



**JONES
PECKOVER**
Property Professionals Since 1880



**LAND FORMING PART OF GADLYS WOOD FARM
THE GADLYS
BAGILLT
FLINTSHIRE
CH6 6ES**

- **101.03 ACRES (40.89 HECTARES) OR THEREABOUTS OF EXCELLENT QUALITY LAND TO LET IN TWO LOTS AS FOLLOWS - LOT 1: 51.23 ACRES (20.73 HECTARES) OR THEREABOUTS AND LOT 2: 49.80 ACRES (20.15 HECTARES) OR THEREABOUTS.**
- **BOTH LOTS ARE RING FENCED WITH NEW FENCING MATERIAL, HAVE THE BENEFIT OF MAINS AND NATURAL WATER SUPPLIES AND ARE LESS THAN 1½ MILES FROM JUNCTION 32 OF THE A55 EXPRESSWAY.**
- **BOTH LOTS ARE AVAILABLE FOR SHEEP GRAZING, STORE CATTLE GRAZING AND MOWING ON STANDARD LICENCE AGREEMENTS, COMMENCING ON 17TH MAY 2016 AND EXPIRING ON 17TH NOVEMBER 2016.**
- **BOTH LOTS HAVE RECENTLY RECEIVED AN APPLICATION OF 20-10-10 FERTILIZER (APPROXIMATELY 50 KILOGRAMMES PER ACRE).**
- **TENDERS TO HAND BY NO LATER THAN FRIDAY 6TH MAY 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

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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

AGENT'S REMARKS

We are pleased to have received instructions from Dr B L Davies & Mrs E C Davies of Gadlys Wood Farm, The Gadlys, Bagillt, Flintshire, CH6 6ES to let land forming part of the aforementioned on their behalf.

The land extends to 101.03 acres (40.89 hectares) or thereabouts and is available in two lots with Lot 1 extending to 51.23 acres (20.73 hectares) or thereabouts and Lot 2 extending to 49.80 acres (20.15 hectares) or thereabouts.

Both lots of pastureland (**which have not been grazed by sheep for almost 50 years**) are of excellent quality, ring fenced with new fencing material, with the benefit of mains and natural water supplies and being less than 1½ miles from Junction 32 of the A55 expressway.

The owners have recently applied 20-10-10 fertilizer onto the land at the rate of about 50 kilogrammes per acre.

The land is available for sheep grazing, store cattle grazing and mowing up to one cut of silage or hay on standard Licence Agreements, commencing on 17th May 2016 and expiring on 17th November 2016.

LOCATION

The land is located where shown by the red arrow on the attached Location Plan.

DIRECTIONS

From the direction of St Asaph exit the A55 Expressway at Junction 32 (signposted Rhosesmor). Within a short distance take the road signposted Bagillt (2 miles) and travel along that road for approximately 1 mile before taking the left hand turning signposted Cefn Lane. Travel a short distance along Cefn Lane before taking the first right hand turning and the land will be found on both sides of the road within about 0.2 of a mile.

GRAZING LICENCE AGREEMENTS – SPECIFIC TERMS

Both lots of land are available on standard Licence Agreements, commencing on 17th May 2016 and expiring on 17th November 2016. The rents will have to be paid in full prior to taking occupation on 17th May 2016. The Licensees will be fully expected to leave the land in the same condition at the end of the Licence Agreements to its condition at the commencement of the Licence Agreements.

SERVICES

Both lots of land benefit from mains and natural water supplies. The Licensee of Lot 1 will be required to pay for all of the mains water consumed by his livestock during the term with the owners paying for the mains water consumed by the livestock in the ownership of the Licensee of Lot 2 due to the troughs running off the same meter as the farmhouse at Gadlys Wood Farm.

GRAZING

Sheep and store cattle may graze the land. The Licensees will be expected to maintain a good sward height at all times and the store cattle will have to be taken off the land by no later than 15th October 2016.

BASIC PAYMENT SCHEME

The owners will be activating their Basic Payment Scheme Entitlements on the land prior to the deadline of 16th May 2016 and therefore none of the land is available for the Licensees to claim.

GLASTIR ENTRY AGRI-ENVIRONMENTAL SCHEME

The owners are currently participating in the Glastir Entry Agri-Environmental Scheme and the Licensees will be required to comply with all of the conditions of the scheme.

FERTILIZING

As stated above the owners have recently applied 20-10-10 fertilizer onto the land at an approximate rate of 50 kilogrammes per acre. No further applications will be made by the owners during 2016. No nitrogenous fertilizer is to be applied by the Licensees to the land without the written permission of the owners.

HEDGE-CUTTING AND TOPPING

The owners will be responsible for cutting all of the hedgerows during the term of the Licence Agreements. Furthermore the owners will undertake all topping work during the term of the Licence Agreements.

MOWING

The Licensees will be allowed to take up to one cut of silage or hay off the land during the term of the Licence Agreements.

FENCING WORKS

A fencing contractor is currently fencing the entire external boundaries of both lots and we understand that the work will be completed by no later than 10th May 2016.

HANDLING PENS

We have been advised by the owners that they will construct handling pens for the lots where indicated on the Detailed Plan included with these letting particulars.

