



# Whirledge &Nott

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Land • Property • Development


## INVITATION TO TENDER

**Contract Farming Opportunity**

**Chennells Family**

**Highlands Farm  
Southend Road  
Rettendon Common  
Chelmsford  
CM3 8EB**

**Applications to be received by: 12 noon Friday 10<sup>th</sup> April 2026**



## **INTRODUCTION**

The Chennells family (“the Farmer”) are seeking a Contract Farming Agreement(s) to produce combinable crops.

The Agreement is proposed to commence on the 1<sup>st</sup> October 2026 and will be for an initial three year period to cover the 2027, 2028 and 2029 harvests.

The harvest and sale of the 2026 crop will be dealt with by the Farmer.

## **THE FARM**

The total area is: 324.16 hectares / 800.99 acres

The farm is made up of three parts:

Highlands Farm measuring approximately 71.18 hectares / 175.89 acres located around Rettendon Common.

Southlands Farm 66.41 hectares / 164.10 acres located around Howe Green.

Rough Hill Farm 186.57 hectares / 461.01 acres located around East Hanningfield.

A schedule of the fields and a copy of the Rural Land Register plans are attached.

The three farms are owned by different family members and subject to professional advice, it is possible multiple Contract Farming Agreements will be required, but with a single point of contact.

The land is classified as Grade 3.

The Soil Survey of England and Wales classifies the soils as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Details of past yields are attached.

## **FARMING POLICY**

The existing cropping is a standard combinable crop rotation. The farm has a grass weed burden and therefore the rotation is currently heavily reliant on spring crops.

The Farmer is open to discussions on a season-by-season basis as to the cropping.

Seed is generally home sown and cleaned with a proportion of new seed purchased annually. The Farmer is open to discussions should the contractor have alternative suggestions.

The farm currently adopts min-till operations. The Farmer is open to a discussion on cultivation techniques.

## **ENVIRONMENTAL POLICY**

The farm is currently under a Countryside Stewardship agreement.

The agreement runs until 31<sup>st</sup> December 2026. The Farmer would be open to extending the agreement should the opportunity be offered by the RPA.

The CS options include:

Option Code	Option Title	Total Area Under Option	Payment Rate	Total Payment Per Year
AB1	Nectar Flower Mix	5 ha	£739/ha	£3,695
AB12	Supplementary winter feeding for farmland birds	25 tonnes	£732/tonne	£18,300
AB15	Two year sown legume fallow	53 ha	£593/ha	£31,429
AB9	Winter Bird Food	50 ha	£853/ha	£42,650
SW1	4-6m buffer strip on cultivated land	10 ha	£515/ha	£5,150
			<b>TOTAL</b>	<b>£101,224</b>

The contractor will be responsible for delivering the options in accordance with the scheme rules.

Further details on the agreement are available on request.

The Farmer has an interest in farming sustainably and is open to considering future schemes. Details are to be agreed with the between the parties at the relevant time.

*The Contractor should highlight their proposed use of CSS and/or SFI in their Tender. While we appreciate the schemes are currently closed and opportunity to extend unknown, please include a general indication of what you would be interested in pursuing.*

#### **AGRONOMY**

To date the agronomy has been in hand. There is opportunity for this to be retained or the Farmer is open to work with the Contractors preferred agronomist moving forward.

#### **IRRIGATION**

There is no irrigation available.

#### **STORAGE**

There is storage available at Rough Hill. There are up to three grain stores available: 6000 sq ft with drying floor, 6000 sq ft concrete floor and 5000 sq ft concrete floor. All are modern steel frame buildings with concrete panels.

The Farm is open to options for off farm storage.

The Contractor is expected to ensure that the crop and storage continue to meet ACCS standards.

*The Contractor shall set out their proposals and charges for storage in their Tender.*



### **FARM ASSURANCE SCHEMES**

The Contractor is expected to ensure operations meet the requirements of the relevant farm assurance schemes and keep relevant records and documentation.

### **UTILITES AND SERVICES**

Water and electric is available at Highlands Farm. There are no utilities or services available at Southlands or Rough Hills.

### **INSURANCE**

The Farmer holds insurance for loss and damage to crops and crops in-store, premiums will be paid annually.

The Contractor is required to hold appropriate and adequate insurance and parties shall liaise to ensure there is no gap or overlap in mutual cover.

### **SPORTING AND PEST CONTROL**

The Contractor is expected to manage pests.

Sporting rights are retained by the Farmer, however there is no organised shooting over the property.

