



Bank House, 66 High Street, Honiton, Devon, EX14 1PS,  
Tel: 01404 42553, Fax: 01404 54959

*On instructions from Mr MN & Mrs WH Down*  
**UGGATON FARM, PAYHEMBURY,  
HONITON, EX14 3JD**

**Auction of Standing Straw**

Comprising: 56 Acres of Winter Wheat in 6 lots plus  
26 Acres of Spring Barley in 2 lots.

**On  
Thursday 9th July 2026**

**AUCTION AT 2 pm Prompt**

(Meeting as indicated on the plan and to be sold from one place)

**Would all purchasers ensure that they inspect the Lots prior to the sale.**

**Please note that all balers are to be cleaned before gaining entry onto the farm.**

LOT	DESCRIPTION	HECTARAGE	ACREAGE
1	Winter Wheat	6.23	15.41
2	Winter Wheat	3.65	9.00
3	Winter Wheat	3.04	7.50
4	Winter Wheat	3.34	8.25
5	Winter Wheat	3.39	8.37
6	Winter Wheat	3.23	8.00
		=====	=====
		<b>22.88</b>	<b>56.53</b>
7	Spring Barley	5.30	13.00
6	Spring Barley	5.18	12.79
		=====	=====
		<b>10.48</b>	<b>25.79</b>

All acreages are combinable areas with allowances made for any uncultivated areas.

### **SPECIAL CONDITIONS OF SALE**

- 1) The vendor will take every care to cut the straw as close to the ground as normal and practically possible.
- 2) The vendor will be responsible to contact the purchasers of each Lot as soon as combining has finished.
- 3) The straw is at the purchaser's risk once combining has finished.
- 4) The highest approved Bidder shall be the Purchaser, the Vendor or his Agent reserving the right to bid, and if any dispute arises as to who was the last or highest bidder, the Lot shall again be put up at the next proceeding bidding, and no bidding shall be retracted.
- 5) No Bidder shall advance less than a sum to be named by the Auctioneer.
- 6) The Purchaser of each Lot shall pay the whole of the purchase money to the Auctioneers at the close of sale.
- 7) No commission will be charged to the Purchaser.
- 8) All Lots may be inspected prior to the sale. A plan of the Lots is attached and any further information may be obtained from the Auctioneers.
- 9) Straw to be cleared within 14 days of combining being finished in a particular Lot, unless weather is extremely bad, then by arrangement with the vendor.
- 10) Any dispute, the Auctioneers decision is final.
- 11) Purchasers must keep off the 6m grass margins at all times.

# Uggaton Farm, Payhembury, EX14 3JD

Straw Sale 9<sup>th</sup> July, 2026

**Key**  
P = parking for auction  
// = gateway

