

LANDS TO LET – 2025 SEASON

The Borough Council invites offers for:

Grass cutting / grazing on lands at Annagh Meadows, Maghery, Parkmore, Slantry Meadows, Moylinn, Flourine Bog, Navan, Mound Road, Dromore, Legahory, and Kernan subject to conditions laid down by Armagh City Banbridge and Craigavon Borough Council.

That the following lands are offered for letting during the 2025 season:

LOT 1 ANNAGH MEADOWS

7.4 Hectares (18.3 acres) approximately for cutting or grazing, in 5 different fields adjoining or close to the Annagh River. **See additional note below ****

LOT 2 MAGHERY

3.2 Hectares (8 acres) approximately for cutting or grazing in 2 fields.

LOT 3 PARKMORE

0.5 Hectares (1.2 acres) approximately for cutting only.

LOT 4 PARKMORE

1.0 Hectare (2.5 acres) approximately for cutting only.

LOT 5 SLANTRY MEADOWS

2.0 Hectares (4.9 acres) approximately for cutting or grazing.

LOT 6 MOYLINN

1.8 Hectares (4.4 acres) approximately for grazing / cutting.

LOT 7 FLOURINE BOG

4.0 Hectares (9.9 acres) approximately for cutting or grazing.

LOT 8 NAVAN 1 (West of Navan)

9.3 Hectares (23 acres) approximately for cutting / grazing

LOT 9 NAVAN 2 (Creeveroe Road)

2.8 Hectares (7 acres) approximately for cutting / grazing

LOT 10 NAVAN 3 (Front of Fort)

4.0 Hectares (10 acres) approximately for cutting / grazing

LOT 11 NAVAN 4 (Loughnashade)

1.4 Hectares (3.4 acres) approximately for cutting / grazing

LOT 12 MOUND ROAD, DROMORE

0.9 Hectares (2.3 acres) approximately for cutting only

LOT 13 LEGAHORY

3.0 Hectares (7.4 acres) approximately for cutting only

LOT 14 KERNAN

4.5 Hectares (11.3 acres) approximately for cutting or grazing

On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed immediately from site. The Nitrates and Phosphates Directive must be complied with and no slurry to be applied. The land should be maintained in good agricultural and environmental condition and there are separate conditions on each parcel of land.

The parties agree that the Licensor (and not the Licensee) shall be the only party entitled to include the Land within any application for Payment Entitlements or within any claim for Single Farm Payment / Area Based Scheme / Basic Payment Scheme or Less Favoured Area Compensatory Allowance Scheme (LFACAS) / Area of Natural Constraint Scheme except by written agreement with the Licensor. For further details concerning this please contact Marcus Malley on 07917 544216.

**** Note – Annagh Meadows**

Planned works may be carried out during 2025 in an area outside the north-west corner of the area highlighted on the map. The contractor has fenced / secured the area involved. The area has not been included in the acreage shown for letting.

Enquiries or arrangements to view contact Hugh Thompson, telephone 07885 284600.

Written offers to be submitted in a SEALED ENVELOPE to O'Connor Kennedy Turtle, 22 Adelaide Street, Belfast, BT2 8GD endorsed 'GRASS FOR CUTTING/GRAZING 2025, Private and Confidential' not later than 12 noon on Friday 11th April 2025.

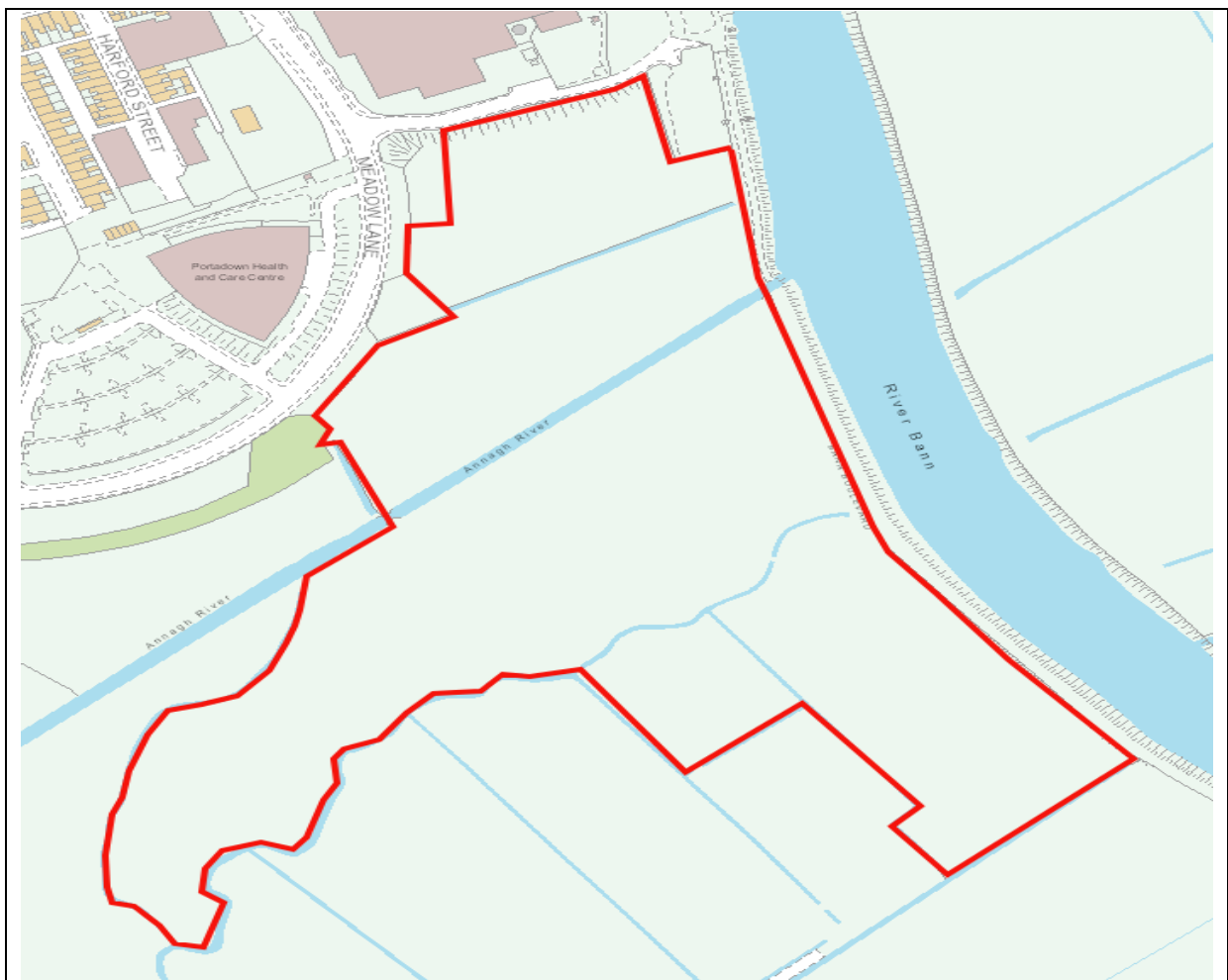
The highest or any offer not necessarily accepted.

Terms: Payment at commencement of letting.