### **SPIRIT OF AGREEMENT**

While the Contract Farming Agreement will be set for an initial three-year period it is hoped that a long-term working relationship will be established.

The Contractor will liaise with the Farmer to organise the purchase of inputs in accordance with the agreed Farm Plan ensuring all invoices, delivery notes and receipts are properly documented in the name of the Farmer.

The Contractor will be required to liaise with the Farmer in the production of a draft annual budget the Farm Plan and provide grain marketing expertise.

The Contractor will liaise with the Farmer and arrange crop sales.

The Contractor will be neat and tidy in his workmanship and comply with all necessary Laws and Regulations.

The Contractor shall carry out all operations as are reasonably required to maintain, extend and improve the farm business, to protect and further the reputation and interests of the Farmer.

The Contractor will be required to attend regular meetings with the Farmer.

#### **GENERAL MAINTENANCE**

The Farmer is open to agreeing who is responsible for hedge cutting, ditch maintenance and cutting of existing field margins.

*The Contractor shall set out their proposals and charges for this additional work in their Tender.*

Any other ad hoc maintenance undertaken by the Contractor will be agreed on a case-by-case basis.

#### **PAYMENT TERMS**

Payments will be made quarterly in arrears on the usual quarter days.

#### **CONTRACT FARMING AGREEMENT**

A draft of the proposed Contract Farming Agreement is available on request. The Agreement will be subject to final drafting in conjunction with the preferred Contractor once the detailed terms are agreed.

#### **ASSESSMENT OF PAYMENTS**

The Farmer will keep records of all income and expenditure relating to the Agreement. Payments shall be assessed as follows:

##### Agreed Income

The agreed income will be recorded by the Farmer and include all proceeds from the sale of crops, crop specific payments. Delinked BPS payments will be outside the contract. The treatment of SFI and CSS payments will be agreed between the parties.

##### Agreed Costs

The agreed cost will be recorded by the Farmer and will include all those costs associated with the growing of the crops including (but not limited to):

- Seeds
- Fertilisers
- Sprays
- Liming
- Pest control
- Soil tests
- Agronomy
- Loading and unloading
- Crop sale charges

- Contracting basic payment
- Insurance premiums
- Agreed repairs
- Water and utility charges
- Additional Contractor charges agreed on a job-by-job basis if agreed
- Accountant and agents' fees
- Contractors Basic Fee

The Contractor will supply all labour and machinery necessary to cultivate drill, spray fertiliser, manage, harvest, load to store, unload out of store all crops on the farm.

The Contractor shall conduct soil testing on a one in five-year rotation ahead of break crops.

The Contractor will receive a Basic Contracting Fee for those services based on a fixed price per hectare.

The Basic Contracting Fee shall be proposed by the Contractor in their Tender expressed as an amount per hectare.

#### Farmers Basic Return

The Farmer will supply the land and provide funding for all purchases required for the running of the Contract Farming Agreement. The Contractor will liaise with the Farmer in regard the input costs and sale of produce. The Farmer will receive a fair share of the profit after the Contractor Basic Fee and agreed costs have been paid.

The Farmers Basic Return shall be proposed by the Contractor in their Tender expressed as an amount per hectare.

#### Contractors Additional Fee

The Contractor shall also receive an Additional Fee assessed as a proportion of the Divisible Surplus. The Divisible Surplus is the balance of the agreed income after deduction of the Contractors Basic Fee, agreed costs and the Farmers Basic Return.

The Contractors Additional Fee can be a percentage or a proportion of all or part of the Divisible Surplus shared between the Farmer and Contractor. This can either be a single proportional share or different shares based on different proportions of the surplus generated.

The Contractors Additional Fee is to be proposed by the Contractor in their Tender.

#### **APPLICATION**

The application is to be submitted in writing and specifically include the following points:

- CVs with details of the qualifications, experience of all principal staff and contingencies.
- Details of current farming and contracting commitments, experience and machinery.
- Details of the Contractors proposed use of environmental schemes.
- Details of how the Contractor proposes to maintain P&K Levels.
- Details of how the Contractor proposed to manage blackgrass.
- Details and proof of Contractor's insurance and certification etc.

The Tender must set out the Contractors proposal for:

- The Contractors Basic Fee.
- The Contractors Additional Fee.
- The Contractor's proposals and charges for storage.

**VIEWING/QUESTIONS**

Should you have any questions or wish to inspect the farm, please call Paul Walker or Grace Gardiner at Whirledge & Nott in the first instance (01245 231123).

