

Jones Peckover

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS



LAND KNOWN AS TYDDYN BRONALLT BODFFORDD LLANGFNI ANGLESEY

- *4.90 ACRES OR THEREABOUTS OF GOOD QUALITY PASTURE LAND*
- *AVAILABLE FROM 14TH FEBRUARY 2014 UNTIL 31ST DECEMBER 2014 ON A FARM BUSINESS TENANCY AGREEMENT*
- *2014 SINGLE FARM PAYMENT CLAIM AVAILABLE TO THE TENANT*
- *TENDER CLOSING DATE – 5TH FEBRUARY 2014 (12 NOON)*

ALL ENQUIRIES TO

Jones Peckover
c/o Sion Wyn Jones MRICS
Britannia House
Pentraeth Road
Four Crosses
Menai Bridge
Anglesey
LL59 5RW

Wrexham Denbigh Abergele Menai Bridge
01978 364283 01745 812127 01745 832240 01248 362524

www.jonespeckover.com

AGENT'S REMARKS

We have been favoured with instructions to offer 4.90 acres or thereabouts of good quality pasture land known as Tyddyn Bronallt, 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 good standard in recent years.

DIRECTIONS

After passing the left hand turning into Ysgol Gyfun Llangefni, Llangefni, travel for 0.9 of a mile or so before taking the right hand turning signposted Cefni Water Treatment Works. Travel along this road for 0.3 of a mile or so and the gate access to the land will be identified on your right hand side.

FARM BUSINESS TENANCY AGREEMENT

The land will be let from 14th February 2014 until 31st December 2014 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 natural water supply to the land.

SINGLE FARM PAYMENT SCHEME – 2014 SCHEME YEAR

The Tenant will be able to claim Single Farm Payment entitlements against the land in the 2014 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.

SPECIAL GRAZING CONDITIONS

The land is available for sheep and cattle grazing. However cattle may not be put on the land before 15th April 2014 and must be removed on or before 15th October 2014.

TOPPING

The Tenant will be responsible for topping the land, which should be completed by no later than 31st July 2014.

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 TYDDYN BRONALLT”

Tenders must be to hand by no later than 12 noon on 5th February 2014.

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.



**TENDER FORM
FOR
"LAND KNOWN AS TYDDYN BRONALLT"**

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:.....