



JONES PECKOVER

Property Professionals Since 1880



**LAND FORMING PART OF CEFN-ISAF FARM
DOLWEN
ABERGELE
CONWY
LL22 8NH**

- **80.10 ACRES (32.42 HECTARES) OR THEREABOUTS OF EXCELLENT QUALITY LAND TO LET AS A WHOLE OR IN THREE LOTS.**
- **AVAILABLE FROM 17TH APRIL 2017 UNTIL 17TH MARCH 2018 ON A GRAZING AND MOWING LICENCE AGREEMENT (OR GRAZING AND MOWING LICENCE AGREEMENTS).**
- **AVAILABLE FOR SHEEP GRAZING THROUGHOUT THE TERM.**
- **AVAILABLE FOR CATTLE GRAZING FROM 17TH APRIL 2017 UNTIL 30TH SEPTEMBER 2017 (WITH THE POSSIBILITY OF EXTENDING, SUBJECT TO THE LICENSOR'S CONSENT).**
- **TENDERS TO HAND BY NO LATER THAN 10TH APRIL 2017 (12 NOON).**

ALL ENQUIRIES TO

**Jones Peckover c/o 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



Regulated by RICS



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

AGENTS' REMARKS

The land extends to 80.10 acres (32.42 hectares) or thereabouts and is situated off a minor road near Dolwen, approximately 5 miles from Abergele and 4 miles or thereabouts from Old Colwyn. The A55 North Wales Expressway is situated within close proximity, being approximately 4 miles from Cefn-Isaf Farm.

The land is available to let either as a whole or in three lots as follows:

Lot 1

28.99 acres (11.73 hectares) or thereabouts.

Lot 2

14.41 acres (5.83 hectares) or thereabouts.

Lot 3

36.70 acres (14.86 hectares) or thereabouts.

All of the land will be down to grass on 17th April 2017. The land, in recent years, has been used for silage making and grazing and is considered to be grade 3 quality.

DIRECTIONS

When travelling along the A55 North Wales Expressway, take the exit at Junction 23 signposted Llanddulas. Then at the mini roundabout take the exit signposted Llanddulas, Abergele and A547. Travel along the A547 road for 0.7 of a mile before turning right onto Rhyd y Foel Road. Travel along this road for 2.6 miles before taking a right turn signposted Llysfaen. Travel along this road for 0.3 of a mile and Cefn-Isaf Farm will be situated on your right. The orange arrow on the attached location plan shows where Cefn-Isaf Farm is situated.

GRAZING LICENCE AGREEMENT/S – MAIN TERMS

The land is available from 17th April 2017 until 17th March 2018 on a Grazing and Mowing Licence Agreement (or Grazing and Mowing Licence Agreements). The licence fee/s will have to be paid in full prior to occupation of the land being taken on 17th April 2017. The Licensee/s will be fully expected to leave the property in the same condition at the end of the Grazing and Mowing Licence Agreement (or Grazing and Mowing Licence Agreements) to its condition at the commencement of the Agreement/s.

SERVICES

All of the land benefits from mains water supplies. The Licensee/s will be obliged to pay any water bills.

GRAZING RESTRICTIONS

The land is available for sheep grazing throughout the term. It is available for cattle grazing from 17th April 2017 until 30th September 2017, however, this may be extended subject to the Licensor's consent.

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 (or Grazing and Mowing Licence Agreements).

HEDGE-CUTTING

The Licensor will be responsible for cutting all of the hedgerows during the term of the Grazing and Mowing Licence Agreement (or Grazing and Mowing Licence Agreements).

MOWING

The Licensee/s will be allowed to take a maximum of two 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.

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 FORMING PART OF CEFN-ISAF FARM”

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

ACCEPTANCE

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

LAND SCHEDULES

Lot 1 – edged blue on the attached plan

| Field Reference | Field Size (hectares) | Field Size (acres) |
|------------------------|------------------------------|---------------------------|
| SH8975 7451 | 5.47 | 13.52 |
| SH8975 8954 | 3.42 | 8.45 |
| SH8975 7927 | 2.84 | 7.02 |
| TOTAL | 11.73 | 28.99 |

Lot 2 – edged red on the attached plan

| Field Reference | Field Size (hectares) | Field Size (acres) |
|------------------------|------------------------------|---------------------------|
| SH8974 8399 | 2.01 | 4.97 |
| SH8975 8903 | 1.28 | 3.16 |
| SH9075 0109 | 2.54 | 6.28 |
| TOTAL | 5.83 | 14.41 |

Lot 3 – edged green on the attached plan

| Field Reference | Field Size (hectares) | Field Size (acres) |
|------------------------|------------------------------|---------------------------|
| SH8976 9029 | 2.87 | 7.09 |
| SH8976 9412 | 0.71 | 1.75 |
| SH8976 7205 | 1.75 | 4.32 |
| SH8976 8903 | 4.95 | 12.23 |
| SH8975 7486 | 2.96 | 7.31 |
| SH8975 7373 | 1.62 | 4.00 |
| TOTAL | 14.86 | 36.70 |

