



**LAND AT GYFYNYS FARM
LLANGOED
ANGLESEY
LL58 8PR**

- **33.72 ACRES OR THEREABOUTS OF GOOD QUALITY LAND**
- **AVAILABLE FROM 15TH MARCH 2016 UNTIL 31ST DECEMBER 2019 ON A FARM BUSINESS TENANCY AGREEMENT**
- **2016, 2017, 2018 AND 2019 BASIC PAYMENT SCHEME ENTITLEMENT CLAIMS AVAILABLE TO THE TENANT**
- **TENDERS TO HAND BY NO LATER THAN 26TH FEBRUARY 2016 (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

AGENT'S REMARKS

We have been favoured with instructions to offer 33.72 acres or thereabouts of good quality land at Gyfynys Farm, to let by tender, in one lot (edged red on the attached plan).

The land is currently down to permanent pasture and in reasonable condition. The boundaries are believed to be sound for cattle and sheep and there is an excellent supply of natural water.

DIRECTIONS

After passing Beaumaris Castle on your left hand side coming from the direction of Menai Bridge, travel for 1½ miles or so before taking the left hand turning for Llanfaes. Travel then for ½ a mile before taking the right hand turning at the t-junction. The land will then be found on your right hand side within about ½ a mile.

FARM BUSINESS TENANCY AGREEMENT

The land will be let from 15th March 2016 until 31st December 2019 on a Farm Business Tenancy Agreement.

RENT

We will be collecting rent on behalf of the Landlord for the duration of the Farm Business Tenancy Agreement. Rent will be collected twice yearly and will be due in advance.

BASIC PAYMENT SCHEME

The Tenant will be able to activate Basic Payment Scheme Entitlements on the land in 2016, 2017, 2018 and 2019.

OVERSEEDING

The Tenant will be obliged to overseed, at his own cost, all of the land by no later than 31st July 2016.

FERTILIZING

The Tenant will be obliged to apply a good dressing of fertilizer onto the land at least once a year.

HEDGE CUTTING

The Tenant will not be responsible for cutting the hedgerows on the land.

GRAZING CONDITIONS

The land is available for cattle and sheep grazing. Cattle may only graze the land between 15th April and 15th October in each year. Sheep must not be on the land between 15th January and 15th February in each year.

HANDLING / LOADING PEN

The Handling / Loading Pen coloured green on the attached plan will be available to the Tenant. A photo of the Handling / Loading Pen is overleaf.



TOPPING

The Tenant will be required to top the land to a good standard at least once a year.

MOWING

The Tenant may take one cut of silage or hay off the land every year on the basis that the produce is removed off the land within 5 days of bailing and a good dressing of fertilizer is applied onto the land within 10 days of bailing.

ENJOYMENT OF THE LAND

The Landlord wishes to reserve the right to be able to walk all of the land when desired.

SUB-LETTING

The Tenant 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 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.

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 AT GYFYNYS FARM”

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

ACCEPTANCE

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

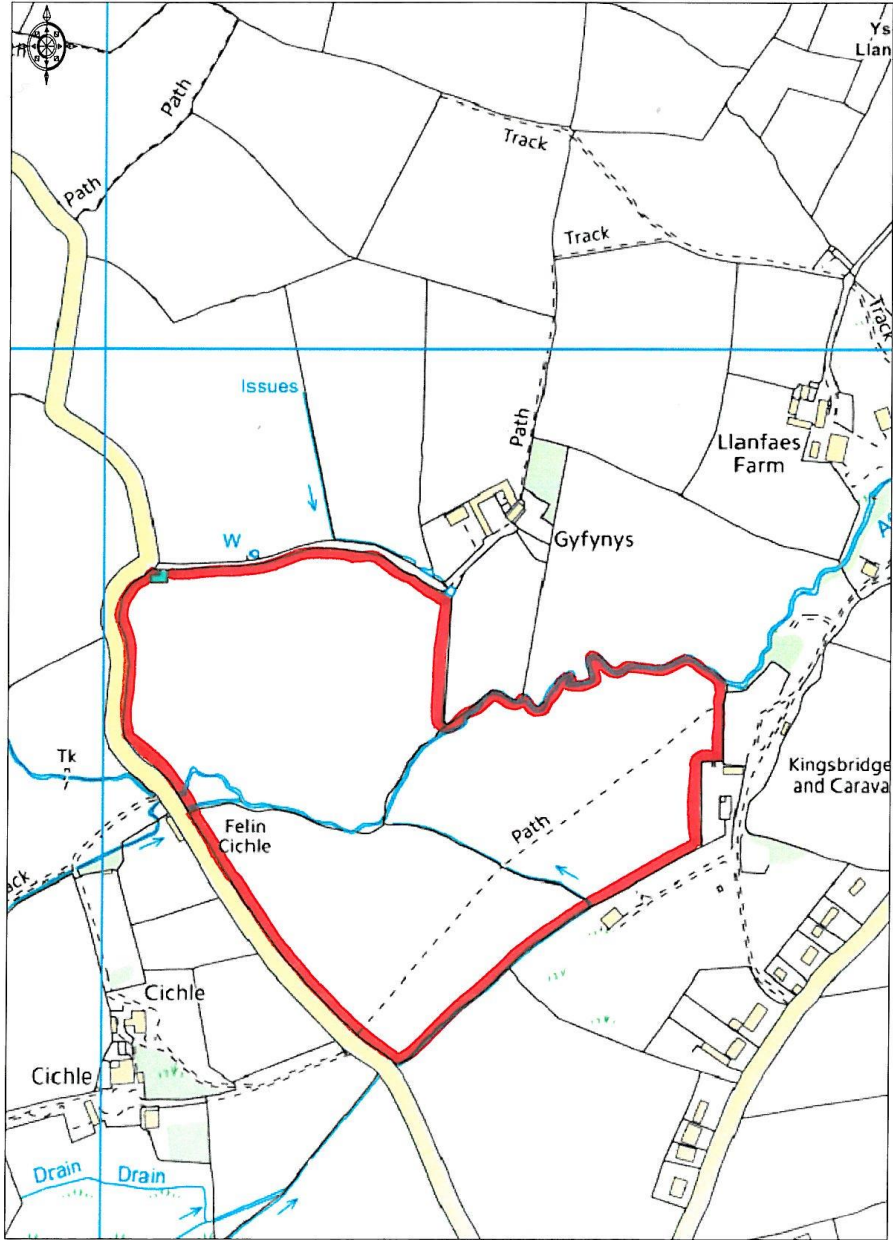
IMPORTANT NOTE

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.



**TENDER FORM
FOR
"LAND AT GYFYNYS FARM"**

Trading Name:.....

Trading Address:.....

.....

.....

Telephone Number:.....

Mobile Number:.....

**I/We, Mr/Mrs/Miss/Ms/Messrs.....am/are
prepared to offer a rent of £.....per acre per year
for the land, as described in the letting particulars received from Jones
Peckover.**

Delete as applicable above.

Signature:.....

(For and on behalf of)

Date:.....

TENDERS TO HAND BY NO LATER THAN 26TH FEBRUARY 2016 (12 NOON)