fulney
Detached 4 bed house set in a rural position with double garage and garden to all sides.
GUIDE PRICE: £165,000
(Ref: C308)



HAMPSHIRE, Rimbeldon
Detached 2 bed bungalow set in a rural position with garden to front and rear, 0.81 ha (2 acre) paddock and outbuilding.
GUIDE PRICE: £460,000
(Ref: C310)



ESSEX, Mazing
4 bed detached bungalow with garden and outbuildings, grass paddock and stable block set in a total site area of approx 0.5 ha (1 1/4 acre).
GUIDE PRICE: £780,000
(Ref: C302)



ESSEX, Downham
A six bedroom farmhouse with character set in a large well established garden with private woodland, indoor swimming pool and detached four-car garage.
GUIDE PRICE: £1,250,000
Rental will be considered (Ref: C305)



HAMPSHIRE, Bishops Sutton
A detached 4 bedroom bungalow with large garden, double garage and outbuilding.
GUIDE PRICE: £450,000
(Ref: C306)



Central Property Sales: 0845 60 11 047
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**HOWKINS
HARRISON**

The Hedgerows, Chesterton, Warwickshire



A large four bedroom detached residence situated within the desirable village of Chesterton with superb open countryside views together with a small pasture paddock extending to 5.12 acres in all. EPC Rating D.
Subject to an Agricultural Occupancy Condition
Guide price: £525,000

Telephone: 01788 564680
Email: rugrural@howkinsandharrison.co.uk



DISCOUNT SALE

**BEST NEW OMAR HOMES PRICES
AND EX-DISPLAY BARGAINS LARGE
45FT TWINS 3DB FULLY FITTED,
FURNISHED £48,500
ALL SIZES AT SALE PRICES**

ALL SIZES UP TO 60FT TWINS AT BEST DISCOUNTS e.g. 40FT SINGLES, 2DB FULLY FURNISHED £29,995

NEW HIGH SPEC 45FT TWIN SHOW HOME EVERY LUXURY £77,950

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Let us rent your land as an alternative option**

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Please call us on 01283 736637 to find out more and obtain an accurate, free assessment of your situation – we can quickly establish if you have a suitable site, as not all sites are suitable.

For Scottish enquiries, please contact
our agent on 07831 541703

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We are frequently told by people who are not in our industry that the free range egg job is in recession.

Our projected gross margins are approximately £8 per bird and our better producers should be earning around £9+ per bird, per 13 month laying cycle. That is egg income less feed and bird costs, plus old hen value. This equates to £7,200 per acre.

Let's hope the job improves soon but, if these returns are not good enough, you could put solar panels on the hens' grazing land and earn another £20,000 per acre, bringing the expected combined total income to £27,200 per acre.

If these returns are still not good enough then we could possibly gain planning permission for a residence in the countryside for somewhere to live to look after the hens.

If you want to learn how to join this allegedly depressed egg industry under a franchise operation, learn how to build a house in the countryside and how to benefit from fabulous 20 year, guaranteed solar SUBSIDIES, then contact Bowler's for further details. All these concepts are well proven!

**BOWLER
ENERGY**
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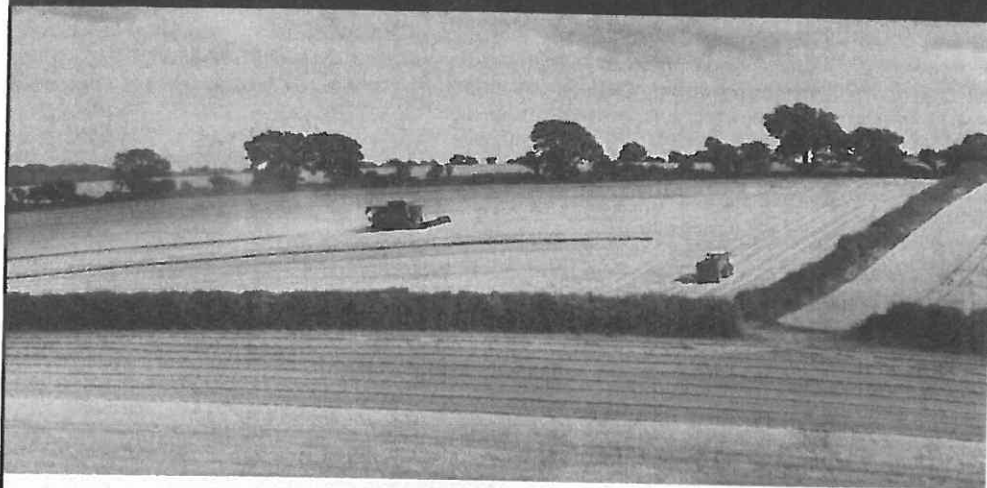


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Land & farms for sale continued

