



JONES PECKOVER

Property Professionals Since 1880



LAND KNOWN AS CERRIG CYNRIG LLANFIHANGEL YN NHOWYN HOLYHEAD ANGLESEY LL65 3NS

- 125.43 ACRES OR THEREABOUTS OF MIXED QUALITY LAND AVAILABLE TO LET FOR 11 MONTHS ON A GRAZING AND MOWING LICENCE AGREEMENT.
- AVAILABLE FROM 1ST NOVEMBER 2016 UNTIL 30TH SEPTEMBER 2017.
- AVAILABLE FOR SHEEP AND CATTLE GRAZING.
- TENDERS TO HAND BY NO LATER THAN 26TH OCTOBER 2016 (12 NOON)

ALL ENQUIRIES TO

Jones Peckover
c/o Sarah Vaughan Williams
Britannia House
Pentraeth Road
Four Crosses
Menai Bridge
Anglesey
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CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIAN TWYR 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 • Abergelē • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENT'S REMARKS

The land extends to 125.43 acres or thereabouts and comprises of 11 enclosures which are available on a 11 month Grazing and Mowing Licence Agreement. The land is of mixed quality and benefits from mains and natural water supplies.

ACCESS

The land benefits from good access with the majority of enclosures accessed through galvanised gates off a fenced out track going through the land.

SITUATION

The land is situated near the village of Llanfihangel yn Nhowyn, 7½ miles or thereabouts from the town of Holyhead and approximately 16 miles from Britannia Bridge.

DIRECTIONS

When travelling along the A55 North Wales Expressway from the direction of Britannia Bridge turn off at junction 4 and take the first exit off the roundabout, signposted 'Anglesey Airport, Llanfihangel yn Nhowyn and RAF Valley'. Travel along this road for 1.2 miles before taking a left turning signposted 'Medical Centre, Sergeants Mess and Valley Mountain Lodge'. Approximately 400 feet down this lane take a right turning. A car park will be located on the left, carry on for 400 feet and the entrance to the track going through the land will be on the left at the end of this road.

GRAZING LICENCE AGREEMENT – GENERAL TERMS

The land is available from 1st November 2016 until 30th September 2017 on a Grazing and Mowing Licence Agreement. All of the rent must be paid prior to taking occupation of the land on 1st November 2016. A copy of the proposed Grazing and Mowing Licence Agreement will be available to interested parties, who must be fully aware of the terms in order to comply with the requirements of the agreement throughout the term. 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 Grazing and Mowing 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 available for sheep grazing throughout the term of the Agreement. Cattle grazing is available from 1st November 2016 to 30th November 2016 and from 15th April 2017 to 30th September 2017. Poaching and overgrazing must be avoided at all times.

FERTILIZING

The Licensor will not be purchasing and applying fertiliser to the land 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.

SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI) DESIGNATION

A proportion of field number SH3276 0871 is designated as a Site of Special Scientific Interest according to the Magic Map mapping system. This is shown hatched in green on the plan of 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.

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.

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 KNOWN AS CERRIG CYNRIG”

Tenders must be to hand by no later than 26th October 2016 (12 noon).