Lot 1 - Annagh Meadows

Cutting or grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage may be cut but not before 1 July
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of occurrence.
- Temporary silage clamps and storage areas for big bale silage or hay not permitted
- Supervision and care of the stock is the responsibility of the grazer
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior written consent
- Supplementary feeders must be rotated to avoid excessive poaching



Lot 2 - Maghery

Hay Cutting / Grazing (Field 1, larger field beside canal) and Hay Cutting or Grazing (Field 2)

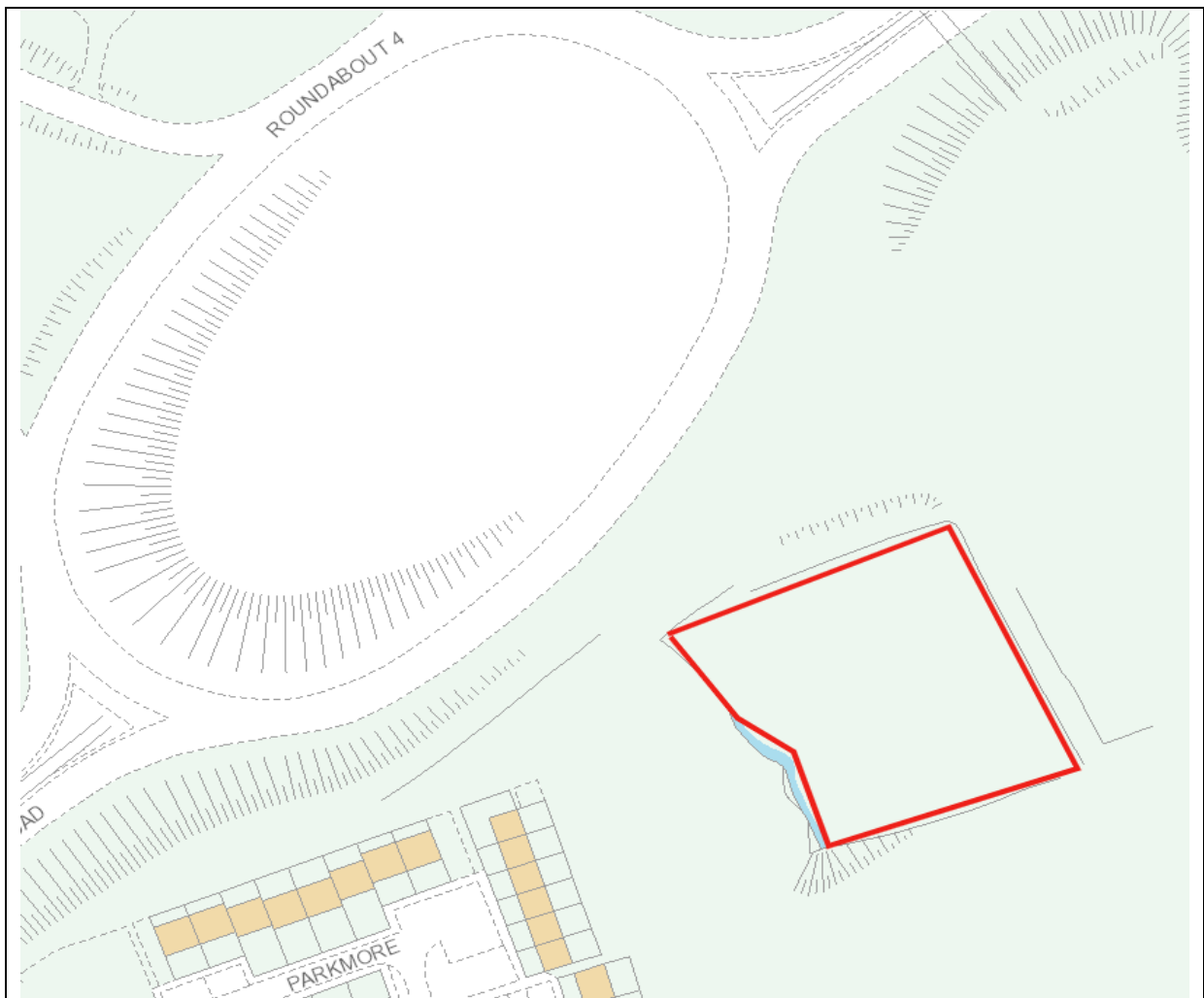
- Ground must be kept in good agricultural and environmental condition
- Hay or haylage must be cut but not before 1 July on the smaller field to the south.
- Grazing can take place on the smaller field to the south but only after 31 July.
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No fertiliser or manure is permitted
- Rolling is not permitted from 1 April to 30 June
- Supplementary feeding sites, temporary silage clamps and storage areas for big bale silage or hay not permitted.
- Remove any notifiable weeds including ragwort
- Supervision and care of the stock is the responsibility of the grazer
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent
- In extreme weather conditions, grass may be made into big bale haylage, with prior written permission from Armagh City Banbridge and Craigavon Borough Council. The grass must have been cut and turned twice
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of occurrence
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions



Lot 3 – Parkmore

Cutting

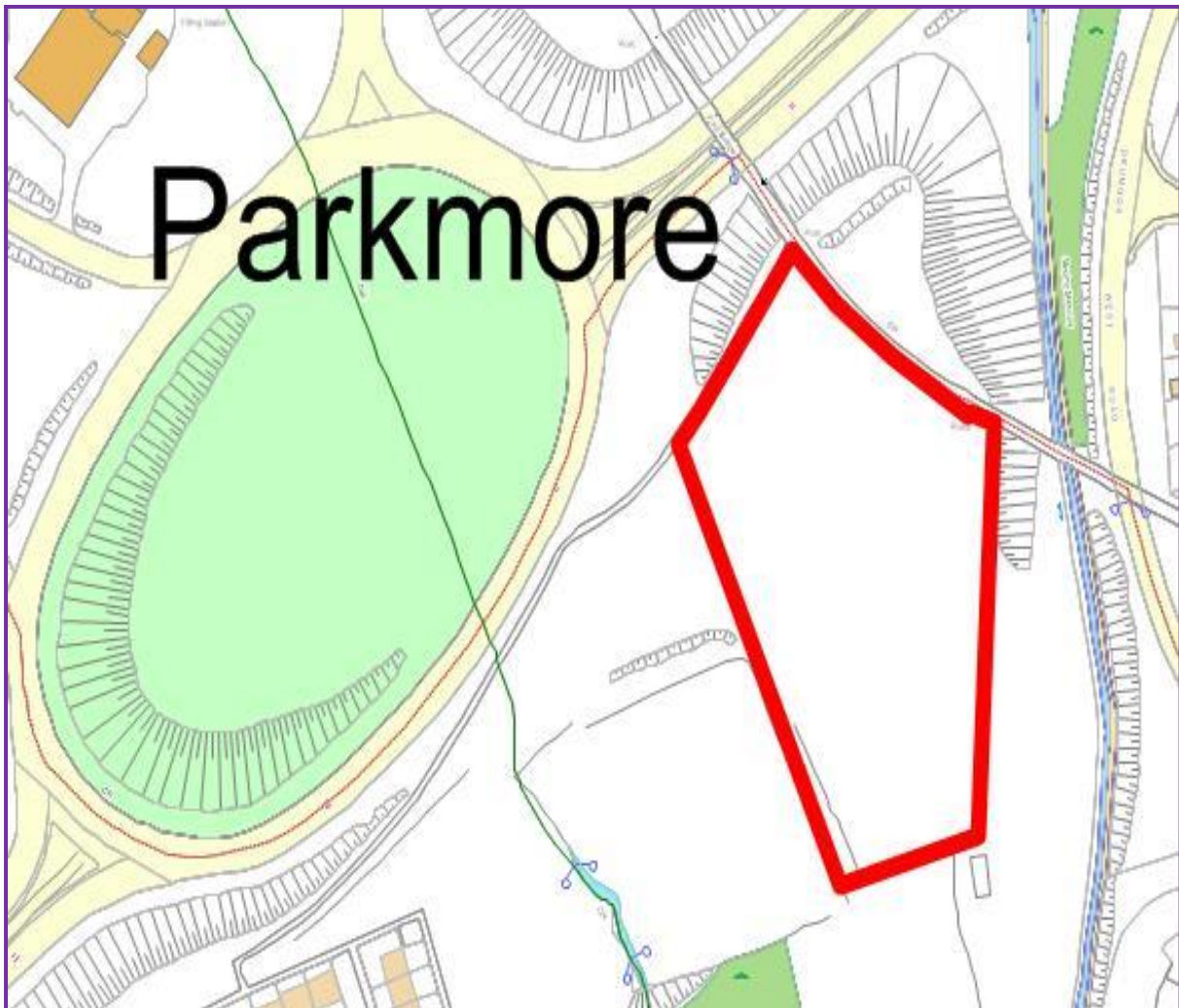
- Ground must be kept in good agricultural and environmental condition
- Hay/ silage must be cut on all areas outlined.
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of cutting
- Where lands have been used for cutting all bales must be removed from site.
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent
- Temporary silage clamps and storage areas for big bale silage or hay not permitted
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions



Lot 4 – Parkmore

Hay Cutting

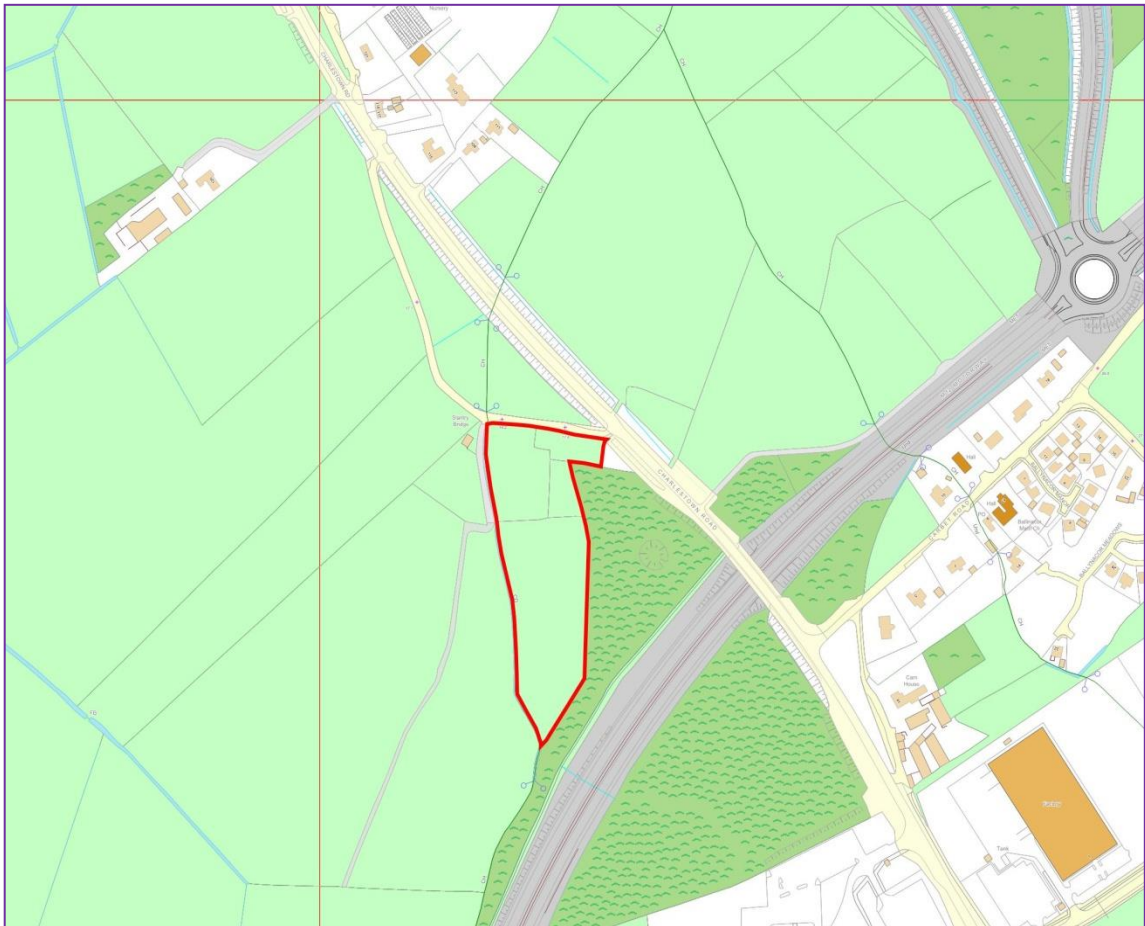
- Ground must be kept in good agricultural and environmental condition
- Hay must be cut but not before 1 July
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of occurrence
- Where lands have been used for cutting all bales must be removed from site.
- Remove any notifiable weeds including ragwort
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent.
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions.



