



**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 AVAILABLE TO LET ON MOWING LICENCE AGREEMENTS IN THREE LOTS.**
- **LOT 1 – 8.40 ACRES OR THEREABOUTS OF LAND AVAILABLE FOR MOWING BETWEEN 12TH SEPTEMBER 2018 AND 22ND SEPTEMBER 2018.**
- **LOT 2 – 52.29 ACRES OR THEREABOUTS OF LAND AVAILABLE FOR MOWING BETWEEN 12TH SEPTEMBER 2018 AND 22ND SEPTEMBER 2018.**
- **LOT 3 – 26.76 ACRES OR THEREABOUTS OF LAND AVAILABLE FOR MOWING BETWEEN 12TH SEPTEMBER 2018 AND 22ND SEPTEMBER 2018.**
- **TENDERS TO HAND BY NO LATER THAN 10th SEPTEMBER 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

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
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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 • Abergel • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENT'S REMARKS

The land extends to 87.45 acres or thereabouts in three lots and comprises of eight very useful enclosures, shown on the plan and detailed on the schedule included in these letting particulars, which are available for one cut of hay or silage between 12th September 2018 and 22nd September 2018. The grass on all of the land is in good heart.

ACCESS

All of the land benefits from good access. Field number 1 (Lot 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 (both fields being Lot 3). Field numbers 4, 5, 6 and 7 can be accessed through field number 8, the gate to which leads off the farmyard (all of these fields being Lot 2).

SITUATION

The land is situated near the village of Capel Parc, approximately 2.5 miles from the village of Llannerch-y-medd and approximately 15.6 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 0.5 miles 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 fields being on your left after passing the farmhouse.

MOWING LICENCE AGREEMENTS – GENERAL TERMS

The land is to be let on Mowing Licence Agreements. The crops will have to be removed off all of the land by 22nd September 2018. No bales are to be stacked on the land. All of the licence fee must be paid (by Debit Card or Bank Transfer) prior to taking occupation of the land on or after 12th September 2018.

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 not available for grazing.

FERTILISING

A good application of fertiliser has been applied by the Licensor after the first cut was taken in July of this year.

MOWING

The Licensee will be allowed to take one cut of silage or hay off the land during the term of the relevant Mowing Licence Agreement.

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, which will be determined by us and will be binding upon the Licensee/s.

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 10th September 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.

We 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 (having deducted the wasteland)

LOT 1

Field Numbers	Sheet reference	Field number	Field Size (hectares)	Field Size (acres)
1	SH4386	9647	3.40	8.40
TOTAL			3.40	8.40

LOT 2

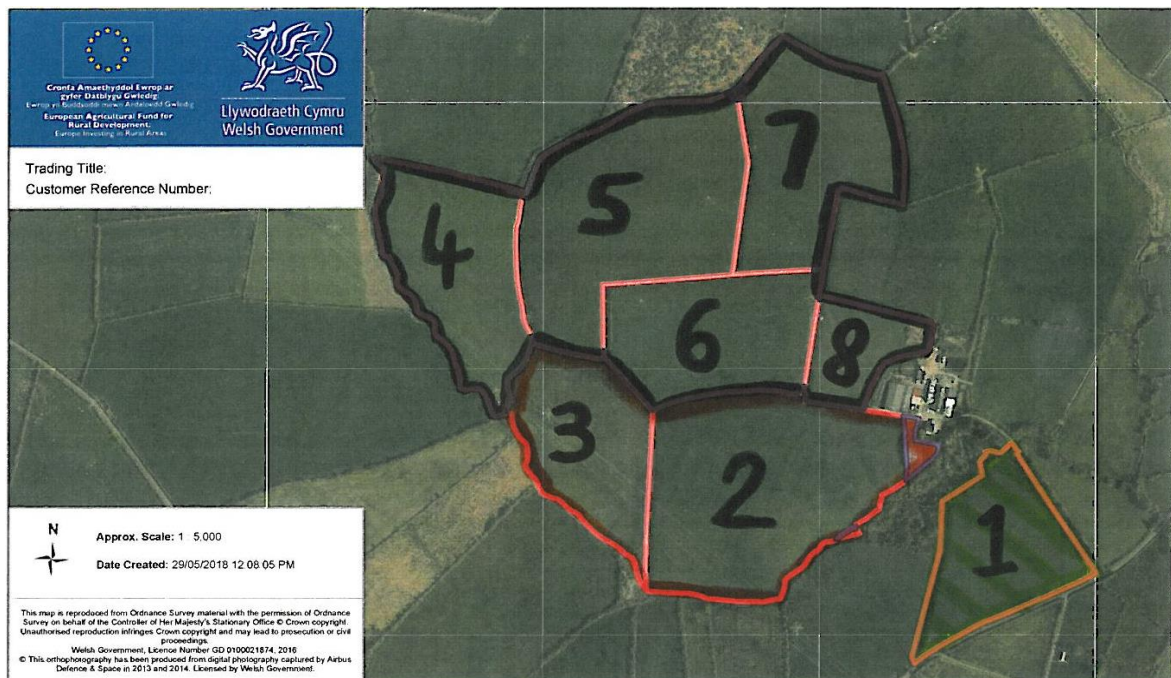
Field Numbers	Sheet reference	Field number	Field Size (hectares)	Field Size (acres)
4	SH4386	2484	4.18	10.33
5	SH4386	4792	6.83	16.88
6	SH4386	5876	4.24	10.48
7	SH4386	7298	4.54	11.22
8	SH4386	7572	1.37	3.38
TOTAL			21.16	52.29

* Please note that the successful party is advised to not mow within one metre of the marker posts located between field Nos. 5 and 7.

LOT 3

Field Numbers	Sheet reference	Field number	Field Size (hectares)	Field Size (acres)
2	SH4386	6455	7.42	18.33
3	SH4386	4162	3.41	8.43
TOTAL			10.83	26.76

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.**

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

**prepared to offer a licence fee of £.....for
Lot 3 for the period in which it is available.**

Signature:.....

(For and on behalf of)

Date:.....