



**JONES  
PECKOVER**  
Property Professionals Since 1880



**LAND OFF LON TOWYN CAPEL  
TREARDUR BAY  
HOLYHEAD  
ANGLESEY  
LL65 2TY**

- **24.71 ACRES (10 HECTARES) OR THEREABOUTS OF MIXED QUALITY LAND (INCLUDING SALTMARSH) AVAILABLE IN ONE LOT.**
- **AVAILABLE FROM 17<sup>TH</sup> APRIL 2017 UNTIL 15<sup>TH</sup> APRIL 2018 ON A GRAZING AND MOWING LICENCE AGREEMENT.**
- **AVAILABLE FOR CATTLE AND SHEEP GRAZING.**
- **TENDERS TO HAND BY NO LATER THAN 10<sup>TH</sup> APRIL 2017 (12 NOON).**

**ALL ENQUIRIES TO**

Jones Peckover  
c/o Sion Wyn Jones MRICS and Sarah Vaughan Williams BSc (Hons)  
Britannia House  
Pentraeth Road  
Four Crosses  
Menai Bridge  
Anglesey  
LL59 5RW  
Tel: 01248 362 524

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS  
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIANTWYR 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 • Abergelge • Menai Bridge • St. Asaph Livestock Market

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

### **AGENT'S REMARKS**

The land extends to 24.71 acres (10 hectares) or thereabouts and is of mixed quality (including saltmarsh). It benefits from mains and natural water supplies and also a handling pen. The land is accessed via a galvanised gate off Lon Towyn Capel.



### **LOCATION**

At the crossroads in Valley, take the turning towards Trearddur Bay. Travel for exactly 3 miles along the B4545 before taking the right hand turn onto Lon Towyn Capel. The land will then be identified within 0.2 miles on the right.

### **GRAZING AND MOWING LICENCE AGREEMENT – MAIN TERMS**

The land is available to let from 17<sup>th</sup> April 2017 until 15<sup>th</sup> April 2018 on a Grazing and Mowing Licence Agreement. The licence fee for the term will have to be paid in full prior to occupation of the land being taken on 17<sup>th</sup> April 2017. The Licensee will be fully expected to leave the property in the same condition at the end of the Grazing and Mowing Licence Agreement to its condition at the commencement of the Agreement.

### **SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)**

A proportion of the land is within a SSSI designated area. For further information regarding designated sites please contact Natural Resources Wales on 0300 065 3000.

### **BASIC PAYMENT SCHEME**

There is no Basic Payment Scheme claim included with the land.

### **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 be allowed to take 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.

### **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 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:

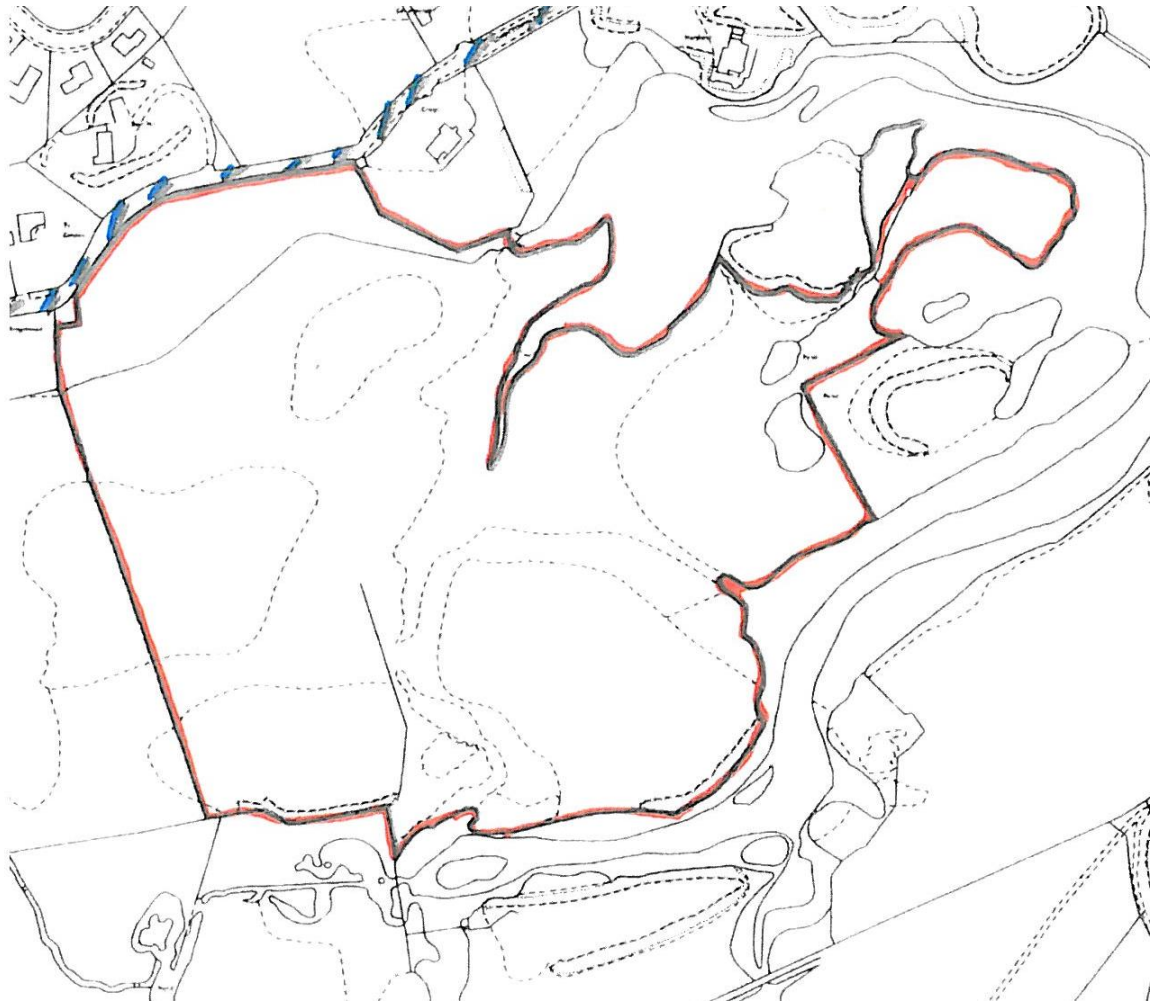
### ***“LAND OFF LON TOWYN CAPEL”***

Tenders must be to hand by no later than 10<sup>th</sup> April 2017 (12 noon).

## **ACCEPTANCE**

The owners are not bound to accept the highest or any tenders.

## **PLAN**



For illustrative purposes only, not to scale.

**TENDER FORM  
FOR  
"LAND OFF LON TOWYN CAPEL"**

**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 the land for the period from 17<sup>th</sup> April 2017 until 15<sup>th</sup> April 2018.**

**Signature:**.....

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

**Date:**.....