



**JONES  
PECKOVER**  
Property Professionals Since 1880



**LAND FORMING PART OF GAER FARM  
LLANDYFRYDOG  
LLANNERCH-Y-MEDD  
ANGLESEY  
LL71 8AP**

- **34.97 ACRES OR THEREABOUTS OF GOOD QUALITY LAND TO LET FOR WINTER GRAZING ON A GRAZING LICENCE AGREEMENT.**
- **AVAILABLE FROM 1<sup>ST</sup> OCTOBER 2017 UNTIL 28<sup>TH</sup> FEBRUARY 2018.**
- **AVAILABLE FOR SHEEP GRAZING ONLY.**
- **TENDERS TO HAND BY NO LATER THAN 27<sup>TH</sup> SEPTEMBER 2017 (12 NOON)**

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 swyddfeydd:  
Offices at: Wrexham • Denbigh • Abergele • Menai Bridge • St. Asaph Livestock Market

[www.jonespeckover.co.uk](http://www.jonespeckover.co.uk)

## **AGENT'S REMARKS**

The land extends to 34.97 acres or thereabouts and comprises of three very useful enclosures which are available for winter grazing from 1<sup>st</sup> October 2017 until 28<sup>th</sup> February 2018. The land has recently been used for silage making and is all in good heart.

## **ACCESS**

All of the land benefits from good access. Field number 1 can be accessed through a galvanised gate off the track leading to Gaer Farm and also through a second galvanised gate off the council road. Field number 2 is accessed through a galvanised gate on Gaer Farm farmyard with field number 3 accessed through field number 2.

## **SITUATION**

The land is situated near the village of Capel Parc, approximately 2½ miles from the village of Llannerch-y-medd and approximately 15½ miles from Britannia Bridge.

## **DIRECTIONS**

From our Menai Bridge office turn left and travel along the A5025 in the direction of Benllech for approximately 9.1 miles. At the roundabout take the first exit, signposted Amlwch A5025. Travel along this road for 2.8 miles or thereabouts. Before entering the village of City Dulas, take a left turning followed by another immediate left turning. Travel along this road for 1.6 miles and cross straight over the crossroads at Capel Parc. Carry on travelling for ½ a mile and the access to Gaer Farm will be on your right. Travel along the track for 0.2 of a mile and the access to field number 1 will be on your left. Keep travelling along the track for 0.2 of a mile and you will reach Gaer Farm with the access to the other two fields being on your left after passing the farmhouse.

## **GRAZING LICENCE AGREEMENT – GENERAL TERMS**

The land is available from 1<sup>st</sup> October 2017 until 28<sup>th</sup> February 2018 on a Grazing Licence Agreement. All of the rent must be paid prior to taking occupation of the land on 1<sup>st</sup> October 2017. A copy of the proposed Grazing 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. The Licensee will be fully expected to leave the property in the same condition at the end of the Grazing Licence Agreement to its condition at the commencement of the Grazing Licence Agreement.

## **BASIC PAYMENT SCHEME**

No Basic Payment Scheme entitlements are included with the land however cross compliance rules will have to be adhered to at all times.

## **GRAZING RESTRICTIONS**

The land is only available for sheep grazing. Poaching and overgrazing must be avoided at all times.

## **FERTILIZING**

The Licensor will not be purchasing and applying fertiliser to the land during the term of the Grazing Licence Agreement.

**MOWING**

The Licensee will not be allowed to take any cuts of silage or hay off the land.

**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.

**DAMAGES**

The Licensee must reinstate any damages done to the land, access or boundaries during his occupation of the land. If this will not be done then compensation will be payable to the Licensor.

**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 GAER FARM”***

Tenders must be to hand by no later than 27<sup>th</sup> September 2017 (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:-

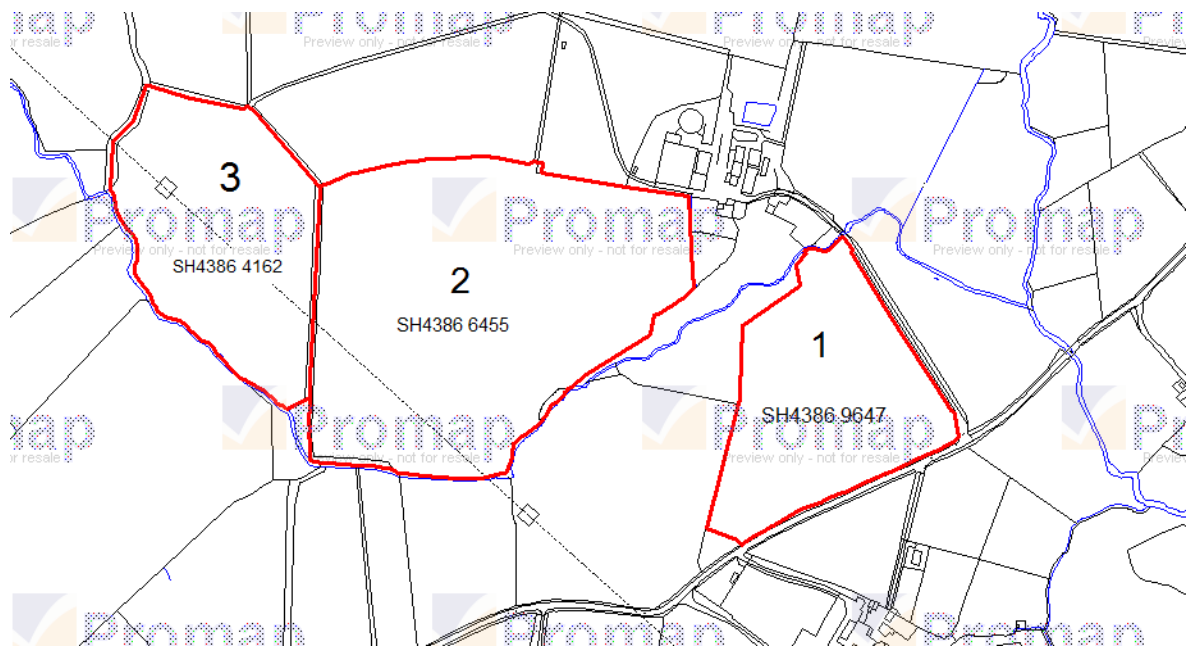
The letting particulars are set out as a general outline only for the guidance of the prospective parties and do not constitute, nor constitute part of, an offer or contract.

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)
SH4386	9647 (known as field number 1)	3.32	8.21
SH4386	6455 (known as field number 2)	7.42	18.33
SH4386	4162 (known as field number 3)	3.41	8.43
<b>TOTAL</b>		<b>14.15</b>	<b>34.97</b>

## Plan



**TENDER FORM  
FOR  
“LAND FORMING PART OF GAER 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 £.....for the  
land for the period in which it is available.**

**Signature:**.....

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

**Date:**.....

**ALL ENQUIRIES TO  
Jones Peckover  
c/o Sion Wyn Jones  
Britannia House  
Pentraeth Road  
Four Crosses  
Menai Bridge  
Anglesey  
LL59 5RW  
Tel: 01248 362524  
e-mail: [swjones@jonespeckover.com](mailto:swjones@jonespeckover.com)**