



**LAND KNOWN AS TIR PENRHYN
LLANFIHANGEL YN NHOWYN
HOLYHEAD
ANGLESEY**

- **26.97 ACRES OR THEREABOUTS OF PASTURE LAND**
- **AVAILABLE FROM 1ST MARCH 2016 UNTIL 31ST DECEMBER 2016 ON A FARM BUSINESS TENANCY AGREEMENT**
- **2016 BASIC PAYMENT SCHEME CLAIM 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 26.97 acres or thereabouts of pasture land known as Tir Penrhyn, to let by tender, as one lot. A plan of the land with the external boundaries edged red is attached to these letting particulars for identification purposes only.

All of the land is down to permanent pasture and has been farmed to a reasonable standard in recent years.

DIRECTIONS

Exit the A55 expressway at Junction 4 (signposted Caergeiliog and Bodedern). Then take the first exit off the roundabout (signposted Anglesey Airport, Llanfihangel yn Nhowyn and RAF Valley). Travel along the Council road for 0.9 of a mile or so before taking the right hand turning opposite Ysgol y Tywyn onto Tudor Court. Travel along this road for 0.1 of a mile or so and the gate access to the land will be found on your right hand side immediately after passing the access into the property known as Penrhyn.

FARM BUSINESS TENANCY AGREEMENT

The land will be let from 1st March 2016 until 31st December 2016 on a Farm Business Tenancy Agreement.

The rent for the term will be payable to Jones Peckover prior to signing the Farm Business Tenancy Agreement.

WATER

There is a mains water supply to the land.

BASIC PAYMENT SCHEME – 2016 SCHEME YEAR

The Tenant will be able to activate Basic Payment Scheme entitlements against the land in the 2016 scheme year.

FERTILIZING

The Landlord will not be applying fertilizer to 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.

GRAZING CONDITIONS

The land is available for sheep and cattle grazing. However cattle may not be put on the land before 15th April 2016 and must be removed on or before 15th October 2016.

TOPPING

The Tenant will be responsible for topping the land, which should be completed by no later than 31st July 2016.

MOWING

The Tenant may take one cut 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 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 KNOWN AS TIR PENRHYN”

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

ACCEPTANCE

The Landlord does not bind himself to accept the highest or any tender.

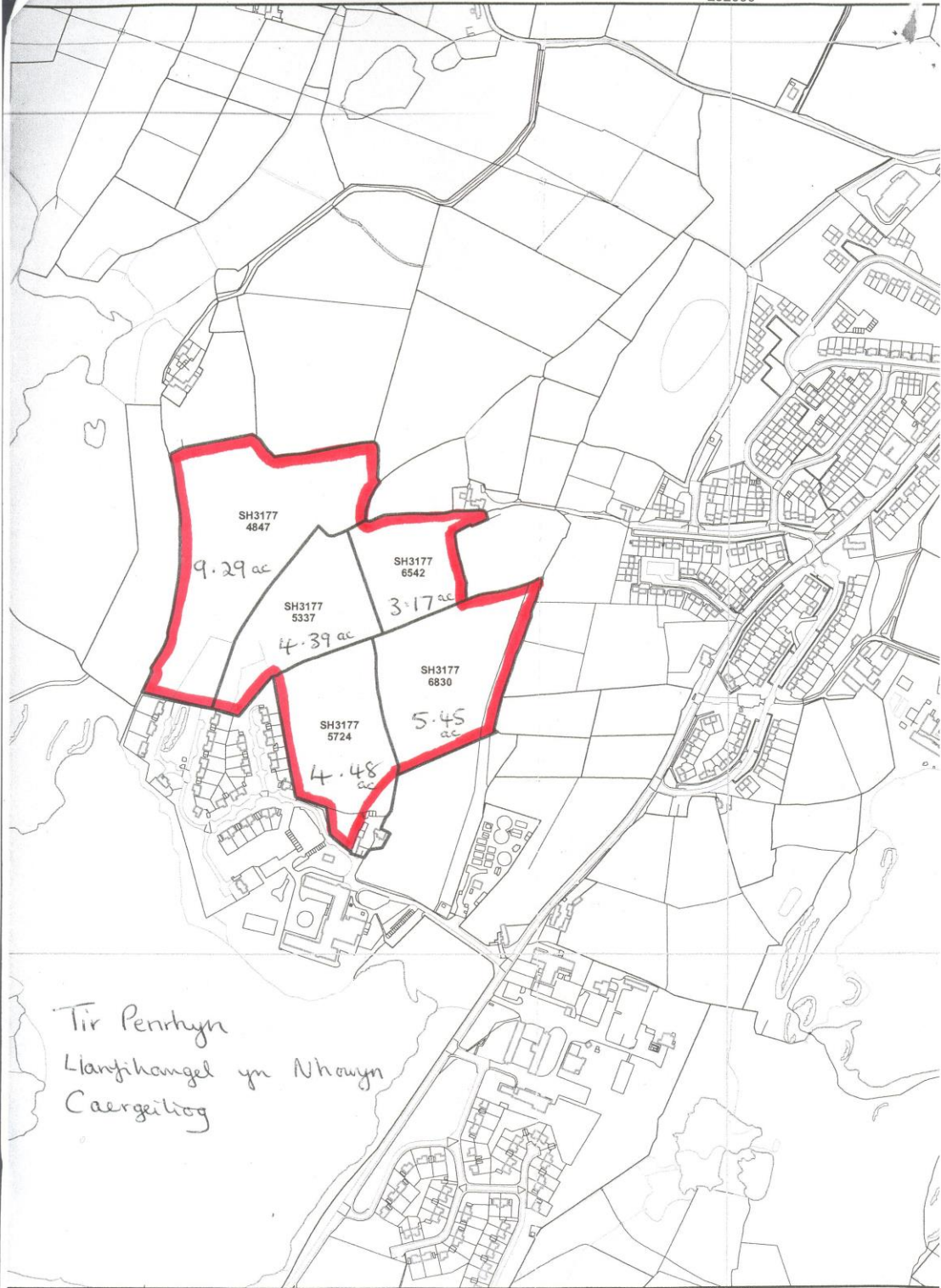
IMPORTANT NOTE

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 gives 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.



Tir Penrhyn
Llanfihangel yn Nhwyn
Caerfiliog

**TENDER FORM
FOR
"LAND KNOWN AS TIR PENRHYN"**

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, 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)