



JONES PECKOVER

Property Professionals Since 1880



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

- **87.45 ACRES OR THEREABOUTS OF GOOD QUALITY LAND TO LET FOR WINTER GRAZING, IN TWO LOTS, ON GRAZING LICENCE AGREEMENTS.**
- **LOT 1 – 35.16 ACRES OR THEREABOUTS OF LAND AVAILABLE FROM 7TH NOVEMBER 2018 UNTIL 6TH MARCH 2019.**
- **LOT 2 – 52.29 ACRES OR THEREABOUTS OF LAND AVAILABLE FROM 7TH NOVEMBER 2018 UNTIL 6TH MARCH 2019.**
- **AVAILABLE FOR SHEEP GRAZING ONLY.**
- **TENDERS TO HAND BY NO LATER THAN 5TH NOVEMBER 2018 (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

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIAN TWYR TIR AC EIDDO



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

The land forming part of Gaer Farm extends to 87.45 acres or thereabouts and is available for winter grazing, in two useful lots, on Grazing Licence Agreements. Lot 1 extends to 35.16 acres or thereabouts with Lot 2 extending to 52.29 acres or thereabouts. Both lots have been cropped for silage earlier this year but are in good order having received an application of fertiliser recently by the owner.

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.

GRAZING LICENCE AGREEMENTS – GENERAL TERMS

All of the land is available from 7th November 2018 until 6th March 2019 on Grazing Licence Agreements. The licence fees must be paid prior to taking occupation on 7th November 2018. Copies of the proposed Grazing Licence Agreements will be available to interested parties, who must be fully aware of the terms in order to comply with the requirements of the relevant agreement throughout the term. The Licensee will be fully expected to leave the property in the same condition at the end of the relevant Grazing Licence Agreement to its condition at the commencement of the relevant 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.

FERTILISING

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

MOWING

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

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.

DAMAGES

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

compensation will be payable to the Licensor, an amount which will be determined by us as Agents for 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 5th November 2018 (12 noon).

ACCEPTANCE

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

PROPERTY MISDESCRIPTIONS ACT

We have 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 Schedules

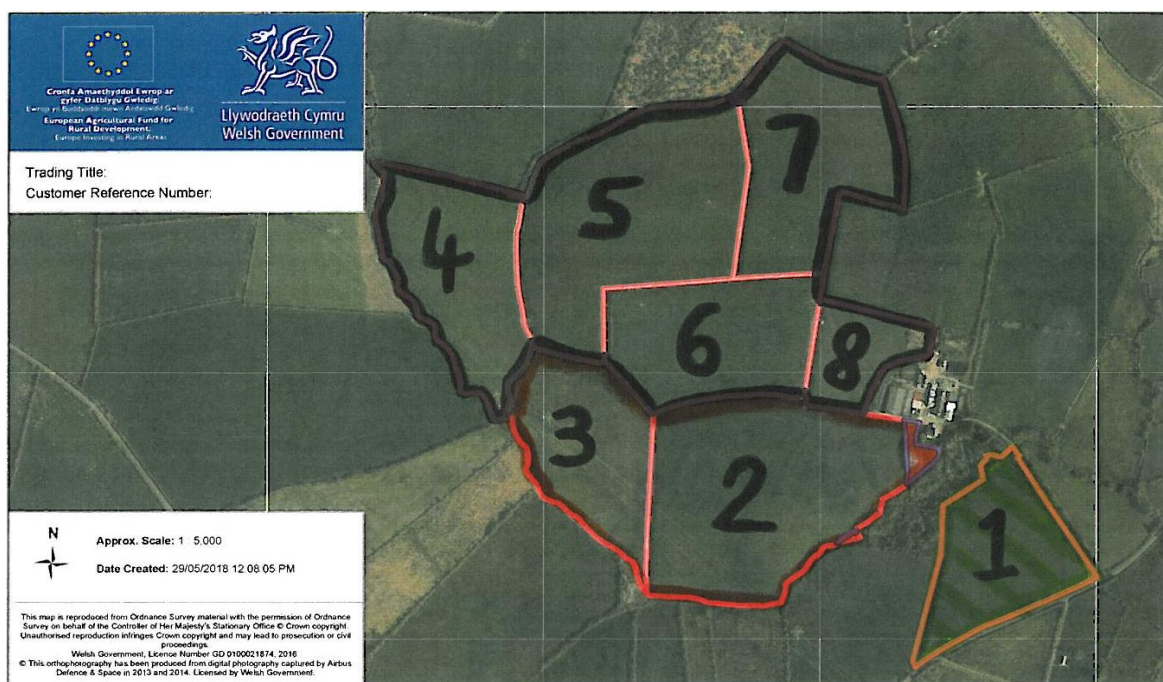
LOT 1

| Field Numbers | Sheet reference | Field number | Field Size (hectares) | Field Size (acres) |
|---------------|-----------------|--------------|-----------------------|--------------------|
| 1 | SH4386 | 9647 | 3.40 | 8.40 |
| 2 | SH4386 | 6455 | 7.42 | 18.33 |
| 3 | SH4386 | 4162 | 3.41 | 8.43 |
| TOTAL | | | 14.23 | 35.16 |

LOT 2

| Field Numbers | Sheet reference | Field number | Field Size (hectares) | Field Size (acres) |
|---------------|-----------------|--------------|-----------------------|--------------------|
| 4 | SH4386 | 2484 | 4.18 | 10.33 |
| 5 | SH4386 | 4792 | 6.83 | 16.88 |
| 6 | SH4386 | 5876 | 4.24 | 10.48 |
| 7 | SH4386 | 7298 | 4.54 | 11.22 |
| 8 | SH4386 | 7572 | 1.37 | 3.38 |
| TOTAL | | | 21.16 | 52.29 |

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 licence fee of £.....for
Lot 1 for the period in which it is available.**

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are

**prepared to offer a licence fee of £.....for
Lot 2 for the period in which it is available.**

Signature:.....

(For and on behalf of)

Date:.....

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