Lot 5 - Slantry Meadows

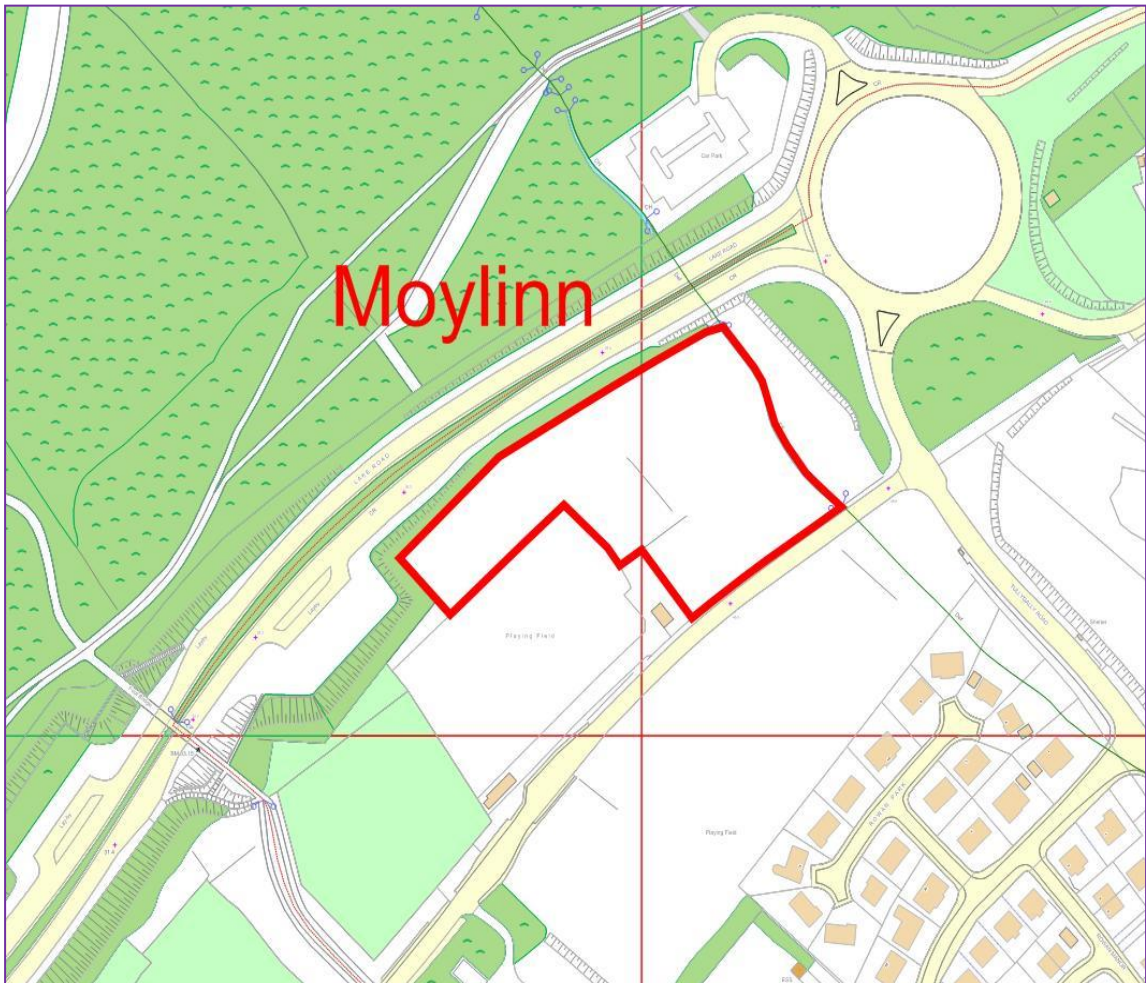
Cutting or Grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage may be cut but not before 1 July
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No fertiliser or manure is permitted
- Rolling is not permitted from 1 April to 30 June
- Supervision and care of the stock is the responsibility of the grazer
- Supplementary feeding sites, temporary silage clamps and storage areas for big bale silage or hay not permitted.
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Remove any notifiable weeds including ragwort
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of occurrence
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions.



Lot 6 - Moylinn Grazing / Cutting

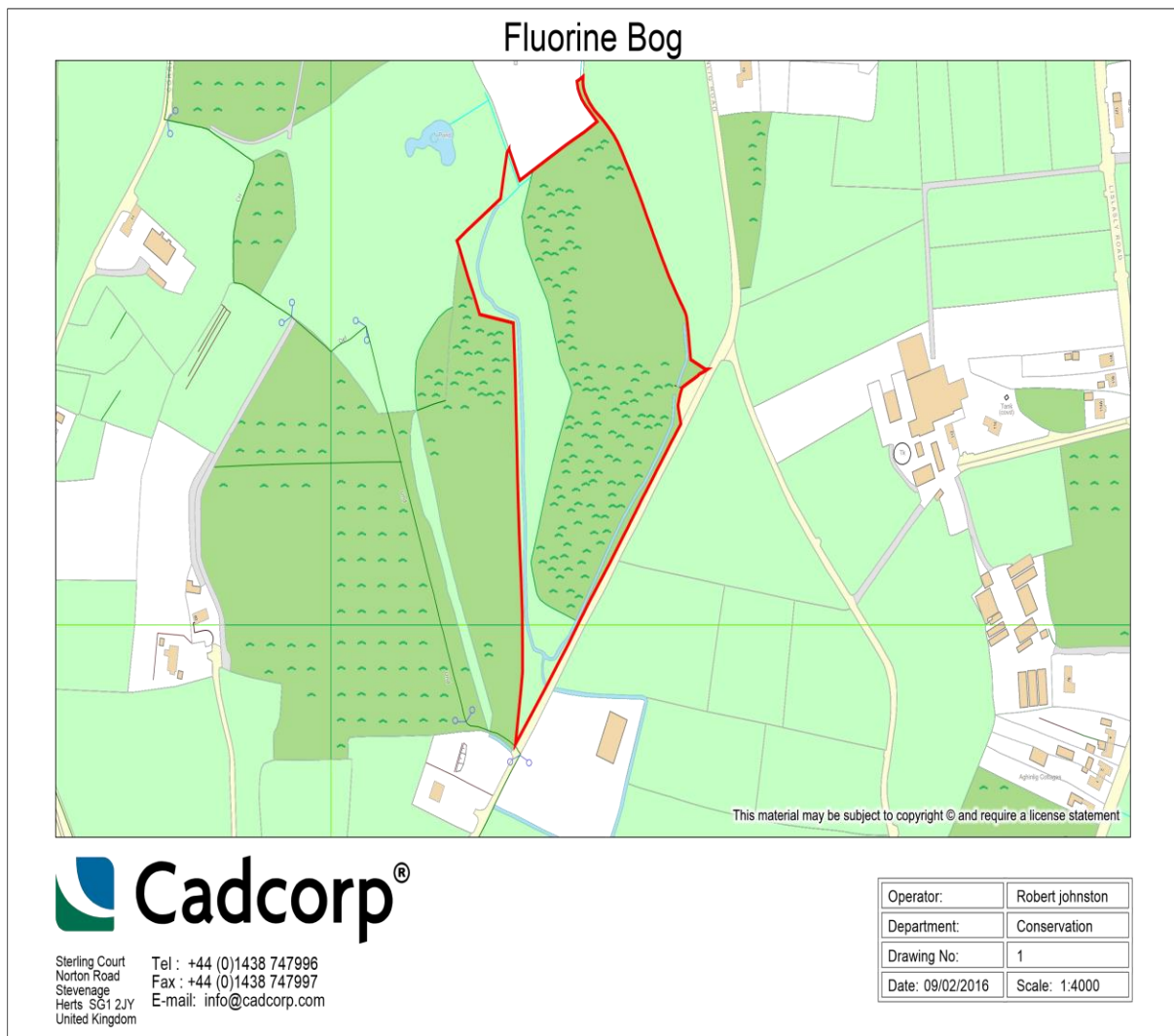
- Ground must be kept in good agricultural and environmental condition
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- The land must be grazed. A hay or light silage crop may be taken.
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of occurrence
- Supervision and care of the stock is the responsibility of the grazer
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent.
- Supplementary feeders must be rotated to avoid excessive poaching
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions.



