

Upon the instructions of The Attorney of Mr.A.W. Ball

**MEIFOD FARM LAND  
GROES ROAD, COLWYN BAY  
CONWY, LL29 8YP**

**51.40 acres (20.80 hectares) or thereabouts**

**TO BE LET BY TENDER**

**(as a whole)**

**with effect from 1<sup>st</sup> October 2016  
or sooner by arrangement**

**TENDERS TO BE SUBMITTED BY  
MONDAY 19<sup>th</sup> SEPTEMBER 2016**



## **MEIFOD FARM**

A renowned Livestock rearing farm of 51.40 acres (20.80 hectares), - offered as a whole, comprising some Buildings and adjoining Land.

The Property is being offered to let under the Agricultural Tenancies Act 1995 as a "Farm Business Tenancy" for a fixed term of 5 years if let as a whole.

Repair and maintenance of the property and the outbuildings will be the responsibility of the Tenant.

## **RESERVATIONS**

The following will be reserved to the Landlord, or where applicable, to persons authorized by the Landlord:-

1. The exclusive right to all timber and other trees (except fruit trees) underwood pollards and saplings on the Holding, together with the right to mark, fell, cut, process, extract and remove such timber and trees.
2. The exclusive right to all mines, minerals, quarries, stones, sand, brickearth, clay, gravel, turf, petroleum and its relative hydrocarbons and all other gases and minerals on or under the Holding.
3. The exclusive right to all treasures or archaeological artefacts discovered on the Holding.
4. The right to use any existing and to create any new roads, tracks or paths on the Holding to gain access to other property belonging to the Landlord (subject to making a reasonable contribution towards the cost of maintaining such roads tracks or paths).
5. The right to lay or maintain across the Holding such pipes drains conduits cables wires or other conducting media as are reasonably required for the benefit of any other land belonging to the Landlord or for the exercise of any of the rights reserved.
6. The exclusive right to grant any wayleave, contract, easement or licence to any person and the benefit of all existing and future agreements entered into by the Landlord and all rents and other money payable under them.
7. The exclusive right to all game, deer, wild fowl, woodcock, snipe and other wild birds listed in Part I of the Second Schedule to the Wildlife and Countryside Act 1981 (including their nests and eggs), and fish together with the right to go on to the Holding to rear, preserve, shoot or kill all such creatures and to hunt, shoot, hawk, sport or fish on or over the Holding.
8. The right to go onto the Holding to kill and take away any rabbits hares mink wood pigeons and other pests subject to the Ground Game Act 1880 and the Ground Game (Amendment) Act 1906.
9. The right (subject to the provisions of any statutory powers) to take water from any stream, spring or other source of supply on or beneath the Holding provided sufficient water is left for the Tenant's reasonable use of the Holding.

## GENERAL DESCRIPTION

A useful livestock farm with excellent potential, situated approximately 2 miles from Colwyn Bay. Nearest Livestock Markets are St.Asaph (13.5 miles) and Llanrwst (13.9 miles). The land is believed to be Grade 3 as classified under the Agricultural Land Classification of England and Wales.

**THE BUILDINGS**, briefly the accommodation provides:-

### *FARM OUTBUILDINGS*

*Note: Parts of the outbuildings may be in an unsafe condition. All interested parties making an inspection of same should take particular care.*

The Hay Barn and large Cattle Shed Outbuildings are principally of block and metal frame construction and comprise:-



Cattle Shed: Block and metal frame structure approx. 30 years old, dimensions 25m x 18m. Bales to remain.

Hay Barn: Separate corrugated sheet roofed open metal framed Shed approx. 15 years old, dimensions 7m x 18m, 4 bays. Bales to remain.

## CONSERVATION AREA/LISTED BUILDINGS ETC

Meifod is **not** located in a Conservation Area and there are **no** known Listed Buildings, Ancient Monuments or other structures of historical interest.

## SERVICES

Mains Electricity, Private Drainage. Mains Water Supply (metered).

Land has access to a natural water supply.