**CLOSING DATE**

All applications to be received by **12 noon Friday 10<sup>th</sup> April 2026.**

Applications must be submitted either by email to [g.gardiner@whirledgeandnott.co.uk](mailto:g.gardiner@whirledgeandnott.co.uk) or sealed in an envelope clearly marked CONTRACT FARMING TENDER RETTENDON, addressed to Grace Gardiner, Whirledge & Nott, The Black Barn, Lubards Farm, Hullbridge Road, Rayleigh, Essex SS6 9QG.

**INDICATIVE YIELDS (t/ha)**

<b>Crop</b>	<b>2024</b>	<b>2025</b>	<b>Average</b>
Wheat	7	8.8	7.9
Winter barley	7.9		7.9
Spring barley		6.5	6.5
Winter beans		3.8	3.8
Peas	3.1		3.1
Linseed	1.1		1.1
Canary seed	2	1.5	1.75
Spring oats		4.5	4.5

## FIELD SCHEDULES

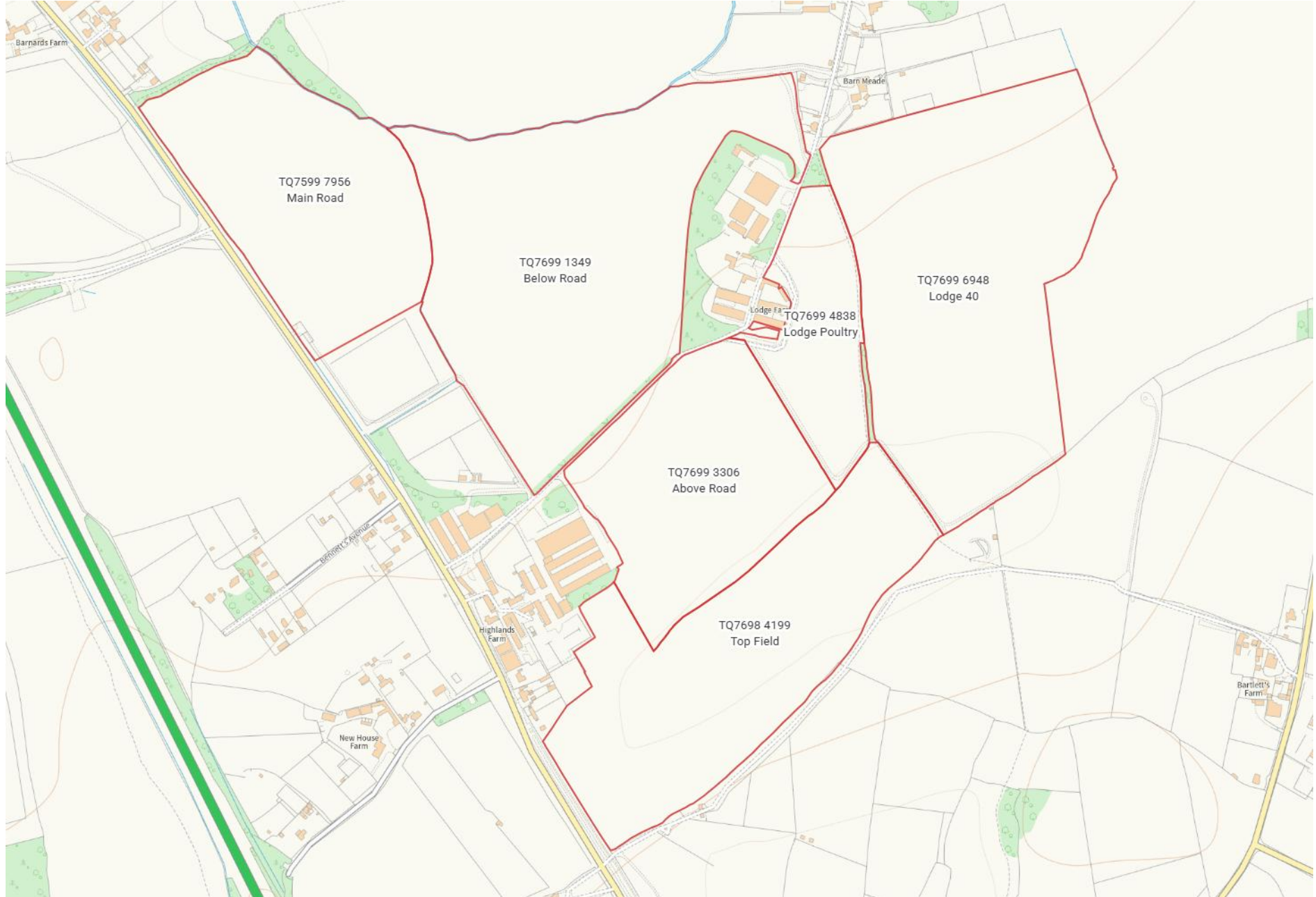
Highlands Farm						
Field Name	Sheet ID	Parcel ID	Land Cover	Land Cover Area (ha)	Total Area (ha)	Cropping Area (ha)
Below Road	TQ7699	1349	Track - Natural Surface	0.0494	16.60	16.30
			Arable Land	16.3020		
			Permanent Grassland	0.0578		
			Woodland	0.1933		
Above Road	TQ7699	3306	Arable Land	8.6890	8.71	8.69
			Metalled track	0.0163		
Top Field	TQ7698	4199	Arable Land	12.4055	12.41	12.41
Lodge Poultry	TQ7699	4838	Metalled track	0.1115	4.17	3.85
			Stewardship	3.8489		
			Permanent Grassland	0.2077		
Lodge 40	TQ7699	6948	Arable Land	16.4377	16.44	16.44
Main Road	TQ7599	7956	Arable Land	9.7307	9.73	9.73
				<b>TOTAL</b>	<b>68.05</b>	<b>67.41</b>

