



**JONES  
PECKOVER**  
Property Professionals Since 1880



**LAND KNOWN AS TAN Y GRAIG  
PENTRAETH  
ANGLESEY  
LL75 8YG**

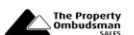
- **33.03 ACRES OR THEREABOUTS OF MIXED QUALITY LAND AVAILABLE IN ONE LOT.**
- **INITIALLY AVAILABLE FROM 16<sup>TH</sup> DECEMBER 2016 UNTIL 31<sup>ST</sup> MARCH 2017 ON A FARM BUSINESS TENANCY AGREEMENT.**
- **AVAILABLE FOR CATTLE AND SHEEP GRAZING.**
- **TENDERS TO HAND BY NO LATER THAN 12.00 NOON ON 15<sup>th</sup> DECEMBER 2016.**

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**ALL ENQUIRIES TO**

**Jones Peckover  
Britannia House  
Pentraeth Road  
Four Crosses  
Menai Bridge  
Anglesey  
LL59 5RW**

CHARTERED SURVEYORS ▪ AUCTIONEERS ▪ LAND & ESTATE AGENTS  
SYRFEWYR SIARTREDIG ▪ ARWERTHWYR ▪ ASIANTWYR 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](http://www.jonespeckover.co.uk)

## **AGENT'S REMARKS**

The land comprises of 33.03 acres or thereabouts near Pentraeth. It has previously been grazed by sheep and consists of permanent pasture with areas of bracken, gorse and rushes. The land is accessed through a field gate from the adjoining public Highway. The land benefits from an ample natural water supply.

## **SITUATION**

The land is situated under 1 mile from the village of Pentraeth, approximately 4 miles from the small town of Benllech and 9 miles from the city of Bangor.

## **DIRECTIONS**

From our Menai Bridge office travel along the A5025 in the direction of Pentraeth for approximately 4 miles. Thereafter take a right hand turn onto the road signposted Beaumaris B5109 and Llansadwrn, which by-passes the Panton Arms. Travel for 0.1 of a mile before taking a left hand fork off the aforementioned road. Travel for a further 0.1 of a mile or thereabouts before taking another left hand turn onto the road signposted Lon Y Traeth. The land will then be found on your right hand side after 0.5 of a mile.

## **FARM BUSINESS TENANCY TERMS**

The land is to be let on a Farm Business Tenancy Agreement from 16<sup>th</sup> December 2016 until 31<sup>st</sup> March 2017. The rent must be paid and cleared with Jones Peckover prior to taking occupation of the land on 16<sup>th</sup> December 2016. A copy of the proposed Farm Business Tenancy 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.

## **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 KNOWN AS TAN Y GRAIG”***

Tenders must be to hand by no later than 12.00 Noon on 15<sup>th</sup> December 2016.

## **ACCEPTANCE**

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

## **PROPERTY MISDESCRIPTIONS ACT**

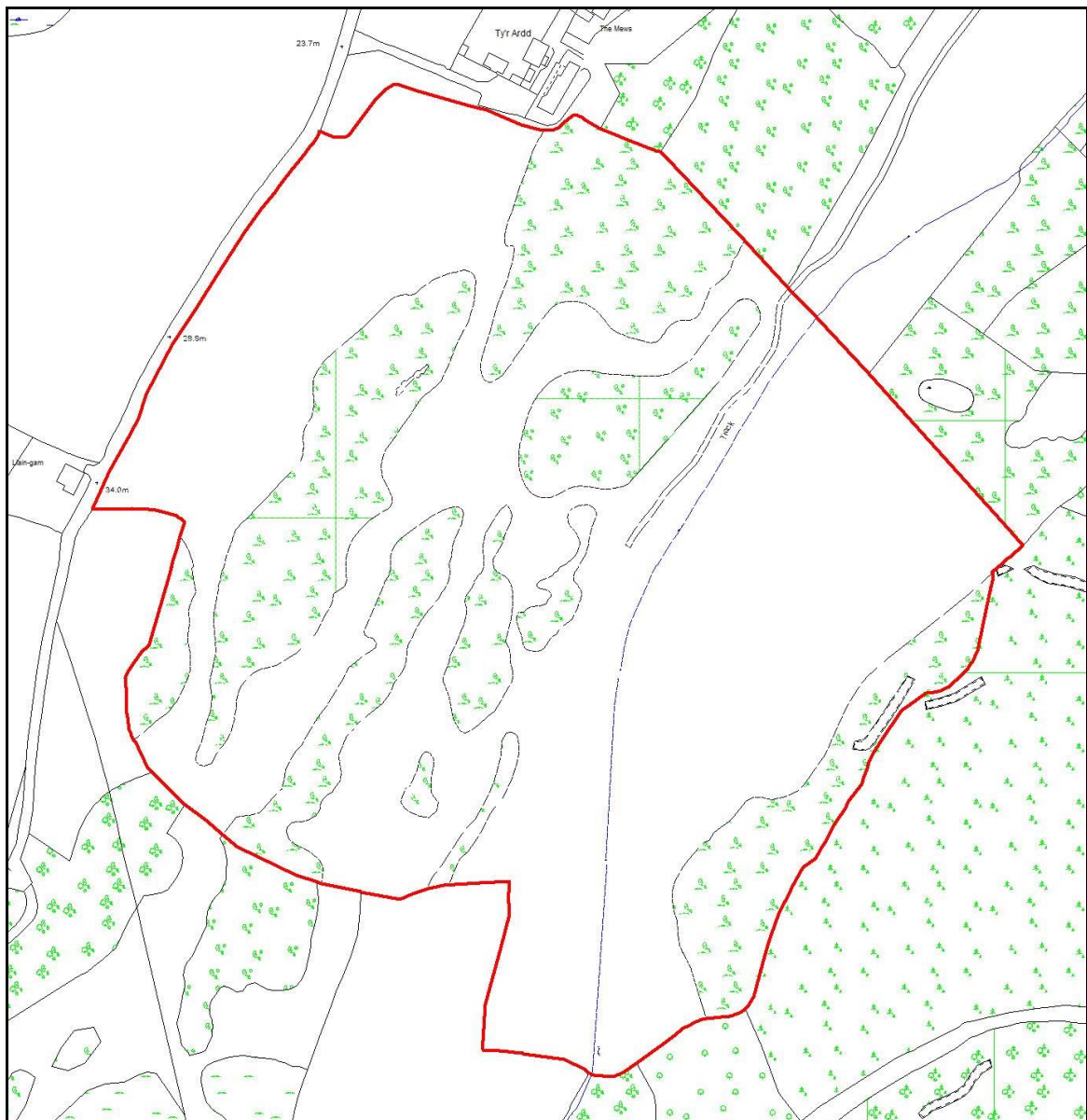
Jones Peckover has tried to ensure that these letting particulars are accurate. However, if any point is of importance to you, then please contact our Menai

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.



**TENDER FORM  
FOR  
"LAND KNOWN AS TAN Y GRAIG"**

**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 £.....per  
annum for the land for the period from 16<sup>th</sup> December 2016 until 31<sup>st</sup> March  
2017.**

**Signature:**.....

**(For and on behalf of .....)**

**Date:**.....