



**JONES  
PECKOVER**  
Property Professionals Since 1880



**LAND FORMING PART OF  
RHOS TY MAWR  
LLANFAETHLU  
ANGLESEY  
LL65 4NN**

- **28.96 ACRES OR THEREABOUTS OF EXCELLENT QUALITY LAND AVAILABLE IN ONE LOT.**
- **INITIALLY AVAILABLE FROM 15<sup>th</sup> JUNE 2015 UNTIL 15<sup>th</sup> NOVEMBER 2015 ON A GRAZING AND MOWING LICENCE.**
- **AVAILABLE FOR SHEEP GRAZING UNTIL 15<sup>th</sup> NOVEMBER 2015.**
- **CATTLE GRAZING AVAILABLE UNTIL 15<sup>th</sup> OCTOBER 2015.**
- **TENDERS TO HAND BY NO LATER THAN 9<sup>th</sup> JUNE 2015 (12 NOON).**

**ALL ENQUIRIES TO**

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

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS  
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Regulated by RICS



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](http://www.jonespeckover.co.uk)

## **AGENT'S REMARKS**

The land extends to 28.96 acres or thereabouts and is located in the village of Llanfaethlu. It has previously been grazed by sheep and cattle and consists of 8 permanent pasture enclosures. The land is accessed through a galvanised gate from the adjoining A5025 public Highway. The land benefits from a mixture of mains and natural water supply.

## **SITUATION**

The land is situated in the village of Llanfaethlu, under 6 miles from the village of Valley, approximately 11 miles from the town of Holyhead and 23 miles or thereabouts from the Britannia Bridge.

## **DIRECTIONS**

At the crossroads in Valley take the road signposted Pen yr Orsedd Farm and Penrhyn Farm. Travel for 5.5 miles and the land will be found on your right hand side. Please note that the land is only 0.2 of a mile from the Black Lion.

## **GRAZING AND MOWING LICENCE – GENERAL TERMS**

The land is to be let on a Grazing and Mowing Licence Agreement from 15<sup>th</sup> June 2015 until 15<sup>th</sup> November 2015. The rent must be paid in full prior to taking occupation of the land on 15<sup>th</sup> June 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**

We are informed that the fields benefit from a mixture of mains water and a natural water supply.

## **GRAZING RESTRICTIONS**

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

## **BASIC PAYMENT SCHEME**

The licensor has claimed for Basic Payment Scheme Entitlements for the land for the 2015 scheme year.

## **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 only be allowed to take one cut of silage or hay off the land during the term of the Grazing and Mowing Licence Agreement.

## **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.

## **SHEEP AND CATTLE HANDLING FACILITIES**

The Licensor (subject to reasonable notice and agreement) is willing for the sheep and cattle handling facilities in the farm yard to be used by the Licensee as and when required. However this option will be subject to conditions.

## **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 FORMING PART OF RHOS TY MAWR”***

Tenders must be to hand by no later than 9<sup>th</sup> June 2015 (12 Noon).

## **ACCEPTANCE**

The Licensor 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

<b>Sheet reference</b>	<b>Field number</b>	<b>Field Size (hectares)</b>	<b>Field Size (acres)</b>	<b>Services</b>
SH3286	0095	1.62	4.00	Natural water
SH3187	6108	1.58	3.90	Mains water
SH3187	7002	1.30	3.21	Mains water
SH3186	7180	1.99	4.92	Mains water
SH3186	7390	1.93	4.77	Mains water
SH3187	8009	1.12	2.77	Natural water
SH3187	8706	0.85	2.10	Natural water
SH3187	9300	1.33	3.29	Natural water
<b>TOTAL</b>		<b>11.72</b>	<b>28.96</b>	

Plan



**TENDER FORM  
FOR  
"LAND FORMING PART OF RHOS TY MAWR"**

**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  
annum for the land for the period from 15<sup>th</sup> June 2015 until 15<sup>th</sup> November  
2015.**

**Signature:.....  
(For and on behalf of .....)**

**Date:.....**