SUB-LETTING

The Licensees will not be permitted to sub-let, assign or otherwise share or part with possession of any parts of the land.

VIEWING

Viewing is by appointment with the owners. Their telephone number is 01352 733235. All persons when viewing the land must ensure that they are in possession of these letting particulars. 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 GADLYS WOOD FARM”

Tenders must be to hand by no later than 12 noon on Friday 6th May 2016.

ACCEPTANCE

The owners are 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.

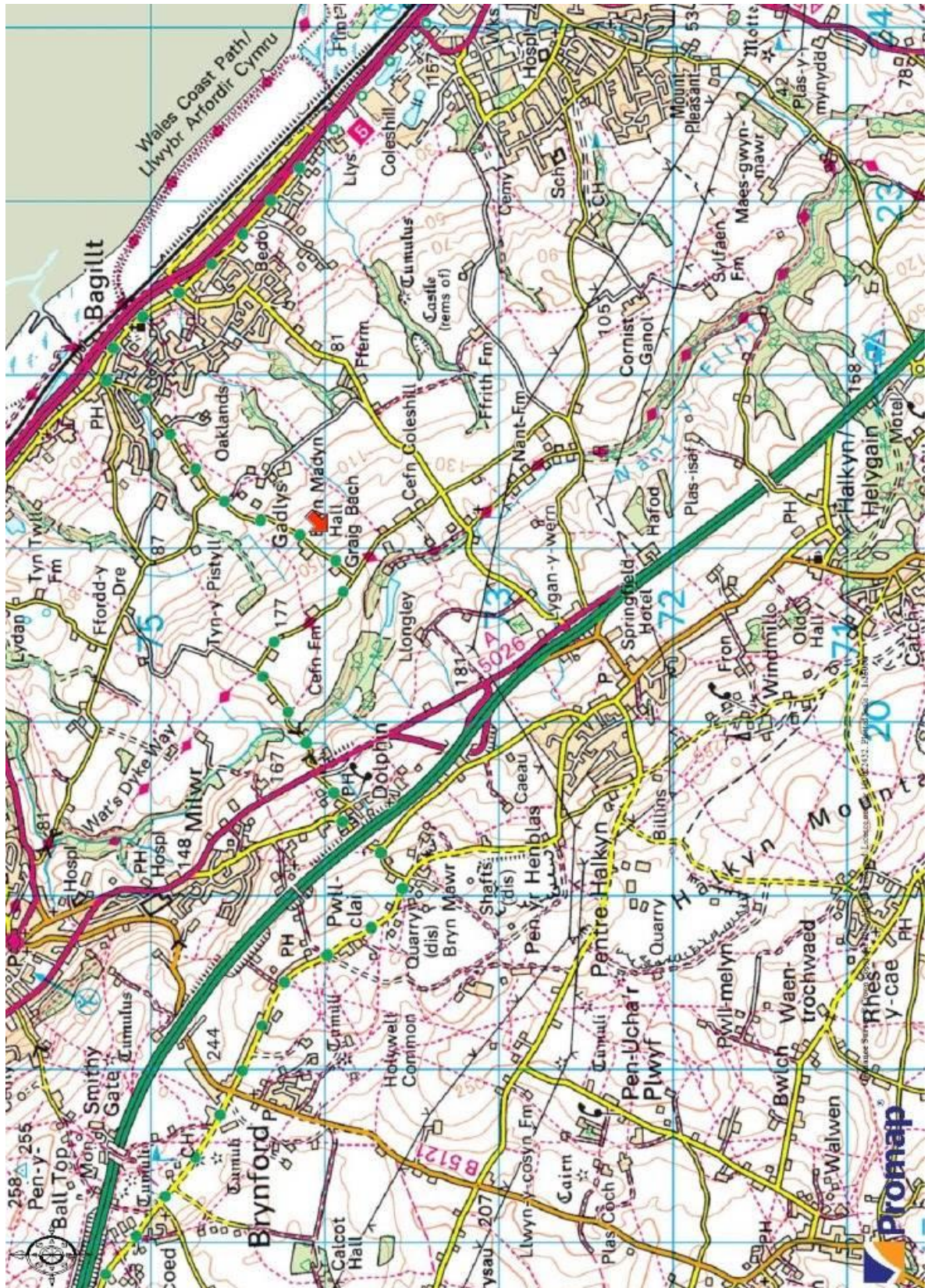
All descriptions, dimensions, reference to condition and necessary permissions of use and occupation and other details are given without responsibility and any prospective parties shall not rely on them as statements or representations of fact. They must satisfy themselves by inspection or otherwise as to the correctness of each of them.

DETAILED PLAN



1. Definition of the two green circles shown on the above plan = the approximate locations of where the sheep handling pens will be constructed by the owners in the near future.
2. Definition of the areas edged red with solid blue filling = areas which do not form part of the Licence Agreement for Lot 2.

LOCATION PLAN



**TENDER FORM
FOR
"LAND FORMING PART OF GADLYS WOOD 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 LOT 1 for the period from 17th May 2016 until 17th November 2016.

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a rent of £.....for LOT 2 for the period from 17th May 2016 until 17th November 2016.

Signature:.....

(For and on behalf of)

Date:.....