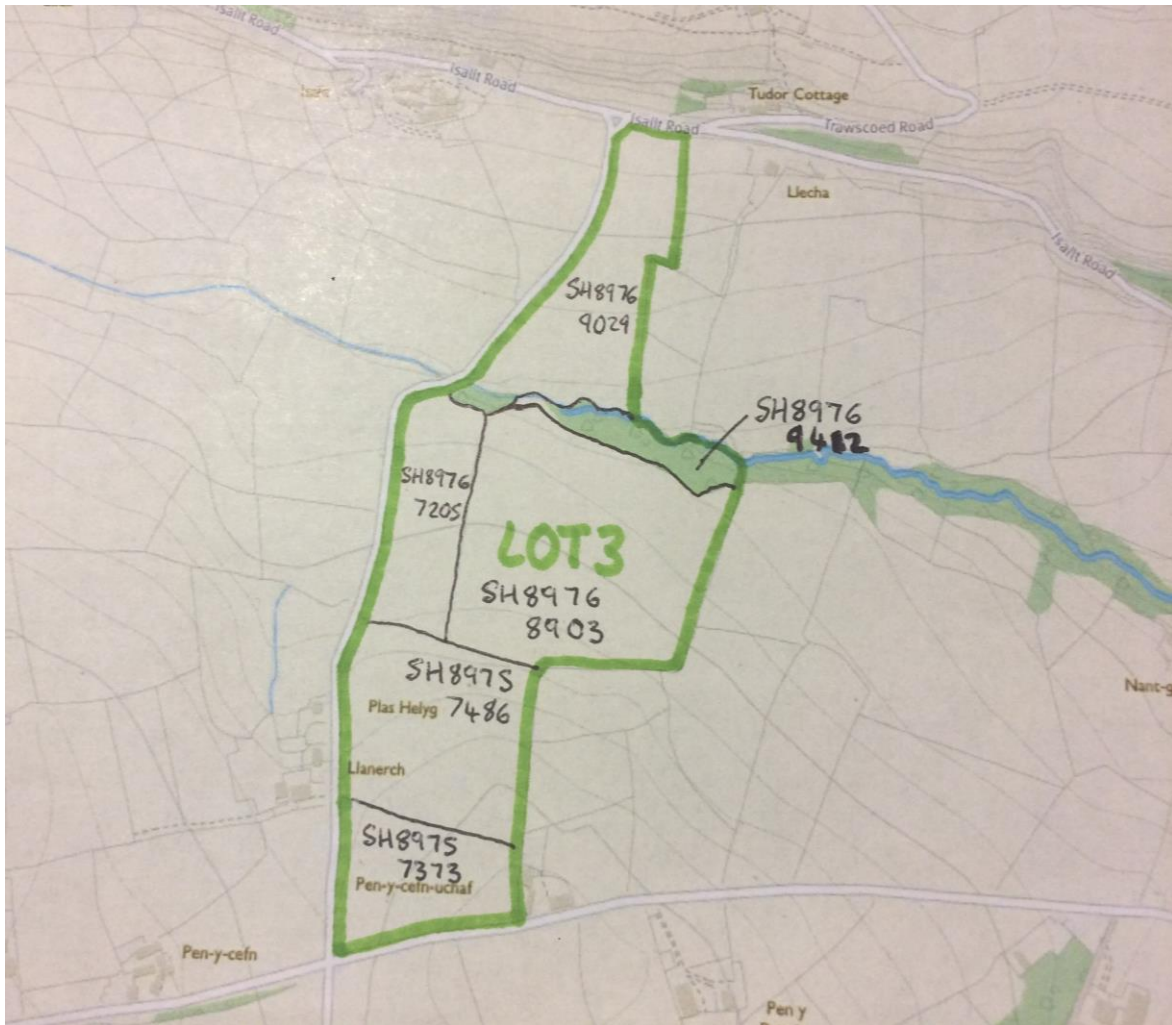
PLAN – LOT 1



PLAN - LOT 2



PLAN – LOT 3



LOCATION PLAN



**TENDER FORM
FOR
"LAND FORMING PART OF CEFN-ISAF 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 the land AS A WHOLE for the period from 17th April 2017 until 17th March 2018.

or

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for LOT 1 for the period from 17th April 2017 until 17th March 2018.

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for LOT 2 for the period from 17th April 2017 until 17th March 2018.

I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are prepared to offer a licence fee of £.....for LOT 3 for the period from 17th April 2017 until 17th March 2018.

Signature:.....

(For and on behalf of)

Date:.....