Lot 7 - Flourine Bog

Hay cutting or Grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage may be cut but not before 1 July
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of cutting.
- Supervision and care of the stock is the responsibility of the grazer
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent
- Supplementary feeders must be rotated to avoid excessive poaching
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions

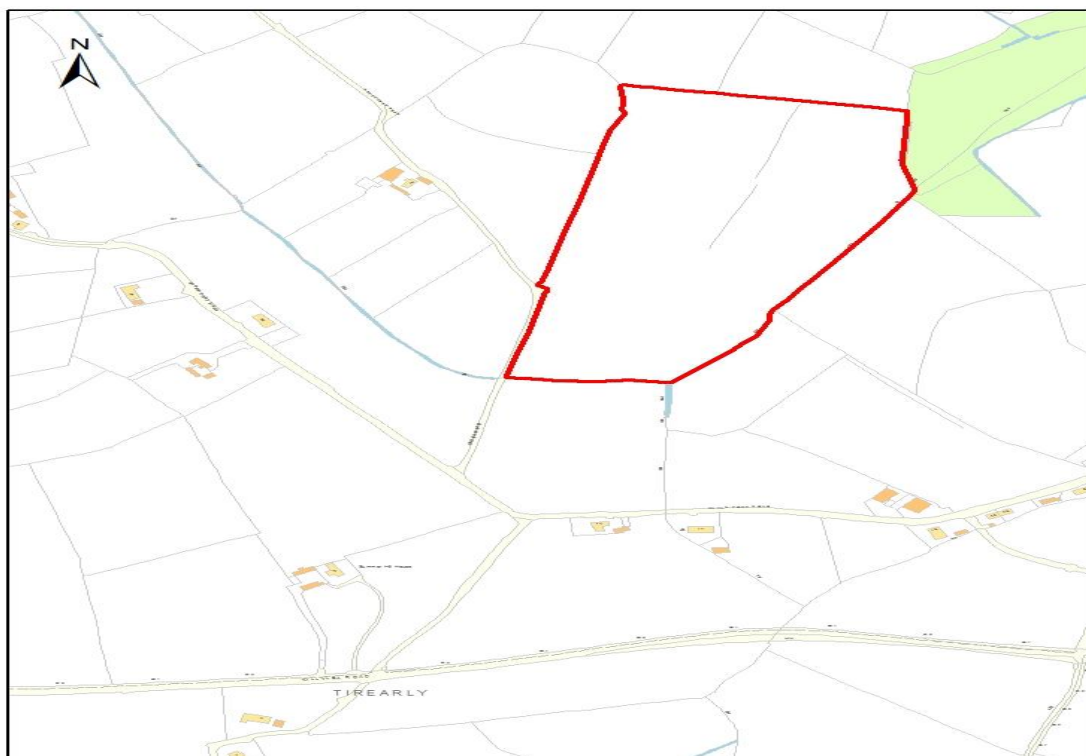


Lot 8 Navan 1 (West of Navan)

Cutting / grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage must be cut on all areas outlined but not before 1 July.
- Grazing can take place only **after** hay, haylage or silage cut has taken place.
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of occurrence. Supervision and care of the stock is the responsibility of the grazer.
- Temporary silage clamps and storage areas for big bale silage or hay not permitted
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior written consent
- Supplementary feeders must be rotated to avoid excessive poaching
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions

Navan 1



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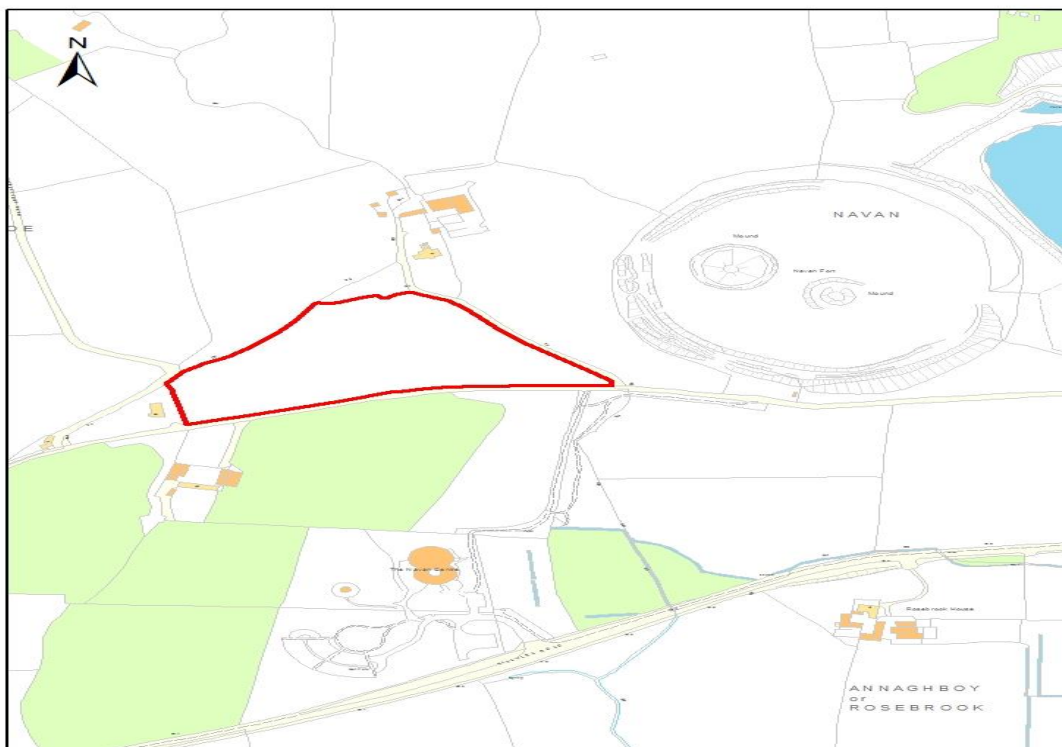
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Lot 9 Navan 2 (Creeveroe Road)

Cutting / grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage must be cut on all areas outlined but not before 1 July.
- Grazing can take place only **after** hay, haylage or silage cut has taken place.
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of occurrence. Supervision and care of the stock is the responsibility of the grazer.
- Temporary silage clamps and storage areas for big bale silage or hay not permitted
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior written consent
- Supplementary feeders must be rotated to avoid excessive poaching
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions

Navan 2



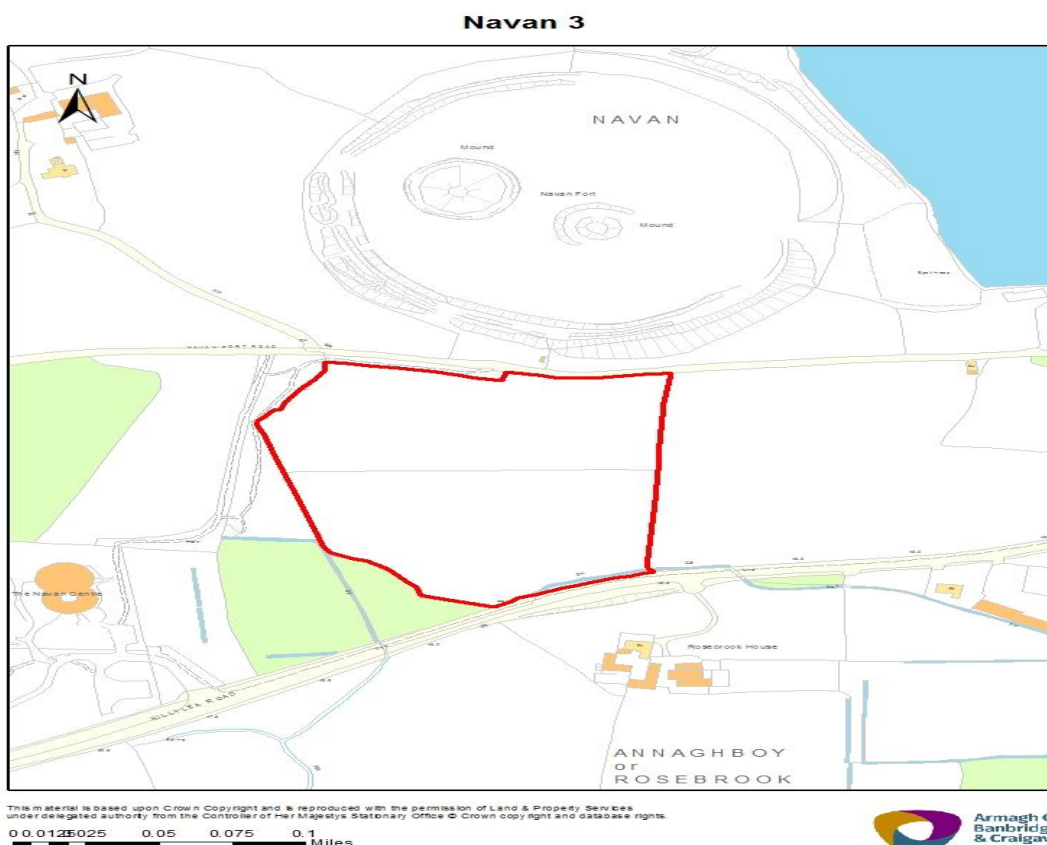
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Lot 10 Navan 3 (Front of Fort)

Cutting / grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage must be cut on all areas outlined but not before 1 July.
- Grazing can take place only **after** hay, haylage or silage cut has taken place.
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of occurrence. Supervision and care of the stock is the responsibility of the grazer
- Temporary silage clamps and storage areas for big bale silage or hay not permitted
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior written consent
- Supplementary feeders must be rotated to avoid excessive poaching
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions



Lot 11 Navan 4 (Loughnashade)

Cutting / grazing

- Ground must be kept in good agricultural and environmental condition
- Hay, haylage or silage may be cut but not before 1 July
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- On all lands used for grazing the lessee will be responsible for fencing and providing water for stock. Where lands have been used for cutting all bales must be removed from site.
- Care must be taken not to cause damage to the ground, as some areas are prone to water logging. Any damage to the ground must be repaired within one month of cutting.
- Supervision and care of the stock is the responsibility of the grazer
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent
- Supplementary feeders must be rotated to avoid excessive poaching
- Under no circumstances should any operations take place in the fenced strip planted with trees running beside the stream on the western side of the site.
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions

Navan 4

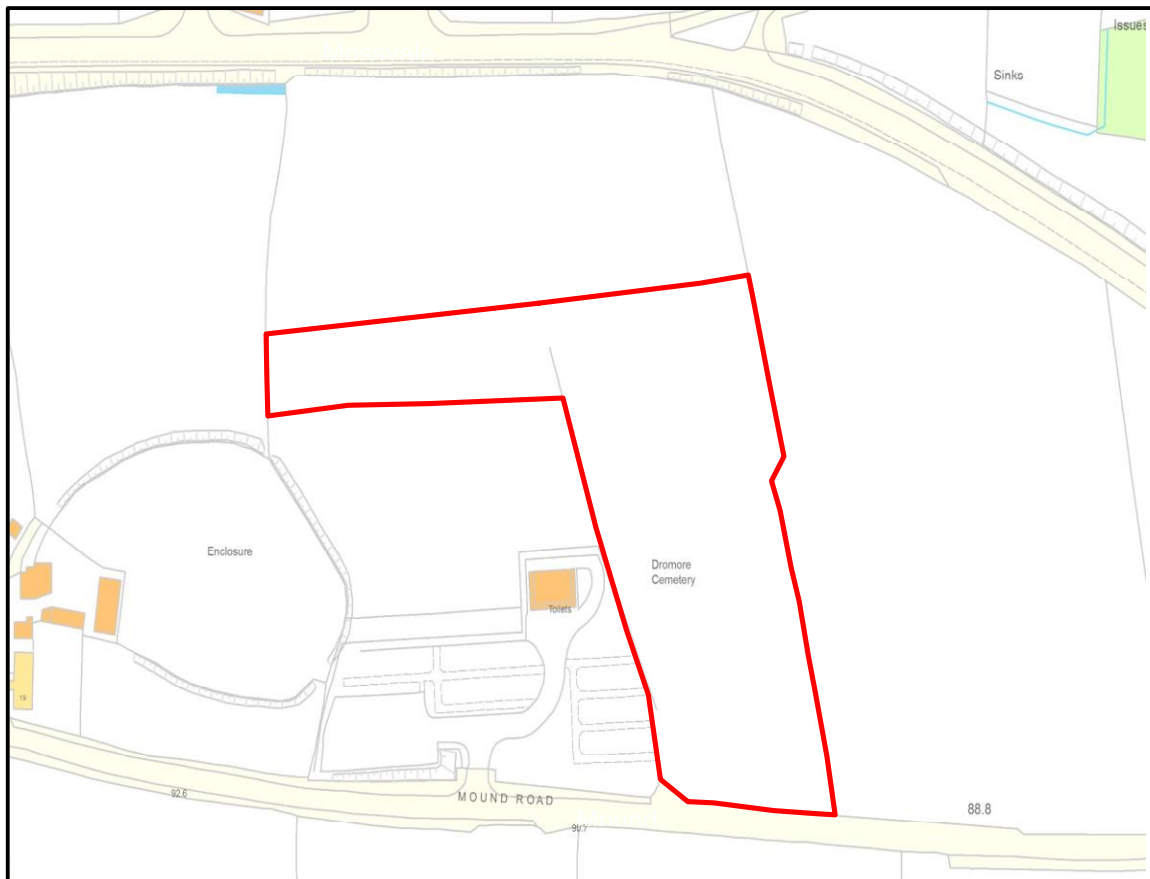


Lot 12 - Mound Road, Dromore

Cutting

- Ground must be kept in good agricultural and environmental condition
- Hay/ silage must be cut on all areas outlined.
- No fertiliser or manure is permitted
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of cutting
- Where lands have been used for cutting all bales must be removed from site.
- No rolling is permitted in April May and June
- Remove any notifiable weeds including ragwort
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior consent
- Temporary silage clamps and storage areas for big bale silage or hay not permitted
- Armagh City Banbridge and Craigavon Borough Council reserves the right to vary / alter conditions

