



**JONES
PECKOVER**
Property Professionals Since 1880

LOT 1



LOT 2



**LAND ADJACENT TO THE WREXHAM INDUSTRIAL
ESTATE
BEDWELL ROAD
WREXHAM
LL13 0TS**

- **80.06 ACRES (32.40 HECTARES) OR THEREABOUTS OF GOOD QUALITY LAND TO LET AS A WHOLE OR IN TWO LOTS.**
- **AVAILABLE FROM 24TH APRIL 2017 UNTIL 24TH MARCH 2018 ON A GRAZING AND MOWING LICENCE AGREEMENT (OR GRAZING AND MOWING LICENCE AGREEMENTS).**
- **LOT 1 – 48.46 ACRES (19.61 HECTARES) - AVAILABLE FOR SHEEP GRAZING AND MOWING ONLY.**
- **LOT 2 – 31.60 ACRES (12.79 HECTARES) - AVAILABLE FOR SHEEP GRAZING ONLY.**
- **TENDERS TO HAND BY NO LATER THAN 19TH APRIL 2017 (12 NOON).**

ALL ENQUIRIES TO
Jones Peckover c/o Mr Sion Wyn Jones MRICS
Britannia House
Pentraeth Road
Four Crosses
Menai Bridge
Anglesey
LL59 5RW
Tel: 01248 362 524

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



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 ▪ Abergelē ▪ Menai Bridge ▪ St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENTS' REMARKS

The land extends to 80.06 acres (32.40 hectares) or thereabouts and is situated adjacent to the Mainetti Factory on the Wrexham Industrial Estate. The land is approximately 3.2 miles from the town of Wrexham, 13.4 miles from the town of Llangollen, 37.7 miles from the town of St Asaph and 71.9 miles from the City of Bangor.

The land is available to let either as a whole or in two lots, as follows:

Lot 1

48.46 acres (19.61 hectares) or thereabouts.

Lot 2

31.60 acres (12.79 hectares) or thereabouts.

DIRECTIONS

From the A5 Llangollen road, at the roundabout, take the first exit onto the A483 towards Wrexham. After 3.7 miles or thereabouts, exit at Junction 2 towards Johnstown (B5426) and then at the junction turn right onto Johnstown Interchange towards Bangor-on-Dee (B5426). Continue for approximately 2.8 miles and at the roundabout take the first exit towards Wrexham (A528). Then take the next right towards Pentre Nant Lane signposted Holt (B5130). At the traffic lights, turn left onto the A525 and continue for 0.2 miles or thereabouts before taking the second exit at the roundabout. Turn left onto Bedwell Road and continue for approximately 0.3 miles (passing The Mainetti Factory on your left) and the land will be identified at the end of this road where you will find a high security gate.

GRAZING LICENCE AGREEMENT/S – MAIN TERMS

The land is available from 24th April 2017 until 24th March 2018 on a Grazing and Mowing Licence Agreement (or Grazing and Mowing Licence Agreements). The licence fee/s will have to be paid in full prior to occupation of the land being taken on 24th April 2017. The Licensee/s will be fully expected to leave the property in the same condition at the end of the Grazing and Mowing Licence Agreement (or Grazing and Mowing Licence Agreements) to its condition at the commencement of the Agreement/s.

SERVICES

All of the land benefits from natural water supplies.

GRAZING RESTRICTIONS

Lot 1 is available for sheep grazing and cropping only. With regard to Lot 2, this is only available for sheep grazing due to solar panels being on the land.

BASIC PAYMENT SCHEME

There is no Basic Payment Scheme claim 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 (or Grazing and Mowing Licence Agreements).

HEDGE-CUTTING

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

MOWING

With regard to Lot 1, the Licensee/s will be allowed to take a maximum of one cut of silage or hay off the land.

SUB-LETTING

The Licensee/s 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, however subject to making an appointment via our Menai Bridge office. 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 owners 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 ADJACENT TO THE WREXHAM INDUSTRIAL ESTATE”

Tenders must be to hand by no later than 19th April 2017 (12 noon).

ACCEPTANCE

The owners are not bound to accept the highest or any tenders.

LAND SCHEDULES

Lot 1 – edged black on the attached plan

Field Reference	Field Size (hectares)	Field Size (acres)
SJ3748 7437	1.35	3.34
SJ3748 9031	1.90	4.69
SJ3748 7640	0.14	0.35
SJ3848 0959	5.57	13.76
SJ3848 0547	3.21	7.93
SJ3848 2865	3.22	7.96
SJ3848 3945	4.22	10.43
TOTAL	19.61	48.46

Lot 2 – edged black and hatched red on the attached plan

Field Reference	Field Size (hectares)	Field Size (acres)
SJ3848 0231	12.79	31.60
TOTAL	12.79	31.60

PLAN



**TENDER FORM
FOR
"LAND ADJACENT TO THE WREXHAM INDUSTRIAL ESTATE"**

Trading Name:.....

Trading Address:.....

.....

.....

Telephone Number:.....

Mobile Number:.....

e-mail Address:.....

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for the land AS A WHOLE for the period from 24th April 2017 until 24th March 2018.

or

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for LOT 1 for the period from 24th April 2017 until 24th March 2018.

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for LOT 2 for the period from 24th April 2017 until 24th March 2018.

Signature:.....

(For and on behalf of)

Date:.....