Rough Hill Farm						
Field Name	Sheet ID	Parcel ID	Land Cover	Land Cover Area (ha)	Total Area (ha)	Cropping Area (ha)
Pond	TL7701	9468	Arable Land	7.5279	7.56	7.53
			Pond	0.0319		
Back Butts	TL7701	7252	Arable Land	8.0190	8.02	8.02
Middle	TL7701	8232	Scrub - Ungrazeable	0.0895	8.55	7.51
			Hard Standings	0.4789		
			Arable Land	7.5119		
			Scrub - Ungrazeable	0.2463		
			Farm Building	0.0970		
			Farm Building	0.1245		
Spinney	TL7701	9405	Permanent Grassland	0.6079	14.27	13.26
			Farm Building	0.0871		
			Farmyards	0.1288		
			Arable Land	13.2634		
			Farm Building	0.0878		
			Track - Natural Surface	0.0950		
Donkey Lane / Cobbs	TL7700	6886	Woodland	0.2468	24.15	23.50
			Metalled track	0.1289		
			Scrub - Ungrazeable	0.1439		
			Scrub - Ungrazeable	0.1333		
			Arable Land	23.5014		
Bridge	TL7701	4633	Metalled track	0.0662	4.32	4.17

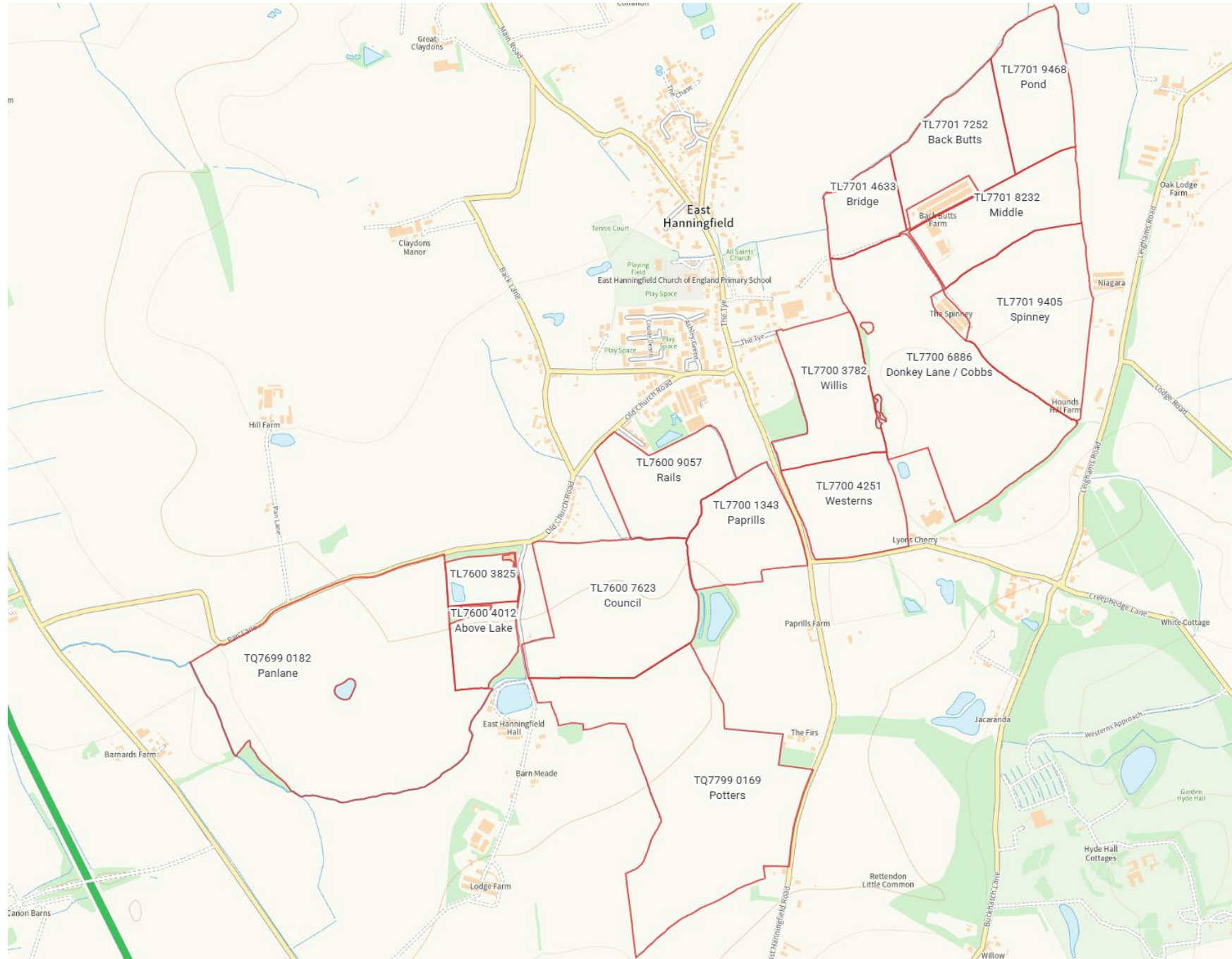
			Arable Land	4.1712		
			Permanent Grassland	0.0808		
Willis	TL7700	3782	Woodland	0.0209	8.90	8.82
			Pond	0.0595		
			Arable Land	8.8215		
Westerns	TL7700	4251	Arable Land	7.8385	7.84	7.84
Paprills	TL7700	1343	Arable Land	7.8913	7.89	7.89
Rails	TL7600	9057	Arable Land	7.9840	7.98	7.98
Potters	TQ779 9	0169	Pond	0.0032	28.46	28.45
			Pond	0.0074		
			Arable Land	28.4509		