Mound Road



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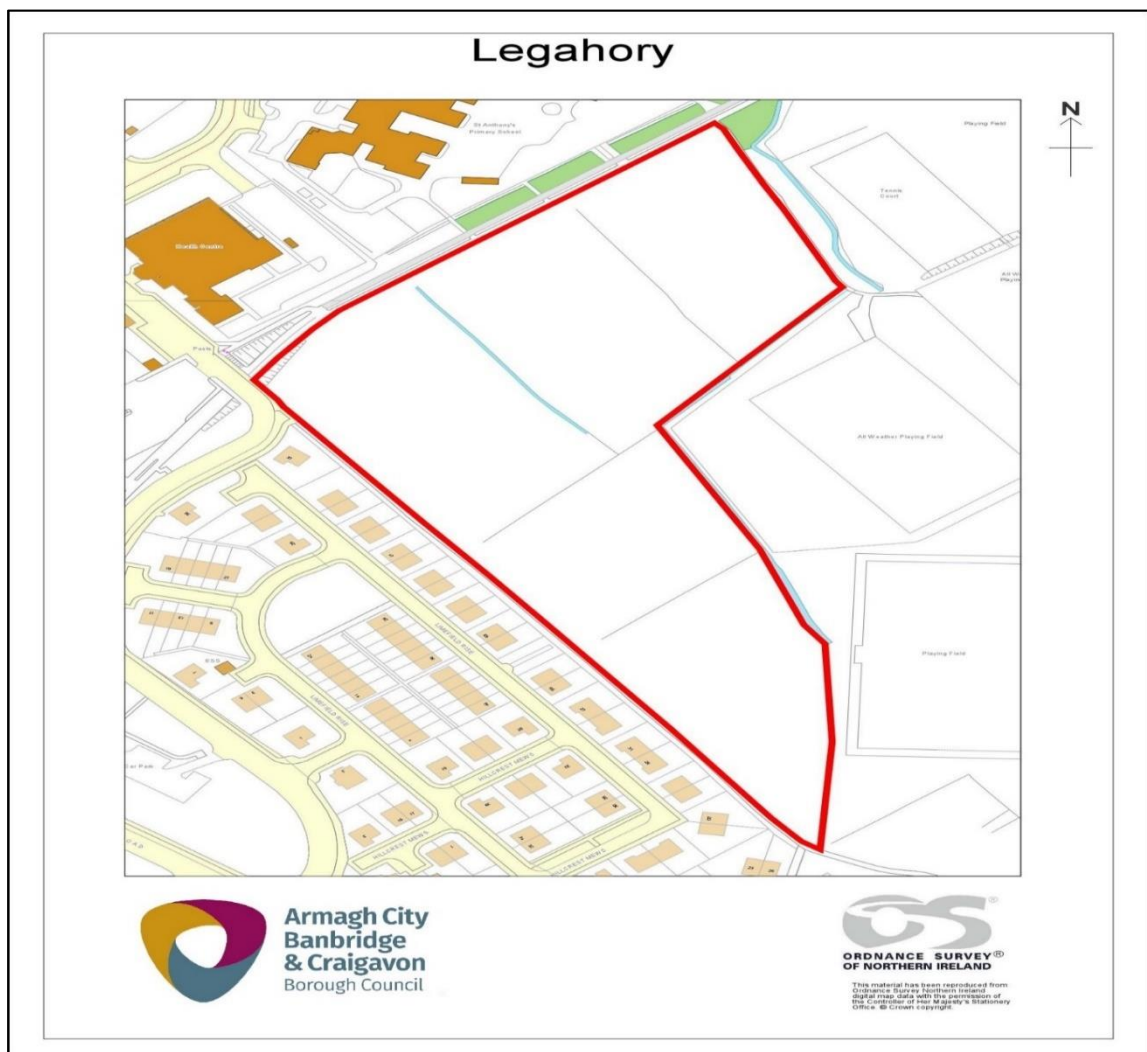
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Lot 13 - Legahory

Hay Cutting

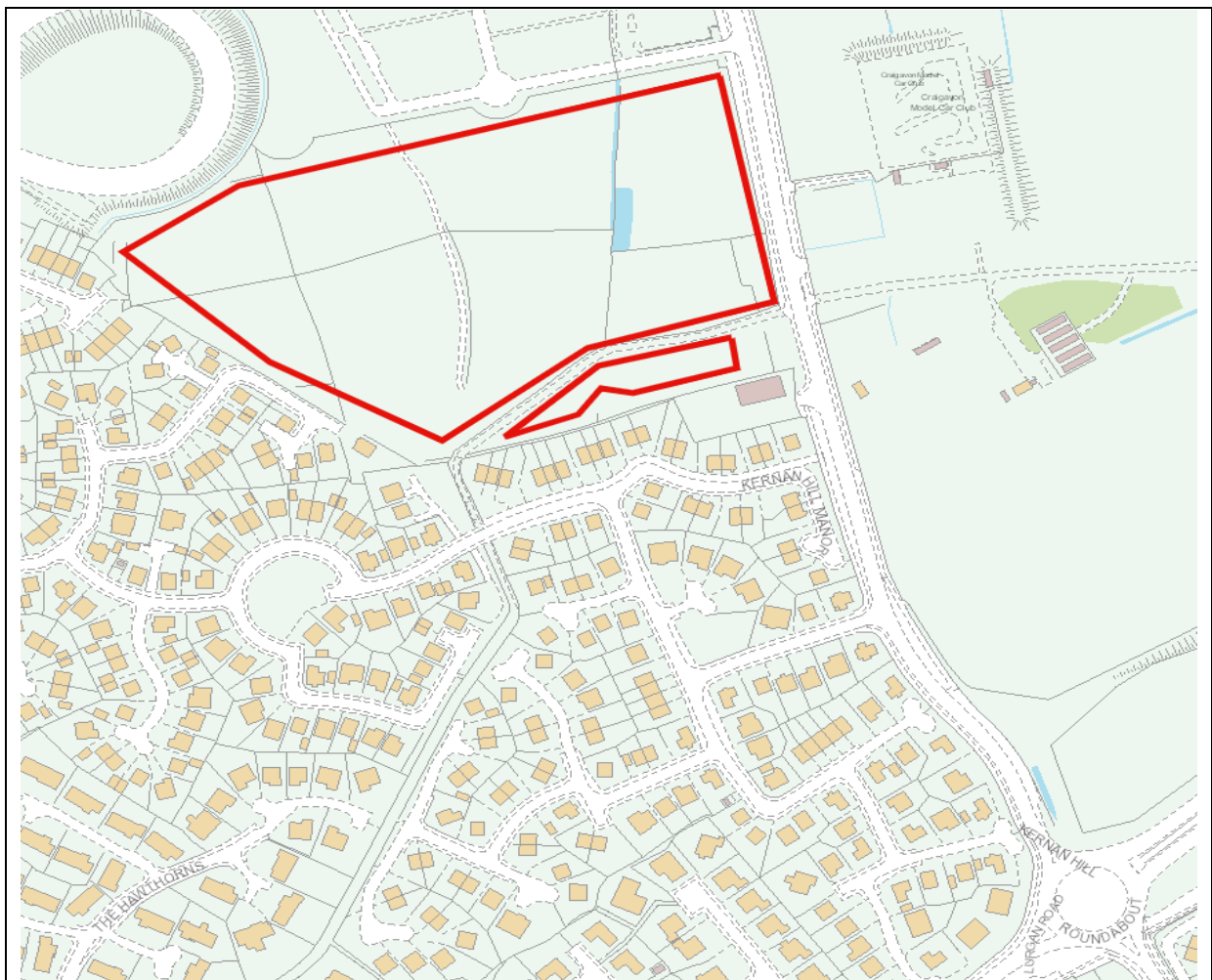
- Ground must be kept in good agricultural and environmental condition
- Hay / silage must be cut on all areas outlined
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No fertiliser or manure is permitted
- Rolling is not permitted from 1 April to 30 June
- Temporary silage clamps and storage areas for big bale silage or baled hay not permitted.
- Remove any notifiable weeds including ragwort.
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior written consent
- In extreme weather conditions, grass may be made into big bale haylage, with prior written permission from Armagh City Banbridge and Craigavon Borough Council. The grass must have been cut and turned twice.
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of occurrence.



