



**JONES  
PECKOVER**  
Property Professionals Since 1880



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

- **87.03 ACRES (35.22 HECTARES) OR THEREABOUTS OF GOOD QUALITY LAND TO LET AS A WHOLE.**
- **AVAILABLE FOR SHEEP AND CATTLE GRAZING ONLY.**
- **AVAILABLE FROM 26<sup>TH</sup> MAY 2017 UNTIL 15<sup>TH</sup> OCTOBER 2017 ON A GRAZING LICENCE AGREEMENT.**
- **TO BE OFFERED TO LET BY AUCTION AT ST ASAPH LIVESTOCK MARKET (THE CATTLE RING), ST ASAPH, LL17 0LT ON 25<sup>TH</sup> MAY 2017 AT 12.30PM.**

**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 swyddfeidd:  
Offices at: Wrexham ▪ Denbigh ▪ Abergelē ▪ Menai Bridge ▪ St. Asaph Livestock Market

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

## **AGENTS' REMARKS**

The land extends to 87.03 acres (35.22 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.

## **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 – MAIN TERMS**

The land is available from 26<sup>th</sup> May 2017 until 15<sup>th</sup> October 2017 on a Grazing Licence Agreement. The licence fee will have to be paid in full prior to occupation of the land being taken on 26<sup>th</sup> 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 to its condition at the commencement of the Agreement.

## **SERVICES**

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 26<sup>th</sup> May 2017 until 15<sup>th</sup> 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.

## **HEDGE-CUTTING**

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

## **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.

LAND SCHEDULE

Edged black and hatched blue on the attached plan

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

PLAN

