



JONES PECKOVER

Property Professionals Since 1880

LOT 1



LOT 2



LOT 3



LAND FORMING PART OF CLOY FARMHOUSE MILLBROOK LANE BANGOR-ON-DEE WREXHAM LL13 0DJ

- 112.45 ACRES (45.51 HECTARES) OR THEREABOUTS OF GOOD QUALITY LAND TO LET AS A WHOLE OR IN THREE LOTS.
- AVAILABLE FROM 1ST MAY 2017 UNTIL 15TH MARCH 2018 ON A GRAZING LICENCE AGREEMENT (OR GRAZING LICENCE AGREEMENTS).
- LOT 1 – 87.03 ACRES (35.22 HECTARES) - AVAILABLE FOR SHEEP AND CATTLE GRAZING ONLY.
- LOT 2 – 14.18 ACRES (5.74 HECTARES) - AVAILABLE FOR SHEEP AND CATTLE GRAZING ONLY.
- LOT 3 – 11.24 ACRES (4.55 HECTARES) – AVAILABLE FOR SHEEP AND CATTLE GRAZING ONLY.
- TENDERS TO HAND BY NO LATER THAN 25TH 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 • 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 • Abergelge • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENTS' REMARKS

The land extends to 112.45 acres (45.51 hectares) or thereabouts and is situated within close vicinity of the Bangor-on-Dee racecourse. The land is approximately 6 miles from the town of Wrexham, 14 miles from the town of Llangollen, 40 miles from the town of St Asaph and 75 miles from the City of Bangor.

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

Lot 1

87.03 acres (35.22 hectares) or thereabouts.

Lot 2

14.18 acres (5.74 hectares) or thereabouts.

Lot 3

11.24 acres (4.55 hectares) or thereabouts.

DIRECTIONS

When travelling along the B5069 in the direction of Bangor-on-Dee, you will arrive at Bangor-on-Dee through Station Road and pass J. Johnson & Son Furniture Makers on your left. Continue for approximately 0.2 of a mile before turning left towards Wrexham signposted Wrexham and Whitchurch (A525). Travel along this road for approximately 0.3 of a mile before arriving at a T junction. At this junction take a left signposted Whitchurch (A525) then immediately turn right towards Millbrook, Nant-y-Felin. Continue for approximately 0.5 of a mile and the land will be identified on your right.

GRAZING LICENCE AGREEMENT/S – MAIN TERMS

The land is available from 1st May 2017 until 15th March 2018 on a Grazing Licence Agreement (or Grazing Licence Agreements). The licence fee/s will have to be paid in full prior to occupation of the land being taken on 1st May 2017. The Licensee/s will be fully expected to leave the property in the same condition at the end of the Grazing Licence Agreement (or Grazing Licence Agreements) to its condition at the commencement of the Agreement/s.

SERVICES

All of the land benefits from ample water supplies.

GRAZING RESTRICTIONS

All of the land is only available for sheep and cattle grazing. Cattle may graze the land from 1st May 2017 until 15th October 2017.

BASIC PAYMENT SCHEME

There is no Basic Payment Scheme claim included with the land for the Licensee/s.

GLASTIR

All of the land is included in a Glastir scheme and the Licensee/s will be fully expected to comply with the conditions of the contract that the Licensor has entered into.

FERTILIZING

The Licensee/s will not be allowed to apply any fertilizer onto the land during the term of the Grazing Licence Agreement (or Grazing Licence Agreements).

HEDGE-CUTTING

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

MOWING

None of the land may be mowed for silage or hay.

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. 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 CLOY FARMHOUSE”

Tenders must be to hand by no later than 25th April 2017 (12 noon).

ACCEPTANCE

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

LAND SCHEDULES

Lot 1 – edged black and hatched blue on the attached plan

Field Reference	Field Size (hectares)	Field Size (acres)
SJ3844 8671	5.57	13.76
SJ3944 1250	29.65	73.27
TOTAL	35.22	87.03