## GOOD HUSBANDRY/ENVIRONMENT/NVZ's

The tenant(s) will be required to farm in accordance with the rules of good husbandry and particularly to improve pastures/hedgerows.

Meifod is **not** within a Groundwater Nitrate Vulnerable Zone.

## **MAINTENANCE OF FENCES AND HEDGES**

The ownership and maintenance of boundary fencing/hedging is believed to be in accordance with the “T” marks shown on the plan, and will be the responsibility of the Tenant. The Tenant will also maintain all the internal fences/hedges and all gates.

## **BASIC PAYMENTS (ENTITLEMENTS)**

This is bare land – no Basic Payment entitlements come with the land, though it may be suitable for inclusion within a claim depending on the applicant's own status.

## **ACCESS**

There is road frontage onto public adopted highways to all Land. There are footpaths across the land.

## **INSURANCE**

The Landlord will insure the Buildings for all the usual perils. The Tenant will be required to insure all livestock, deadstock, fixtures and fittings, and for public liability, with an approved insurance company.

## **INGOING**

The Tenant will not be required to pay any Ingoing.

## **RENT**

In the knowledge of the foregoing together with their own inspection, Applicants are invited to submit tenders for rent. The tendered rent will be payable half yearly in advance on the 1<sup>st</sup> July, and 1<sup>st</sup> December of each year and will remain fixed for a period of three years. Rent will be reviewed at not less than three year intervals. Arrangements may be made for rent to be payable quarterly or monthly if preferred.

Applicants must state in writing the rent they wish to tender, their proposals for farming the Holding, and a statement as to who will be farming.

In addition, Applicants should provide the following information in support of their application:-

1. Details of training, experience and age.
2. Details of present situation (position, acreage, system etc).
3. Details of capital available, supported by Banker's reference of Accountants report.
4. Details of proposed cropping and stocking, including budget and cash flow forecast.

## **CONDITIONS OF TENDER**

### **Applicants should particularly note:**

1. A standard form of questionnaire forms part of these particulars and must be completed by all Applicants to submit his/her tender(s). All Tenders to be made on the prescribed forms which are contained in these particulars (Pages 9, 10, and 11).
2. The Landlord is not bound to accept the highest or indeed any tender.
3. An Applicant is free to submit a tender for the whole farm, and only one questionnaire need be completed.
4. The land and buildings may be inspected at any time with a copy of these particulars to hand.
6. The Landlord or his duly appointed Agents reserve the right to call for interview and/or inspect the holdings of prospective tenants prior to the letting of the Property.
7. The Tender shall only be made in the name of individual person(s). No company tenancies or joint tenancies of the farm will normally be accepted.
8. In submitting a Tender, the applicant shall include in addition to the prescribed form, a personal Curriculum Vitae, details of farming experience and land currently managed, a summary of proposals for farming the land with gross margin and cash flow budgets for five years to support the rent tendered and the names of four referees including a Bank, Accountant and trade reference.
9. References will only be taken up for those Applicants shortlisted and after they have been informed. Shortlisted Applicants will be expected to provide copies of any accounts and financial information required by the Landlord or their duly authorized Agent, and authority given to speak to the Bank/Accountant of the Applicant.
10. The successful Applicant shall, within 14 days of being notified that his/her Tender has been accepted, sign the necessary Tenancy Agreement setting out the terms of the tenancy.
11. Should any dispute arise between the Landlord and the incoming Tenant as to the interpretation of any part of the said particulars and general remarks or as to any matter herein contained, the same shall be referred to the arbitration of the Landlord's Agents, whose decision shall be conclusive and binding on all parties.

**Tenders should be marked "Meifod Farm" and sent to the offices of Jones Peckover, 47 Vale Street, Denbigh, Denbighshire LL16 3AR to arrive not later than 5pm on Monday 19<sup>th</sup> September. Pages 9, 10 and 11 of these particulars should be completed by the Applicant and submitted to Jones Peckover together with other supporting documents/references as aforementioned.**

The successful Applicant shall contribute £250 towards the cost of preparing the tenancy documentation.

All statements contained in these particulars as to the Property are made without responsibility on the part of the Landlord or its Agents, and all Applicants must satisfy themselves by inspection or otherwise as to the correctness of each statement.

These particulars do not form part of the contract of tenancy. A draft copy of the full Tenancy Agreement is available for inspection during normal office hours at Jones Peckover's Denbigh Office at 47 Vale Street, Denbigh, or can be e-mailed to any interested party upon request.

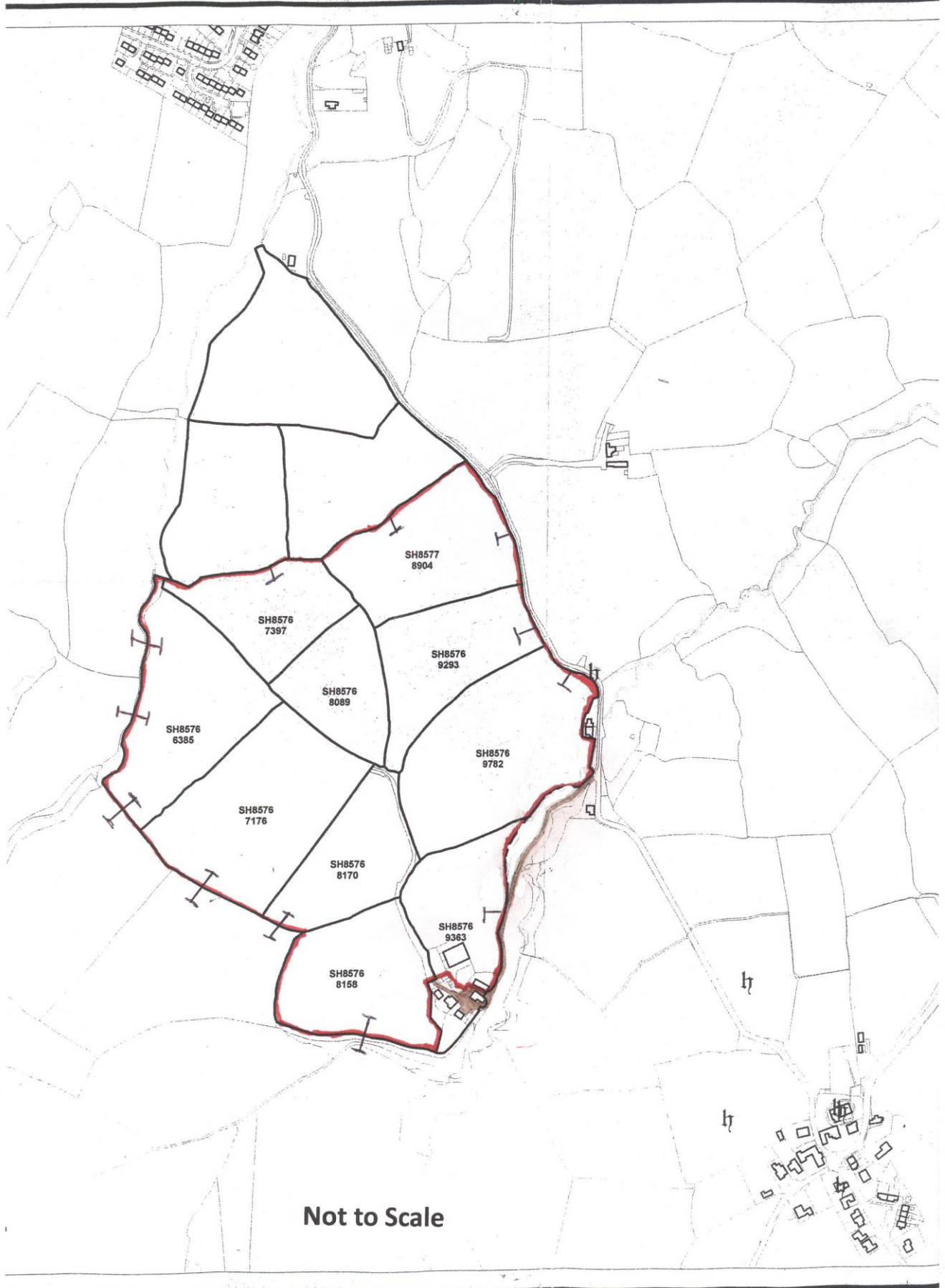
**MEIFOD FARM, GROES ROAD,  
COLWYN BAY, CONWY, LL29 8YP**

**as shown edged in red on the attached plan,  
access shown coloured brown**

**FIELD TO FIELD SCHEDULE**

<b>O.S.No.</b>	<b>Description</b>	<b>Acres</b>	<b>Hectares</b>
6385	Pasture	6.77	2.74
7176	"	7.12	2.88
7397	"	3.56	
8089	"	3.19	1.29
8158	"	5.49	2.22
8170	"	3.73	1.51
8904	"	5.41	2.19
9293	"	4.55	1.84
9782	"	8.00	3.24
9363	"	3.58	1.45
	<b>TOTAL AREA</b>	<b>51.40 Acres</b>	<b>20.80 hectares</b>

(or thereabouts)



Not to Scale



**MEIFOD FARM, GROES ROAD, COLWYN BAY, CONWY, LL29 8YP**

Questionnaire to be completed by all Applicants.

Name of Applicant .....

Address: .....  
.....

1. What is your age .....
2. Are you married or single? If married, number of children and age. Sons: if married or single, Daughters: Living at home.  
.....  
.....
3. (a) How many years have you been farming? .....  
(b) Name and address of farms previously occupied with dates:-  
.....  
.....  
(c) Name and address of present Landlord and Agent:-  
.....  
.....
4. Are you farming on your own account? .....
5. If farming for someone else, in what capacity? .....
6. What is the acreage of your present farm?  
(a) Arable .....  
(b) Pasture .....  
(c) Rough sheep grazing .....
7. What type of farming are you now carrying on?  
(a) Enterprise .....  
(b) Implements .....  
(c) Capital available .....
8. What type of farming do you intend to carry on if you are selected:-  
.....  
.....

9. Have you studied at an Agricultural College or Farm Institute? If so, where and how long?

.....  
.....

11. Please supply the names and addresses of Four Referees who can be contacted for reference purposes if your application is shortlisted (to include your Bank, Accountant and at least one trade reference)

(i) .....  
.....

(ii) .....  
.....

(iii) .....  
.....

(iv) .....  
.....

Signed:- .....  
.....

Dated:- .....

**FORM OF TENDER**

*(Note - Applicants may complete any one or more sections. Should an Applicant complete Section 1 and also any other Section, it will be assumed that Section 1 is the preferred option)*

To: Jones Peckover (Ref ALJ/BALL)  
Chartered Surveyors  
47 Vale Street  
Denbigh  
Denbighshire  
LL16 3AR

**Farm as a whole – 5 year Fixed Term Farm Business Tenancy**

I hereby offer the sum of £ ..... (words) .....

per annum **as rent for the 51.40 acres (20.80 hectares)** at Meifod Farm, Groes Road, Colwyn Bay, Conwy, LL29 8YP as from 1<sup>st</sup> October 2016 in accordance with the terms and conditions referred to in the Letting Particulars dated August 2016.

***Note:** Pages 9, 10 and 11 (Questionnaire and Form of Tender) should be detached from these Particulars, completed and returned to Jones Peckover, 47 Vale Street, Denbigh, Denbighshire LL16 3AR by no later than 5pm Monday 19<sup>th</sup> September 2016.*

Signed .....

Name: .....

Address:.....  
.....

Telephone: .....

E-Mail: .....

Date: .....

**Important Note:- Tenders should be enclosed within a sealed envelope clearly marked on the outside “Confidential - Tender for Meifod Farm”. No tenders will be opened before 5pm on the closing date, 19<sup>th</sup> September 2016.**