Council	TL7600	7623	Arable Land	15.8351	15.84	15.84
Above Lake	TL7600	3521	Pond	0.0072	0.35	0.00
	TL7600	3521	Woodland	0.3416		
Above Lake	TL7600	4805	Natural Woodland	0.4197	0.42	0.00
Above Lake	TL7600	3825	Permanent Grassland	2.1224	2.56	0.00
			Pond	0.1539		
			Permanent Crops	0.2852		
Above Lake	TL7600	3938	Woodland	0.4435	0.46	0.00
			Hard Standings	0.0076		
			Farm Building	0.0040		
Above Lake	TL7600	4012	Woodland	0.0427	3.61	3.51
			Woodland	0.0512		
			Arable Land	3.5131		
Panlane	TQ769 9	0182	Arable Land	36.4832	36.48	36.48
Butts Green	TL7503	7708	Stewardship	5.7555	5.76	5.76
				<b>TOTAL</b>	<b>193.41</b>	<b>186.57</b>

Southlands Farm						
Field Name	Sheet ID	Parcel ID	Land Cover	Land Cover Area (ha)	Total Area (ha)	Cropping Area (ha)
Tilleys	TL7502	0310	Arable Land	8.8365	8.8365	8.8365
Bungalow	TL7402	8028	Arable Land	4.4004	4.4004	4.4004
Garage	TL7402	7962	Arable Land	2.9192	2.9192	2.9192
Caynes	TL7502	1257	Arable Land	23.6457	23.6457	23.6457
Dyke	TL7502	2010	Arable Land / Stewardship	4.2710	4.2710	4.2710
Southlands House	TL7502	4545	Arable Land	5.9604	5.9604	5.9604
Wood	TL7502	4613	Arable Land	20.6430	20.6430	20.6430
				<b>TOTAL</b>	<b>70.68</b>	<b>70.68</b>

**FARM PLANS**  
**Highlands Farm**



# Rough Hill Farm





# Southlands Farm