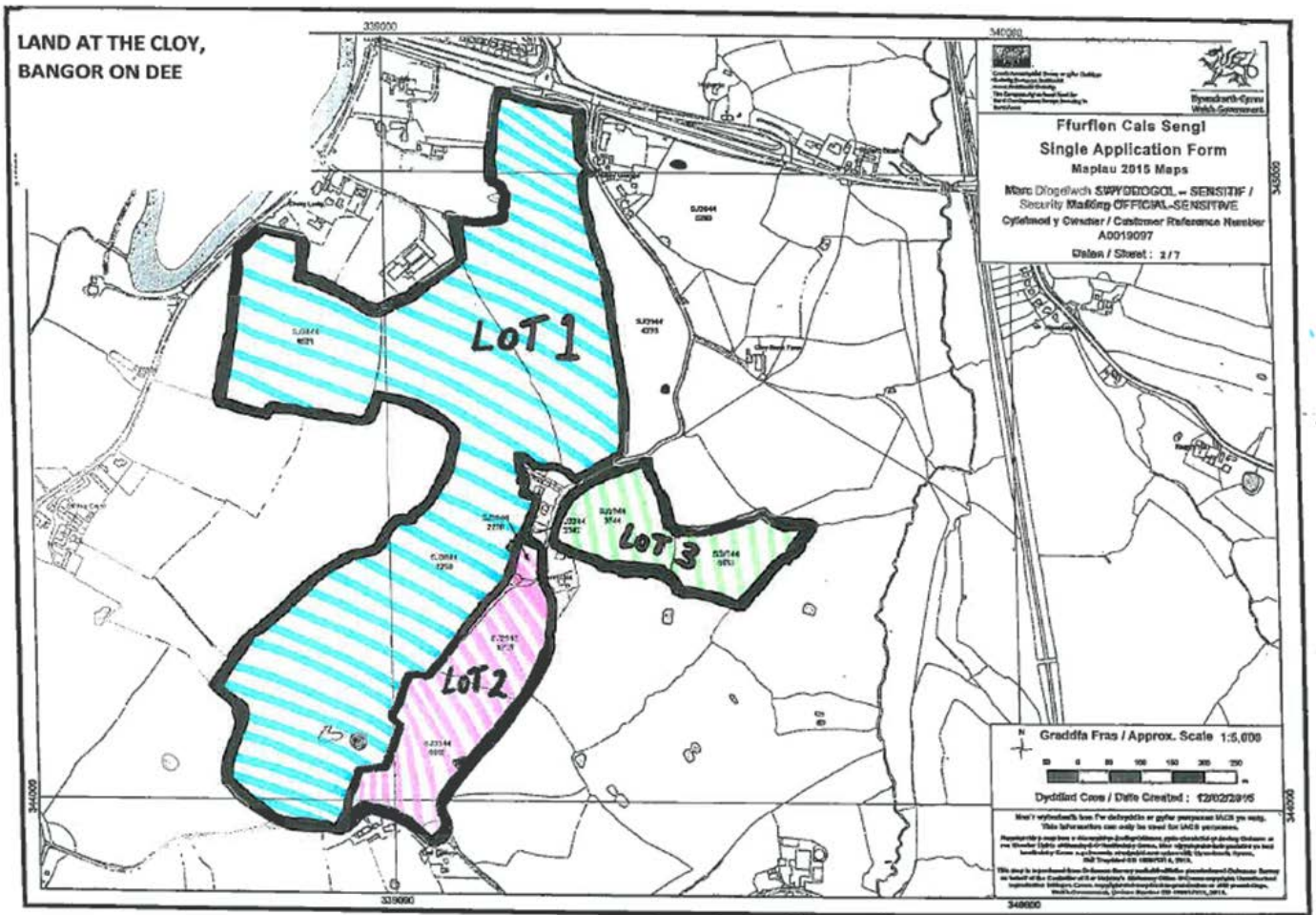
Lot 2 – edged black and hatched pink on the attached plan

Field Reference	Field Size (hectares)	Field Size (acres)
SJ3944 2238	0.32	0.79
SJ3944 1925	2.11	5.21
SJ3944 0608	3.31	8.18
TOTAL	5.74	14.18

Lot 3 – edged black and hatched green on the attached plan

Field Reference	Filed Size (hectares)	Field Size (acres)
SJ3944 3744	2.47	6.10
SJ3944 5438	2.08	5.14
TOTAL	4.55	11.24

PLAN



**TENDER FORM FOR
"LAND FORMING PART OF CLOY FARMHOUSE"**

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 15th 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 1st May 2017 until 15th 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 1st May 2017 until 15th March 2018.

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for LOT 3 for the period from 1st May 2017 until 15th March 2018.

Signature:.....

(For and on behalf of)

Date:.....