



**JONES
PECKOVER**
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 15TH OCTOBER 2016.**
- **TENDERS TO HAND BY NO LATER THAN 22ND 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

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIAN TWYR TIR AC EIDDO



A list of partners is available at any of our offices / Mae rhestr gyflawn o'r partneriaid ar gael yn ein swyddfeydd:
Offices at: Wrexham • Denbigh • Abergele • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

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 Penraeth 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 1st July 2015 until 31st 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 1st 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 1st July 2015 until 15th October 2015 and from 15th April 2016 until 15th 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 22nd 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 |

Plan



**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/Messrs.....am/are
prepared to offer a rent of £.....for
the land for the period from 1st July 2015 until 31st December 2016.**

Signature:.....

(For and on behalf of)

Date:.....