

BY DIRECTION OF THE OWNERS

GRAZING LAND

near

**TY'N CELYN
NR BODFARI
DENBIGH
LL164EE**

**TO BE LET BY TENDER
FOR GRAZING BY SHEEP ONLY**

**ON LICENCE AGREEMENT
FOR TERM: 3rd MAY 2019 TO 1ST MARCH 2020**

**80.33 ACRES (32.50 HA) OR THEREABOUTS
IN 2 LOTS**

**LOT 1:- 46.90ACRES (18.98 Hectares) or thereabouts
LOT 2:- 33.43 ACRES (13.52 Hectares) or thereabouts**

**Each with Natural Water Source
and independent access**

**TENDERS CLOSE:-
12 NOON, MONDAY 29TH APRIL 2019**

GENERAL REMARKS & STIPULATIONS

Introduction

Interested parties are invited to tender to use one or both lots of land near Tyn Celyn, Aberwheeler for Grazing by Sheep.

Situation

From Denbigh, take the the A543 in the direction of Bodfari & Mold. Continue for some 1.6 miles and at the T junction turn right (onto the A541). Proceed for a further 1.1 miles approximately and then turn right where signposted towards Llandyrnog (onto the B5429). On approaching Aberwheeler turn left, virtually opposite Bro Lleweni Residential Estate. Continue further for approximately 0.2 mile and then turn right (immediately after Efail y Waen homestead). The subject land is, thereafter, located on the left in some 0.2 mile. Please refer to the accompanying Site and Location Plans for further clarification in this respect.

Licence Agreement Conditions

A copy of the Licence Agreement documents relevant to both lots is available for inspection by interested parties at our Colwyn Bay Office (during normal office hours). Please note (amongst other terms and conditions):-

1. The Term Period for the Land is scheduled as from 3rd May 2019 to 1st March 2020.
2. The Licence Agreement will be for Grazing Only by Sheep.
3. The Licensee shall pay the Grazing Fee in two instalments with the first payment being due in advance (upon request) on signature of the Agreement Document on (or before) 3rd May 2019, PRIOR TO ENTRY; and the balance being payable on or before 1st October 2019.
4. The Licensor (being the owner) is, at his/her own discretion, free to carry out any activities on the land and in particular can undertake all necessary operations to maintain, , spray and improve the pasture (including the topping of grass) and to repair, maintain, alter and erect any buildings, fences, gates, boundaries, land drainage systems, ditches and other fixed equipment and all other purposes associated with the ownership of the land save grazing the pasture.
5. The Licensor will reserve the right to apply Lime on parts of Lots 1 &2
6. The Licensee(s) will NOT be permitted the right to claim the Basic Payment Scheme in respect of Lots 1 & 2.

Tenders

All Tenders are to be submitted on the form attached to this brochure and sent to **DMPC, Plas Eirias Business Centre, Abergele Road, Colwyn Bay. LL298BF** in a sealed envelope marked "**Tyn Celyn Grazing Tender**". All Tenders must be received by **12 NOON** on **MONDAY 29TH APRIL 2019**. To endeavour to avoid duplication of offers we recommend that the Tenders specify an uneven monetary sum. The Owner is not obliged to accept the highest or any Tender.

Viewing Arrangements

Viewing of the land is permitted at any reasonable time (on foot only) on the production of a copy of these particulars as a permit.

Particulars

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of DMPC, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions. With regard reference to natural water source, no guarantee can be provided to a continuous supply being available in the event of extreme conditions.

Lot 1 - Schedule of Land

(shown edged red for identification purposes only on attached Site Plan)

<u>Parcel Numbers</u>	<u>Area (Acres)</u>
2957	5.80
2644	5.06
4045	8.15
3427	4.74
4730	3.16
5456	<u>19.99</u>
Total Area	46.90 Acres (or thereabouts)

This parcel of land has natural water source and independent access.

Lot 2 - Schedule of Land

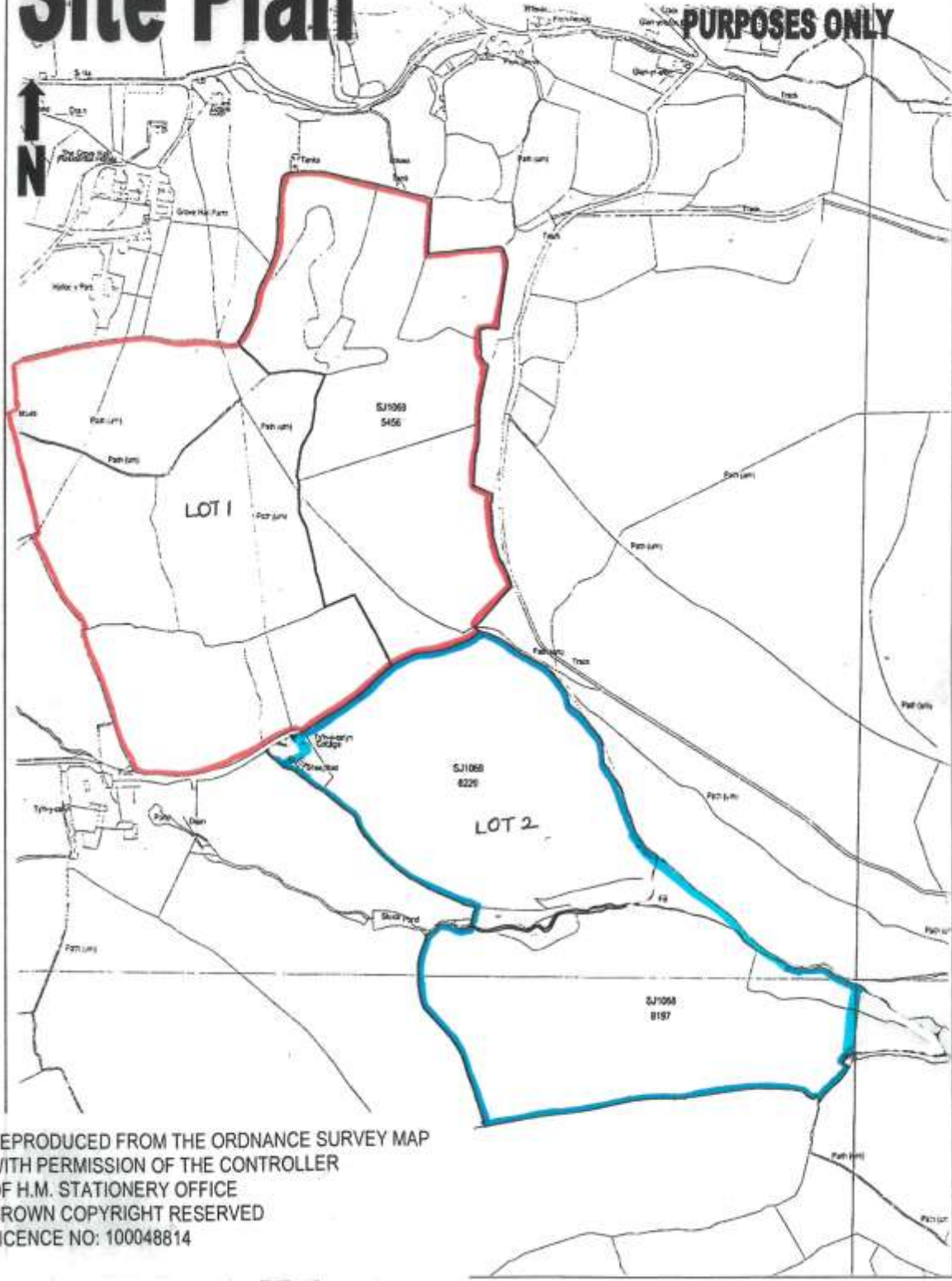
(outlined in blue, for identification purposes only on appended Site Plan)

<u>Parcel Numbers</u>	<u>Area (Acres)</u>
6220	16.21
8197	<u>17.22</u>
Total Area	33.43 Acres (or thereabouts)

This land contains a basic penning facility, natural water course and has independent access.

