

# ONES FCKOVER

Property Professionals Since 1880



# LAND FORMERLY PART OF CEFN HELYG FARM **CEMAES BAY ANGLESEY LL67 0DA**

- 4.73 ACRES OR THEREABOUTS OF EXCELLENT QUALITY LAND AVAILABLE TO LET IN ONE LOT.
- AVAILABLE FROM 1ST JULY 2015 UNTIL 31ST DECEMBER 2016 ON A GRAZING AND MOWING LICENCE AGREEMENT.
- AVAILABLE FOR CATTLE AND SHEEP GRAZING.
- CATTLE GRAZING AVAILABLE UNTIL 15TH OCTOBER 2015 AND FROM 15TH APRIL 2016 UNTIL 15<sup>TH</sup> OCTOBER 2016.
- TENDERS TO HAND BY NO LATER THAN 22<sup>nd</sup> JUNE 2015 (12 NOON).

### ALL ENQUIRIES TO

Jones Peckover c/o Sion Wyn Jones MRICS **Britannia House Pentraeth Road Four Crosses** Menai Bridge **Anglesey LL59 5RW** 







### **AGENT'S REMARKS**

The land extends to 4.73 acres or thereabouts and is situated at Cemaes Bay within close vicinity of the A5025. The land is of excellent agricultural quality and is currently down to permanent grassland. They have previously been grazed by sheep and cattle and are accessed off the track leading to Cefn Helyg Farm and benefit from good stock-proof boundaries.

### SITUATION

The land is more or less located 5 miles from the town of Amlwch, 15 miles from the town of Holyhead, 23 miles from the town of Llangefni and 25 miles from the city of Bangor.

### **DIRECTIONS**

From Pentraeth Automotive, travel along the A5025 for 21 miles or thereabouts. At the roundabout in Cemaes Bay, take the second exit off, signposted Valley and A5025. Travel along this road for 0.2 of a mile. Before reaching the Brookside Garage, turn left up a track and the land will be located on your left.

### **GRAZING AND MOWING LICENCE AGREEMENT - GENERAL TERMS**

The land is to be let on a Grazing and Mowing Licence Agreement from 1<sup>st</sup> July 2015 until 31<sup>st</sup> December 2016. The rent for the term of the Grazing and Mowing Licence Agreement (i.e. 18 months) must be paid in full prior to taking occupation of the land on 1<sup>st</sup> July 2015. A copy of the proposed Grazing and Mowing Licence Agreement will be available to interested parties, who must be fully aware of the terms in order to comply with the requirements of the agreement throughout the term.

### **SERVICES**

The land benefits from mains water supply.

### **GRAZING RESTRICTIONS**

The land is available for cattle and sheep grazing. Cattle will only be allowed to graze the land from 1<sup>st</sup> July 2015 until 15<sup>th</sup> October 2015 and from 15<sup>th</sup> April 2016 until 15<sup>th</sup> October 2016.

### **BASIC PAYMENT SCHEME**

No Basic Payment Scheme Entitlements are included with the land.

### **FERTILIZING**

The Licensor will not be purchasing and applying fertilizer to the land during the term of the Grazing and Mowing Licence Agreement.

### **HEDGE-CUTTING**

The Licensor will be responsible for cutting all of the hedgerows during the term of the Grazing and Mowing Licence Agreement.

### **MOWING**

The Licensee will be allowed to take two cuts of silage or hay off the land during 2015 and two more cuts of silage or hay during 2016.

### **SUB-LETTING**

The Licensee will not be permitted to sub-let, assign or otherwise share or part with possession of any parts of the land.

### **VIEWING**

All interested parties are welcome to inspect the land, by foot only, at their own convenience. All persons when viewing must ensure that they are in possession of these letting particulars and furthermore ensure that the gates etc. are left entirely as found. We nor the owner will be held liable for any injuries which may be sustained whilst viewing the land.

### **TENDERS**

Tenders must be submitted on the Tender Form attached to these letting particulars, which must be completed in full. Tenders must be sent or hand delivered to our Menai Bridge office marked as:

### "LAND FORMERLY PART OF CEFN HELYG FARM"

Tenders must be to hand by no later than 22<sup>nd</sup> June 2015 (12 Noon).

### **ACCEPTANCE**

The owner is not bound to accept the highest or any tenders.

### PROPERTY MISDESCRIPTIONS ACT

Jones Peckover has tried to ensure that these letting particulars are accurate. However, if any point is of importance to you, then please contact our Menai Bridge office to check the information, particularly if viewing involves travelling some distance.

Jones Peckover give notice that:-

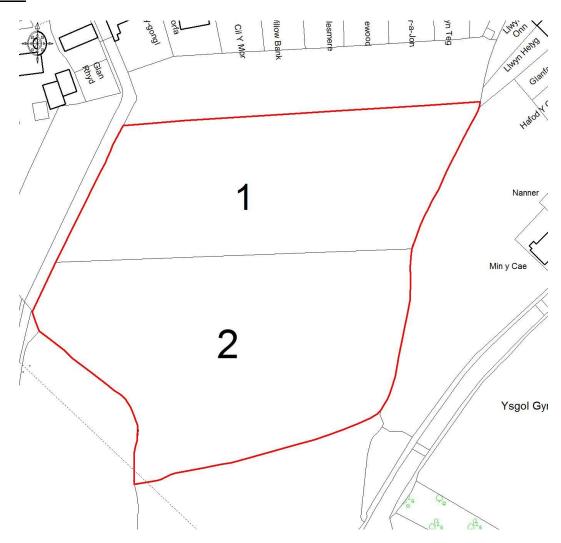
The letting particulars are set out as a general outline only for the guidance of the prospective parties and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions of use and occupation and other details are given without responsibility and any prospective parties shall not rely on them as statements or representations of fact. They must satisfy themselves by inspection or otherwise as to the correctness of each of them.

# Land Schedule

Field number	Field Size (hectares)	Field Size (acres)
1	0.85	2.09
2	1.07	2.64
TOTAL	1.92	4.73

# <u>Plan</u>



## TENDER FORM FOR "LAND FORMERLY PART OF CEFN HELYG FARM"

Trading Name:
Trading Address:
Telephone Number:
Mobile Number:
e-mail Address:
I/We, Mr/Mrs/Miss/Ms/Messrsam/are prepared to offer a rent of £
Signature:(For and on behalf of
Date: