



**LAND FORMING PART OF GLASINFRYN FARM
GLASINFRYN
BANGOR
GWYNEDD
LL57 4UE**

- **38.47 ACRES OR THEREABOUTS OF GOOD QUALITY LAND AVAILABLE TO LET IN ONE LOT.**
- **AVAILABLE FROM 1ST FEBRUARY 2016 UNTIL 31ST DECEMBER 2016 ON A GRAZING AND MOWING LICENCE AGREEMENT.**
- **AVAILABLE FOR SHEEP GRAZING THROUGHOUT THE TERM.**
- **AVAILABLE FOR CATTLE GRAZING FROM 1ST MAY 2016 UNTIL 15TH OCTOBER 2016.**
- **TENDERS TO HAND BY NO LATER THAN 25TH JANUARY 2016 (12 NOON).**

ALL ENQUIRIES TO
Jones Peckover
c/o Sion Wyn Jones MRICS
Britannia House
Pentraeth Road
Four Crosses
Menai Bridge
Anglesey
LL59 5RW
Tel: 01248 362524

AGENT'S REMARKS

The land extends to 38.47 acres or thereabouts and is located in the village of Glasinfryn. It has been grazed up until recently with sheep and cattle and consists of a number of useful permanent pasture enclosures.

The land is easily accessible and benefits from both mains and natural water supplies.

DIRECTIONS

Travelling along the A55 expressway from Anglesey in the direction of Queensferry, take the exit signposted for Bangor and Bethesda. Then take the third exit off the roundabout signposted for Bethesda. At the mini roundabout, take the second exit onto the A4244. After approximately $\frac{3}{4}$ of a mile, turn right for the village of Glasinfryn. Continue along that road and through the village. At the t-junction, turn right (signposted for Minffordd and Bangor) and the farm access will be found in approximately 0.1 mile on the left hand side.

GRAZING AND MOWING LICENCE – GENERAL TERMS

The land is to be let on a Grazing and Mowing Licence Agreement from 1st February 2016 until 31st December 2016. The rent must be paid in full prior to taking occupation of the land on 1st February 2016. 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 both mains and natural water supplies.

GRAZING RESTRICTIONS

The land is available for cattle and sheep grazing. Cattle will only be allowed to graze the land from 1st May 2016 until 15th October 2016.

BASIC PAYMENT SCHEME

The Licensor will claim Basic Payment Scheme Entitlements on the land in the 2016 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 FORMING PART OF GLASINFRYN FARM”

Tenders must be to hand by no later than 25th January 2016 (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

Field No.	Field Size (hectares)	Field Size (acres)
5516	2.060	5.09
4314	0.917	2.27
1910	2.838	7.01
2921	1.785	4.41
1723	1.814	4.48
3236	2.571	6.35
4934	3.587	8.86
	15.57	38.47

PLAN



**TENDER FORM
FOR
"LAND FORMING PART OF GLASINFRYN FARM"**

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 1st February 2016 until 31st December
2016.**

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

Date:.....