

JONES PECKOVER

Property Professionals Since 1880



**LAND FORMING PART OF TY MAWR MYNYDD
SOUTH STACK
HOLYHEAD
ANGLESEY
LL65 1YL**

- **68.87 ACRES (27.87 HECTARES) OR THEREABOUTS OF GOOD QUALITY LAND TO LET AS A WHOLE FOR SUMMER GRAZING.**
- **AVAILABLE FROM 1ST MAY 2017 UNTIL 28TH OCTOBER 2017 ON A GRAZING AND MOWING LICENCE AGREEMENT.**
- **AVAILABLE FOR CATTLE GRAZING AND CROPPING ONLY.**
- **TENDERS TO HAND BY NO LATER THAN 24TH APRIL 2017 (12 NOON).**

ALL ENQUIRIES TO

**Jones Peckover c/o Miss Sarah Vaughan Williams BSc (Hons)
Britannia House
Pentraeth Road
Four Crosses
Menai Bridge
Anglesey
LL59 5RW
Tel: 01248 362 524**

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIANTWYR 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 swyddfeidd:
Offices at: Wrexham ▪ Denbigh ▪ Abergele ▪ Menai Bridge ▪ St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENTS' REMARKS

The land extends to 68.87 acres (27.87 hectares) or thereabouts and is situated off South Stack Road, being approximately 2 miles from the town of Holyhead and the A55 North Wales Expressway. Trearddur Bay is also within close proximity, being 4 miles or thereabouts from the land. The land is available to let as a whole and will be down to permanent pasture on 1st May 2017. The land in recent years has been used for silage making and cattle grazing.

DIRECTIONS

When travelling along the A55 North Wales Expressway into Holyhead, at the first roundabout, take the third exit onto Victoria Road, signposted A55 Town Centre (A5154). Travel along this road for 0.3 of a mile before taking a left turning onto Market Street. Travel along this street for approximately 300ft before merging onto Thomas Street. Travel along this street for 0.2 of a mile. At the crossroads take a left turning onto South Stack Road. Travel along this road for 1.9 miles and Ty Mawr Farm will be seen on your right with the surrounding land. The red arrow on the attached Location Plan shows where Ty Mawr Mynydd is situated.

GRAZING LICENCE AGREEMENT – MAIN TERMS

The land is available from 1st May 2017 until 28th October 2017 on a Grazing and Mowing Licence Agreement. The licence fee will have to be paid in full prior to occupation of the land being taken on 1st May 2017. The Licensee will be fully expected to leave the property in the same condition at the end of the Grazing and Mowing Licence Agreement to its condition at the commencement of the Agreement.

SERVICES

The land benefits from natural and mains water supplies. The Licensor will pay any water bills.

GRAZING RESTRICTIONS

The land is only available for cattle grazing.

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.

MOWING

The Licensee will be allowed to take a maximum of two cuts of silage or hay off the land. The silage or hay must be removed off the land within two weeks of cutting.

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, 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 FORMING PART OF TY MAWR MYNYDD”

Tenders must be to hand by no later than 24th April 2017 (12 noon).

