



**JONES
PECKOVER**
Property Professionals Since 1880



**LAND FORMING PART OF LLIDIART TWRCELYN
CAPEL COCH
LLANGEFNI
ANGLESEY
LL77 7UR**

- **14.80 ACRES (5.99 HECTARES) OR THEREABOUTS OF GOOD QUALITY LAND TO LET AS A WHOLE.**
- **AVAILABLE FROM 17TH APRIL 2017 UNTIL 16TH NOVEMBER 2017 ON A FARM BUSINESS TENANCY AGREEMENT.**
- **AVAILABLE FOR CROPPING AS WELL AS SHEEP AND DOCILE CATTLE GRAZING.**
- **TENANT ENTITLED TO ACTIVATE BASIC PAYMENT SCHEME ENTITLEMENTS ON THE ELIGIBLE LAND DURING THE 2017 SCHEME YEAR.**
- **TENDERS TO HAND BY NO LATER THAN 10TH APRIL 2017 (12 NOON).**

ALL ENQUIRIES TO
Jones Peckover, Britannia House, Pentraeth Road,
Four Crosses, Menai Bridge, Anglesey, LL59 5RW
Tel: 01248 362524

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIAN TWYR TIR AC EIDDO



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 • Abergelle • Menai Bridge • St. Asaph Livestock Market

www.jonespeckover.co.uk

AGENT'S REMARKS

The land extends to 14.80 acres (5.99 hectares) or thereabouts and is situated at Capel Coch, which is only about 4 miles from the town of Llangefni. All of the land is currently down to permanent pasture and has been grazed and cropped in recent years.

DIRECTIONS

After passing the access to Oriel Ynys Mon from the direction of Llangefni, travel for just over 2 miles before taking the right hand turn signposted Maenaddwyn, Capel Coch, Tregaian and Gwesty Tre Ysgawen Hotel. The land will then be identified within exactly 2 miles on the right hand side.

FARM BUSINESS TENANCY AGREEMENT – MAIN TERMS

The land is available to let from 17th April 2017 until 16th November 2017 on a Farm Business Tenancy Agreement. The rent will have to be paid in full prior to occupation of the land being taken on 17th April 2017. The Tenant will be fully expected to leave the property in the same condition at the end of the Farm Business Tenancy Agreement to its condition at the commencement of the Agreement.

SERVICES

The majority of the land benefits from mains and/or natural water supplies.

SPECIAL GRAZING CONDITION

Only sheep and docile cattle will be permitted to graze the land during the term of the Farm Business Tenancy Agreement.

LANDLORD'S SPECIFIC RESERVATION

The Landlord wishes to specifically reserve the right to top one strip of permanent pasture immediately adjacent to the external boundaries of each field to enable his self-catering guests to walk around the fields with their dogs (on leads) as and when desired. His guests will be allowed to walk around the fields with their dogs at any time during the term of the Farm Business Tenancy Agreement.

BASIC PAYMENT SCHEME

The Tenant will be entitled to activate Basic Payment Scheme entitlements on the eligible land during the 2017 scheme year.

FERTILIZING

The Tenant will be obliged to apply at least one application of fertilizer onto the land during the term of the Farm Business Tenancy Agreement.

HEDGE-CUTTING

The Tenant will be responsible for cutting all of the hedgerows during the term of the Farm Business Tenancy Agreement.

MOWING

The Tenant will be allowed to take cuts of silage or hay off the land during the term of the Farm Business Tenancy Agreement.

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, 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 LLIDIART TWRCELYN”

Tenders must be to hand by no later than 10th April 2017 (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 to let edged red and hatched green - For illustrative purposes only

**TENDER FORM
FOR
"LAND FORMING PART OF LLIDIART TWRCELYN"**

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 from 17th April 2017 until 16th November 2017.**

Signature:.....

(For and on behalf of)

Date:.....