ACCEPTANCE

The owner is 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:-

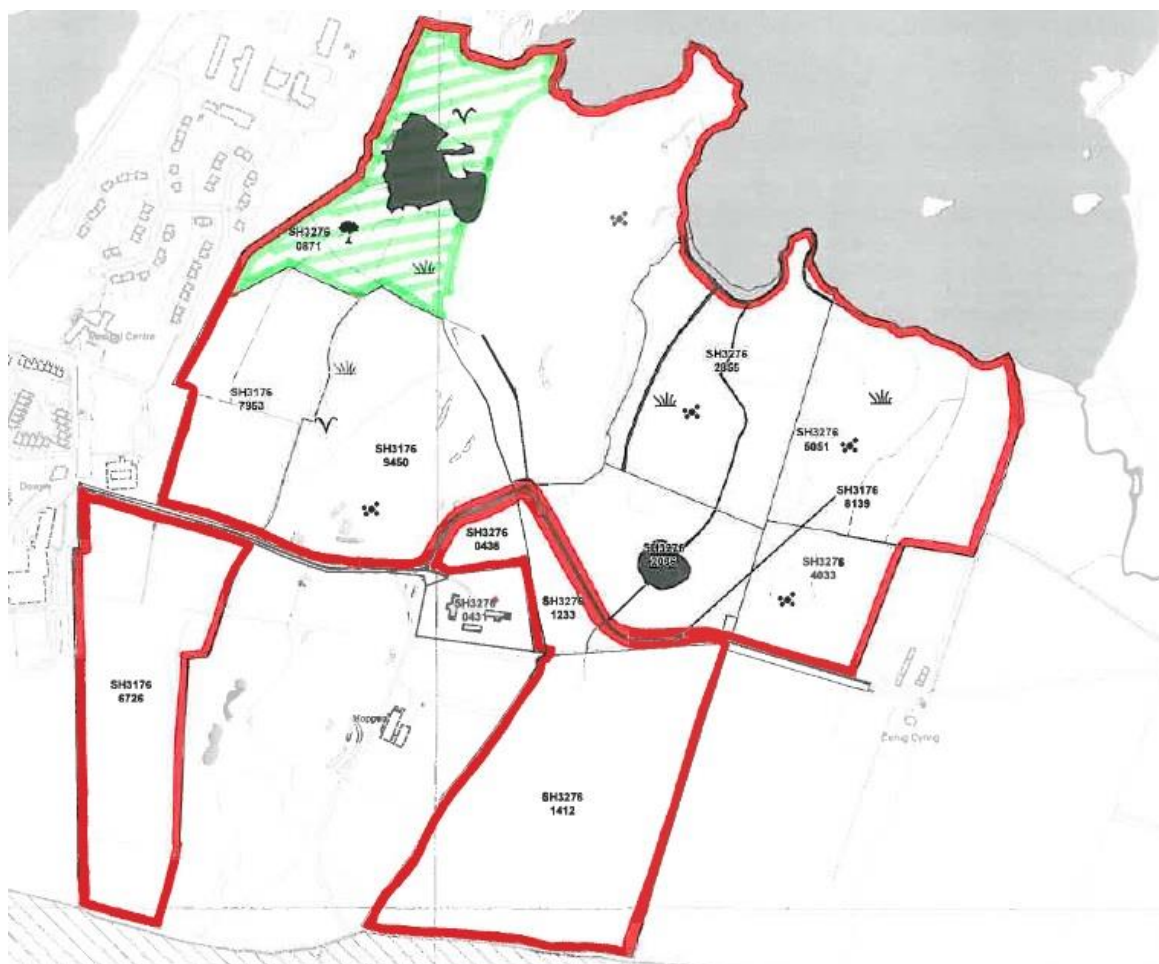
The letting particulars are set out as a general outline only for the guidance of the prospective parties and do not constitute, nor constitute part of, an offer or contract.

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.

Land Schedule

Sheet reference	Field number	Field Size (hectares)	Field Size (acres)
SH3176	6726	5.55	13.71
SH3176	7953	3.53	8.85
SH3176	9450	4.96	12.26
SH3276	0438	0.67	1.66
SH3276	0871	12.83	31.70
SH3276	1233	0.73	1.80
SH3276	1412	7.67	18.95
SH3276	2036	2.88	7.12
SH3276	2855	4.81	11.89
SH3276	4033	2.02	4.99
SH3276	5051	5.06	12.50
TOTAL		50.76	125.43

Plan



**TENDER FORM
FOR
"LAND FORMING KNOWN AS CERRIG CYNRIG"**

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 the
land for the period in which it is available.**

Signature:.....

(For and on behalf of)

Date:.....