



**JONES
PECKOVER**
Property Professionals Since 1880



**LAND NEAR BODCHWIL
LLANFAIR TH
ABERGELE
CONWY
LL22 8AJ**

- **34.94 ACRES OR THEREABOUTS OF LAND AVAILABLE TO LET AS A WHOLE OR IN TWO LOTS.**
- **INITIALLY AVAILABLE FROM 1ST JULY 2014 UNTIL 30TH JUNE 2016 ON A FARM BUSINESS TENANCY AGREEMENT OR FARM BUSINESS TENANCY AGREEMENTS (IF NOT LET AS A WHOLE).**
- **CATTLE AND SHEEP GRAZING PERMITTED.**
- **2015 AND 2016 ENTITLEMENT CLAIMS AVAILABLE.**
- **TENDERS TO HAND BY NO LATER THAN 12 NOON ON 30TH JUNE 2014.**

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CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIANWYR 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 • Abergelle • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENT'S REMARKS

We have been favoured with instructions to offer 34.94 acres or thereabouts of land at Llanfair TH, to let by tender, as a whole or in two lots. Lot 1 extends to 10.21 acres or thereabouts with Lot 2 extending to 24.73 acres or thereabouts. A plan identifying the two lots is attached to these letting particulars.

DIRECTIONS

From Abergele take the A548 in the direction of Llanrwst. Continue for 4.7 miles and when entering the village of Llanfair TH take the A544 (signposted Llansannan). Travel along the A544 for 0.2 miles and then take a left hand turning. Continue along the council maintained road for 1 mile or thereabouts and the land will be found on both sides of the road.

FARM BUSINESS TENANCY AGREEMENT/S

The land will be initially let from 1st July 2014 until 30th June 2016 on a Farm Business Tenancy Agreement or Farm Business Tenancy Agreements (if not let as a whole).

RENT

The rent for the first year of the Farm Business Tenancy Agreement or Farm Business Tenancy Agreements (if not let as a whole) (i.e. from 1st July 2014 until 30th June 2015) will be payable in full before taking occupation of the land on or after 1st July 2014.

2015 AND 2016 ENTITLEMENT CLAIMS

The Tenant or Tenants (if not let as a whole) will be entitled to register the land on his/their Welsh Government claim form/s in May 2015 to receive an allocation of new entitlements. A claim will also be available in May 2016.

FERTILIZING

The Tenant or Tenants (if not let as a whole) will be obliged to apply a good dressing of fertilizer onto the land at least once a year.

HEDGE CUTTING

The Tenant or Tenants (if not let as a whole) will be responsible for cutting the hedgerows on the land.

GRAZING CONDITIONS

The land is available for cattle and sheep grazing. However cattle may only graze the land between 1st July 2014 and 31st October 2014, 15th April 2015 and 31st October 2015 and 15th April 2016 and 30th June 2016.

TOPPING

The Tenant or Tenants (if not let as a whole) will be required to top the land to a good standard at least once a year.

MOWING

The Tenant or Tenants (if not let as a whole) may take one cut of silage or hay off the land every year.

SUB-LETTING

The Tenant or Tenants (if not let as a whole) 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 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.

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 AT LLANFAIR TH”

Tenders must be to hand by no later than 12 noon on 30th June 2014.

ACCEPTANCE

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

IMPORTANT NOTE

We have 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.

We 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.



PART of LOT 2

PART of LOT 2

LOT 1

Means of access to part of LOT 2



0.514g
Fifth Floor 5.8 Hts approx
A-B-C-D = approx 730m

1.0 Hts approx

Access
4.11 Hts Approx
To Wood Shop

C-29

Part 1 Barn

Meyfield Builders
Lot 1 Over

Camp 29

Close Boundary

**TENDER FORM
FOR
"LAND AT LLANFAIR TH"**

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 £.....per year
for Lot 1 (10.21 acres or thereabouts).**

**I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are
prepared to offer a rent of £.....per year
for Lot 2 (24.73 acres or thereabouts).**

Signature:.....

(For and on behalf of)

Date:.....