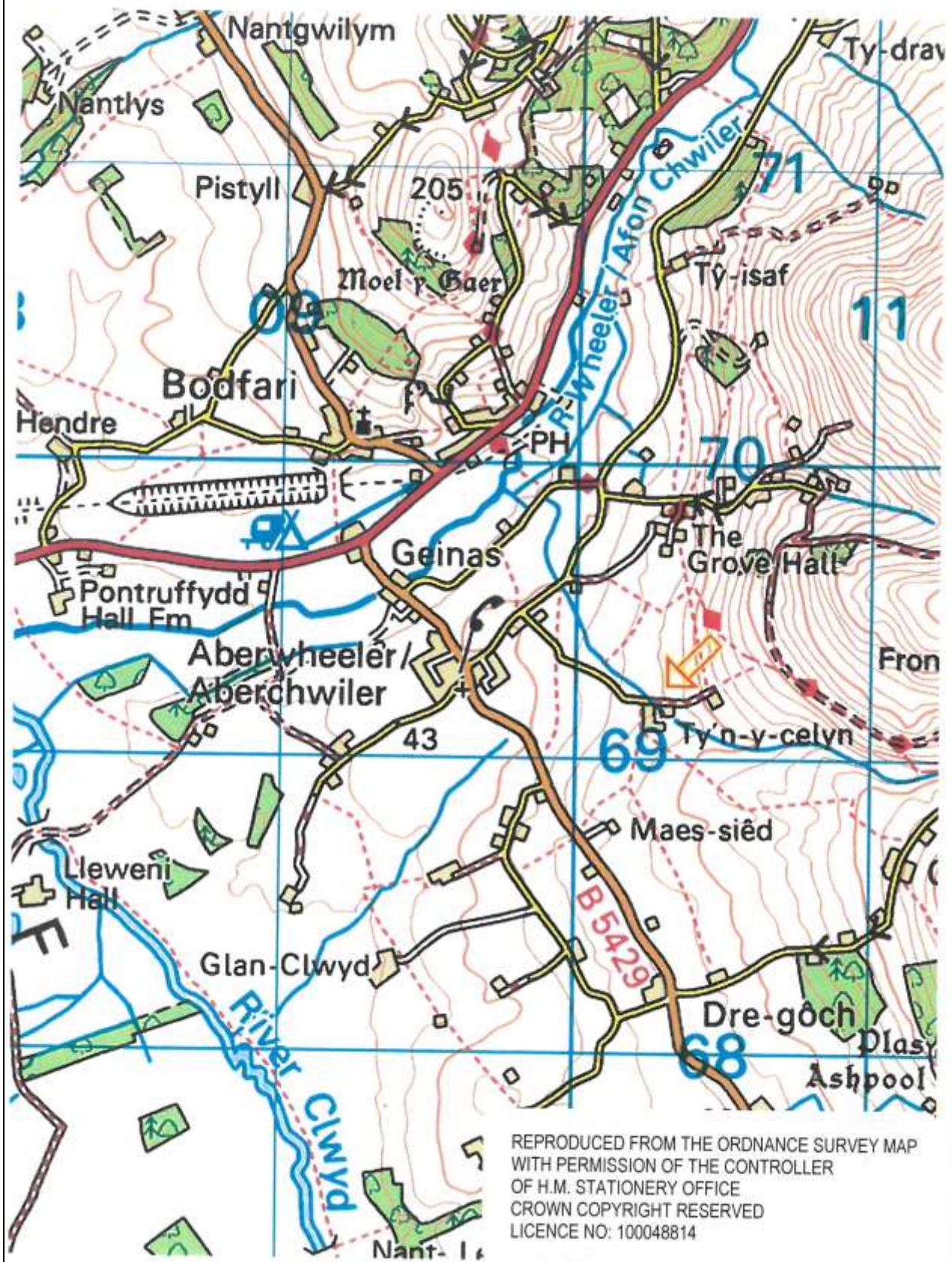
Site Plan

**FOR IDENTIFICATION
PURPOSES ONLY**



REPRODUCED FROM THE ORDNANCE SURVEY MAP
WITH PERMISSION OF THE CONTROLLER
OF H.M. STATIONERY OFFICE
CROWN COPYRIGHT RESERVED
LICENCE NO: 100048814

LOCATION PLAN



FORM OF TENDER

(Please forward this Tender Form in a sealed envelope to DMPC,
Plas Eirias Business Centre, Abergele Road, Colwyn Bay .
LL298BF marked

“Tyn Celyn Grazing Tender”

by 12 Noon on Monday 29th April 2019

I/We* (Name)

OF

.....

.....

TEL:

Offer the following sum(s) to use the land referred to herein on a Licence Agreement for the term period **3rd May 2019 to 1st March 2020**. If my/our Tender is acceptable I/we agree to sign a written Licence agreement provided by the Licensor’s Agents, prior to entry (and comply with the terms therein).

**Lot 1:-(46.90 Acres, or thereabouts) £.....(.....
.....pounds)**

**Lot 2:-(33.43 Acres, approximately) £.....(.....
.....pounds)**

Signature:

Name in Capitals:.....

*Authorised representative
on behalf of

(e.g. Partnership/Company)

*Status (e.g. Partner, Director)

Date:

**Delete as appropriate*