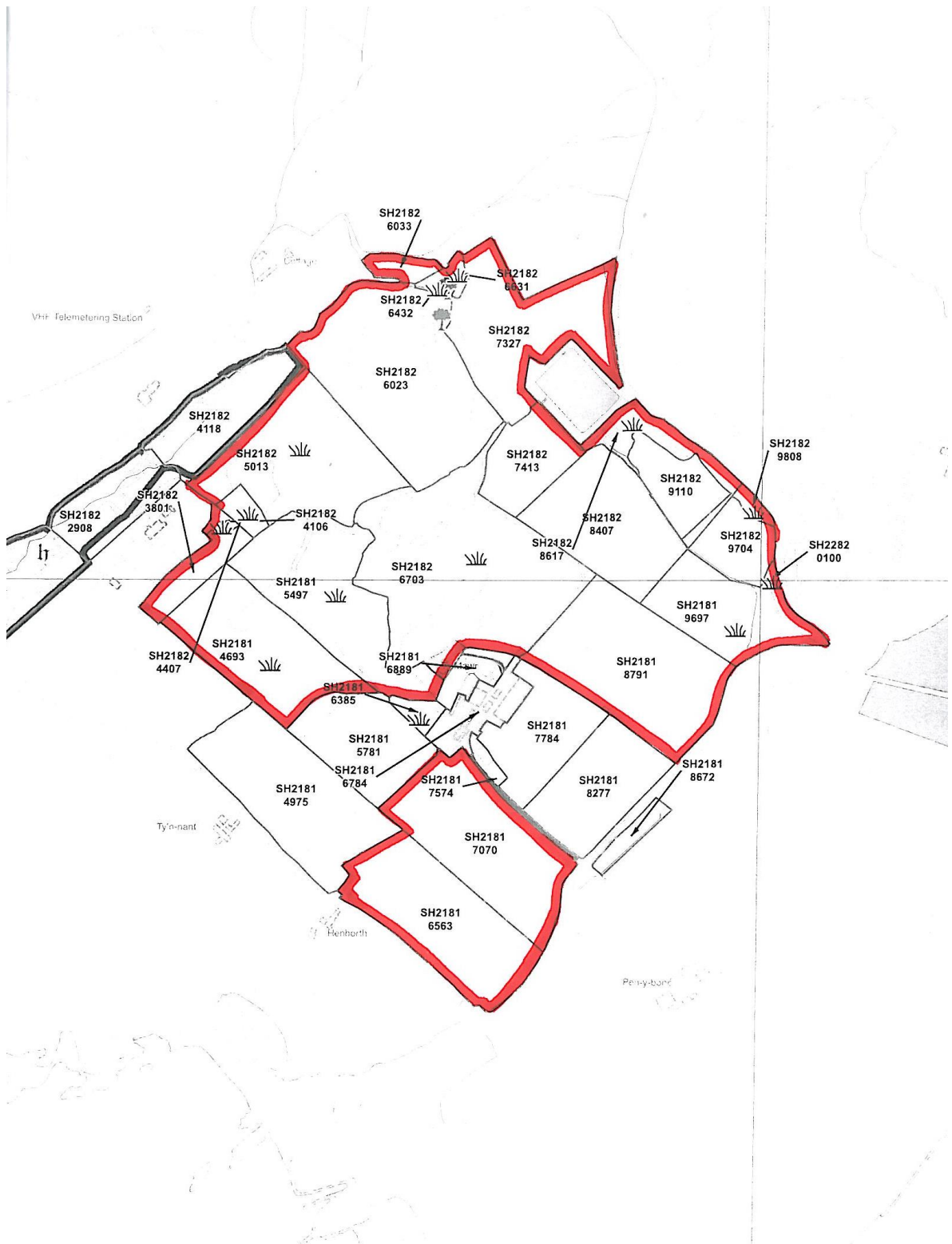
ACCEPTANCE

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

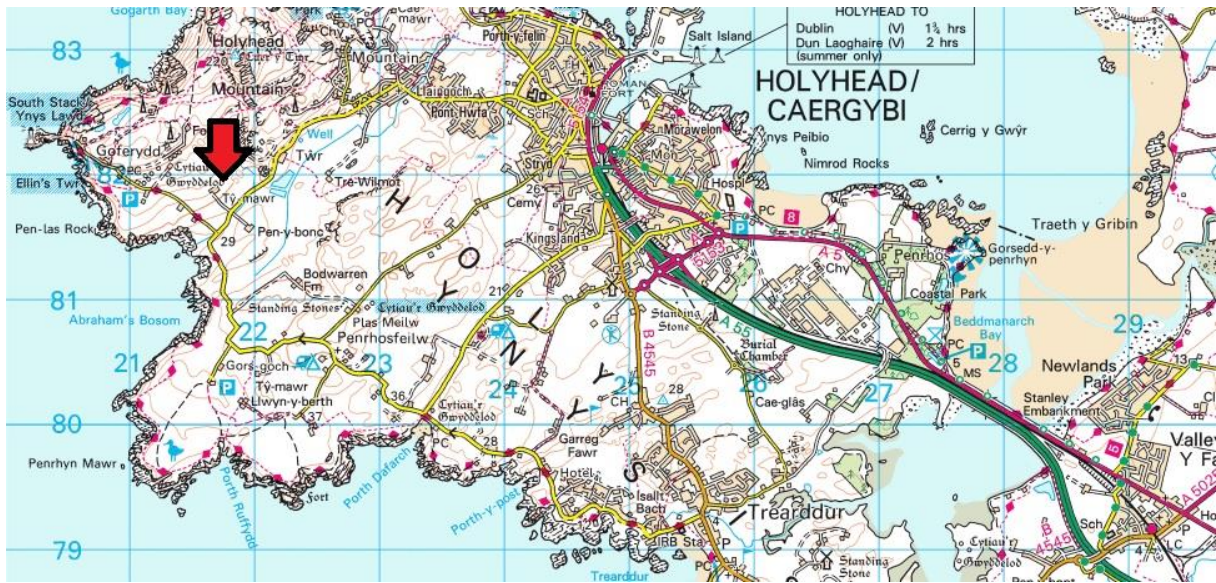
LAND SCHEDULE

Field Reference	Field Size (hectares)	Field Size (acres)
SH2181 7070	2.12	5.24
SH2181 6563	2.01	4.97
SH2181 4693	1.80	4.45
SH2182 3801	0.44	1.09
SH2182 4407	0.07	0.17
SH2181 5497	2.03	5.02
SH2182 5013	2.09	5.16
SH2182 4106	0.16	0.40
SH2182 6023	3.02	7.46
SH2182 6033	0.19	0.47
SH2182 6432	0.09	0.22
SH2182 6631	0.06	0.15
SH2182 7327	2.02	4.99
SH2182 7413	0.80	1.98
SH2182 8407	1.70	4.20
SH2182 8617	0.55	1.36
SH2182 9110	0.62	1.53
SH2182 9808	0.09	0.22
SH2182 9704	0.56	1.38
SH2282 0100	0.04	0.10
SH2181 9697	1.25	3.09
SH2181 8791	2.43	6.00
SH2182 6703	3.73	9.22
TOTAL	27.87	68.87

PLAN



LOCATION PLAN



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

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 1st May 2017 until 28th October 2017.**

Signature:.....

(For and on behalf of)

Date:.....