

**JONES
PECKOVER**
Property Professionals Since 1880



**LAND AT VALLEY
VALLEY
HOLYHEAD
ANGLESEY
LL65 3ET**

- **15.22 ACRES OR THEREABOUTS OF GOOD QUALITY LAND AVAILABLE TO LET IN ONE LOT.**
- **INITIALLY AVAILABLE FROM 15th JUNE 2015 UNTIL 15th NOVEMBER 2015 ON A GRAZING AND MOWING LICENCE.**
- **AVAILABLE FOR SHEEP GRAZING UNTIL 15th NOVEMBER 2015.**
- **CATTLE GRAZING AVAILABLE UNTIL 15th OCTOBER 2015.**
- **TENDERS TO HAND BY NO LATER THAN 9th 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
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIANTWYR 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 • Abergelc • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENT'S REMARKS

The land extends to 15.22 acres or thereabouts and is situated on the outskirts of Valley. It has previously been grazed by sheep and cattle and consists of permanent pasture. The land is accessed through a galvanised gate from the adjoining public Highway. The land benefits from a natural water supply.

SITUATION

The land is situated on the outskirts of the large village of Valley, approximately 4 miles from the town of Holyhead and under 18 miles from the Britannia Bridge.

DIRECTIONS

At the crossroads in Valley travel in the direction of Penrhos A5 for 0.3 of a mile before turning left onto the road situated near the former police station. The land will then be found within 0.1 of a mile on your right hand side.

GRAZING AND MOWING LICENCE – GENERAL TERMS

The land is to be let on a Grazing and Mowing Licence Agreement from 15th June 2015 until 15th November 2015. All of the rent must be paid prior to taking occupation of the land on 15th 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

The land benefits from 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 15th June 2015 until 15th 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.

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 AT VALLEY”

Tenders must be to hand by no later than 9th 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:-

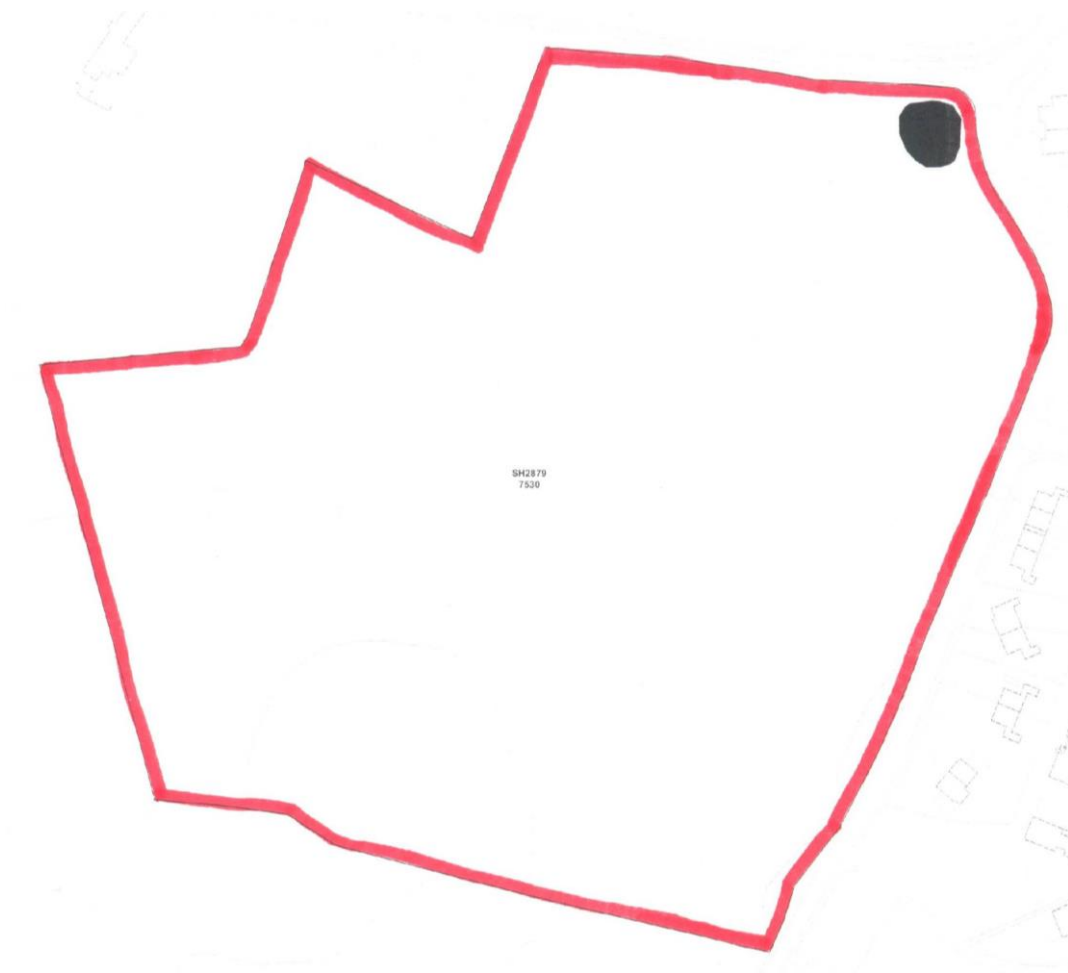
The letting particulars are set out as a general outline only for the guidance of the prospective parties and do not constitute, nor constitute part of, an offer or contract.

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

Sheet reference	Field number	Field Size (hectares)	Field Size (acres)	Services
SH2879	7530	6.16	15.22	Natural water
TOTAL		6.16	15.22	

Plan



**TENDER FORM
FOR
"LAND AT VALLEY"**

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 15th June 2015 until 15th November
2015.**

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

Date:.....