Lot 14 - Kernan

Hay Cutting / Grazing

- Ground must be kept in good agricultural and environmental condition
- Hay must be cut where possible on all areas outlined but not before 1st July.
- Fields to the north of the cycle track only may be grazed but only after 1st May
- No mineral extraction, cultivation, chain harrowing, reclamation, infilling, dumping, drainage or application of lime, herbicide, pesticide, fungicides, sheep dip, slurry, basic slag, sewage sludge, poultry litter or any other material is permitted
- No fertiliser or manure is permitted
- Rolling is not permitted from 1 April to 30 June
- Supplementary feeders, temporary silage clamps and storage areas for big bale silage or baled hay not permitted.
- Where lands have been used for cutting all bales must be removed from site
- Remove any notifiable weeds including ragwort.
- Structures such as fences, corrals, crush, etc. even if temporary may not be erected without prior written consent
- In extreme weather conditions, grass may be made into big bale haylage, with prior written permission from Armagh City Banbridge and Craigavon Borough council. The grass must have been cut and turned twice.
- Care must be taken not to cause damage to the ground, as some areas are prone to waterlogging. Any damage to the ground must be repaired within one month of occurrence



TENDER CONTRACT

DATE:

PARTIES:

1. "The Owner" Armagh City Banbridge and Craigavon Borough Council

2. "The Tenderer" (name) of
(address)

Contact Telephone Number

e-mail address

Property: Please indicate on the schedule below the lands being tendered for and the tender Price.

1. TERMS & CONDITIONS OF THE TENDER

Description of Lands being Tendered for:	Please mark with an (X)	Tender Amount: (£)
Lot 1: Annagh Meadows 7.4 Hectares (18.3 acres)		
Lot 2: Maghery 3.2 Hectares (8 acres)		
Lot 3: Parkmore 0.5 Hectares (1.2 acres)		
Lot 4: Parkmore 1.0 Hectare (2.5 acres)		
Lot 5: Slantry Meadows 2.0 Hectares (4.9 acres)		
Lot 6: Moylinn 1.8 Hectares (4.4 acres)		
Lot 7: Flourine Bog 4.0 Hectares (9.9 acres)		
Lot 8: Navan 1 (West of Navan) 9.3 Hectares (23 acres)		
Lot 9: Navan 2 (Creeveroe Road) 2.8 Hectares (7 acres)		
Lot 10: Navan 3 (Front of Fort) 4.0 Hectares (10 acres)		
Lot 11: Navan 4 (Loughnashade) 1.4 Hectares (3.4 acres)		
Lot 12: Mound Road, Dromore 0.9 Hectares (2.3 acres)		
Lot 13: Legahory 3.0 Hectares (7.4 acres)		
Lot 14: Kernan 4.5 Hectares (11.3 acres)		

1.1 CLOSING DATE

The closing date for the submission of Tenders will be no later than **12 noon on Friday 11th April 2025**

1.2 SUBMISSION OF TENDERS

Completed Tenders should be returned to O'Connor Kennedy Turtle, 22 Adelaide Street, Belfast, BT2 8GD in a sealed envelope marked "**Grass For Grazing/Cutting 2025, Private and Confidential.**"

Those submitting tenders are strongly advised to familiarise themselves with the requirements listed with each lot before submitting tenders.

1.3 PAYMENT OF DEPOSIT

The Tender shall be accompanied by cheque or a banker's draft (in Sterling) made payable to Armagh City, Banbridge and Craigavon Borough Council for 10% of the amount tendered.

If a tender is received without a deposit Armagh City, Banbridge and Craigavon Borough Council reserves the right to disregard the Tender.

1.4 COMMUNICATION OF ACCEPTANCE OF TENDER

Acceptance (if any) of a Tender shall be by way of a duly authorised officer of the Armagh City, Banbridge and Craigavon Borough Council signing the Tender Contract.

The winning Tender (if any) will be notified of the acceptance of their Tender by receiving a copy of the Tender Contract as accepted by Armagh City, Banbridge and Craigavon Borough Council or a duly authorised officer of the vendor.

The Contract shall be formed upon receipt by the Tenderer (if any) of a copy of the Tender Contract which they submitted and was accepted on behalf of the Council. The Purchaser (if any) or his solicitors shall be deemed to have received such copy at the latest.

The Council will be entitled to lodge the deposits of successful Tenders into their account at the time of acceptance.

1.5 NOTIFICATION DATE

Armagh City, Banbridge and Craigavon Borough Council notify the successful Tenderer within two working days from the date of the Tender.

1.6 PAYMENT OF SUCCESSFUL TENDERS

The successful Tenderer will be required to make payment in full before commencing the letting by way of cheque or Banker's draft and should be made payable to **Armagh City Banbridge and Craigavon Borough Council.**

1.7 COMMENCEMENT OF LETTINGS

The Land Lettings will commence only once a successful Tender has been accepted, copies of Conacre agreement signed, all insurance documentation has

been received, and all monies have been paid in full to Armagh City, Banbridge and Craigavon Borough Council

1.8 EXPIRATION OF TENDERS

All Tenders will end on the date shown on the licence or earlier by mutual consent with Armagh City, Banbridge and Craigavon Borough Council. Any occupiers who have not vacated the property and made good any damage by this date will be considered ineligible to apply for future Armagh City, Banbridge and Craigavon Borough Council Land Leasing opportunities.

1.9 SECURING LANDS & USE

On all Lands used for grazing the successful tender will be responsible for fencing the lands and providing water for stock.

Where lands have been used for cutting hay or haylage, the bales must be removed before 31st August 2025 and any damage to the ground made good.

Failure to make good any damage will result in the Tenderer not being considered for future Armagh City, Banbridge and Craigavon Borough Council Land Leasing opportunities.

1 SINGLE FARM PAYMENT/BASIC PAYMENT SCHEME

The parties agree that the Licensor (and not the Licensee) shall be the only party entitled to include the Land within any application for Payment Entitlements or within any claim for Single Farm Payment / Area Based Scheme / Basic Payment Scheme or Less Favoured Area Compensatory Allowance Scheme (LFACAS) / Area of Natural Constraint Scheme except by written agreement with the Licensor

The Nitrates & Phosphates Directive must be complied with and no slurry will be allowed to be applied on the land.