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FIRST CLASS ARABLE FARM IN SOUTH DORSET DORCHESTER, DORSET

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Substantial 6 bedroom agriculturally tied farmhouse with spectacular views ♦ EPC rating = E ♦ range of modern farm buildings ♦ over 3,000 tonnes of grain storage ♦ grain dryer and weighbridge ♦ productive grade 3 arable land in an Area of Outstanding Natural Beauty

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Country Properties

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NORFOLK, Fleggburgh
Detached 3 bed bungalow located in rural position with garden, wooden garage/carport and 2 poultry buildings set in a total plot of 0.73 ha (1.8 acres).
OIRO: £200,000 TO LET: Rent Negotiable
THIS PROPERTY IS SUBJECT TO VAT
(Ref: P166)



SCOTLAND, Aberdeenshire, Calmbulg
Grade 4 (1) land in a coastal location extending to approx 4.88 ha (12 acres) with development potential. Land forms Lot 2 of a medium sized poultry unit; Lot 1 Sold STC.
OFFERS SOUGHT
(Ref: P178a)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS

SUFFOLK, WICKHAM SKETH
Detached 3 bed bungalow located in a rural position with good sized garden.
GUIDE PRICE: £270,000
(Ref: C289)



LINCOLNSHIRE, Fulney
Detached 4 bed house set in a rural position with double garage and garden to all sides.
GUIDE PRICE: £165,000
(Ref: C308)



ESSEX, Downham
A six bedroom farmhouse with character set in a large well established garden with private woodland, indoor swimming pool and detached four-car garage.
GUIDE PRICE: £1,250,000
Rental will be considered (Ref: C305)



OXFORDSHIRE, Shenington
4 bed detached farmhouse built from local ironstone with good sized garden. Includes a useful sloping paddock extending to approx 1.2ha (3 acres).
GUIDE PRICE: £450,000
(Ref: C312)



HAMPSHIRE, Blehops Sutton
Detached 4 bed bungalow with large garden, double garage and outbuilding.
GUIDE PRICE: £245,000
(Ref: C308)



SUFFOLK, Stenmarket, Forward Green
Detached 3 to 4 bed bungalow with large garden, various outbuildings including stable block, manège and 1.9 ha (4.7 acres) of land.
GUIDE PRICE: £405,000
(Ref: C314)



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SCOTLAND, Dumfries, Beeswing
Development opportunity to acquire land (former poultry farm) totalling approx 0.5 ha (1.2 acres) with outline planning permission for 2 dwelling houses.
OFFERS OVER £125,000
(Ref: P184)



SCOTLAND, Dumfries, Crocketford
Former poultry farm extending to 3 ha (7.4 acres) with PP for 9 holiday chalets/flat cabins, reception building plus conversion of existing farm buildings to 3 bed dwelling. Also inc existing chalet bungalow in need of renovation. Available as whole or in lots.
WHOLE: OFFERS OVER £375,000
LOT 1: OFFERS OVER £295,000 LOT 2: OFFERS OVER £80,000
(Ref: P182)

PROPERTIES WITH AGRICULTURAL OCCUPANCY CONDITIONS

SUFFOLK, WICKHAM SKETH
Detached 3 bed bungalow located in a rural position with good sized garden.
GUIDE PRICE: £270,000
(Ref: C295)



SUFFOLK, Eye, Wilby
A modern barn style detached 3 bed house with double garage, garden and rough land extending in total to approx 0.50ha (1.25 acres).
GUIDE PRICE: £314,500
(Ref: C309)



LINCOLNSHIRE, Fulney
Detached 4 bed house set in a rural position with double garage and garden to all sides.
GUIDE PRICE: £165,000
(Ref: C308)



HAMPSHIRE, Hambledon
A detached 2 bed bungalow set in a rural position with garden to front and rear, 0.81 ha (2 acre) paddock and outbuilding.
GUIDE PRICE: £460,000
(Ref: C310)



ESSEX, Nazeing
4 bed det bungalow with garden and outbuildings, grass paddock and stable block in a total site area of approx 0.5 ha (1 1/4 acre).
GUIDE PRICE: £780,000
(Ref: C302)



SUFFOLK, Stowmarket, Forward Green
Detached 3 to 4 bed bungalow with large garden, various outbuildings including stable block, manège and 1.9 ha (4.7 acres) of land.
GUIDE PRICE: £405,000
(Ref: C314)



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