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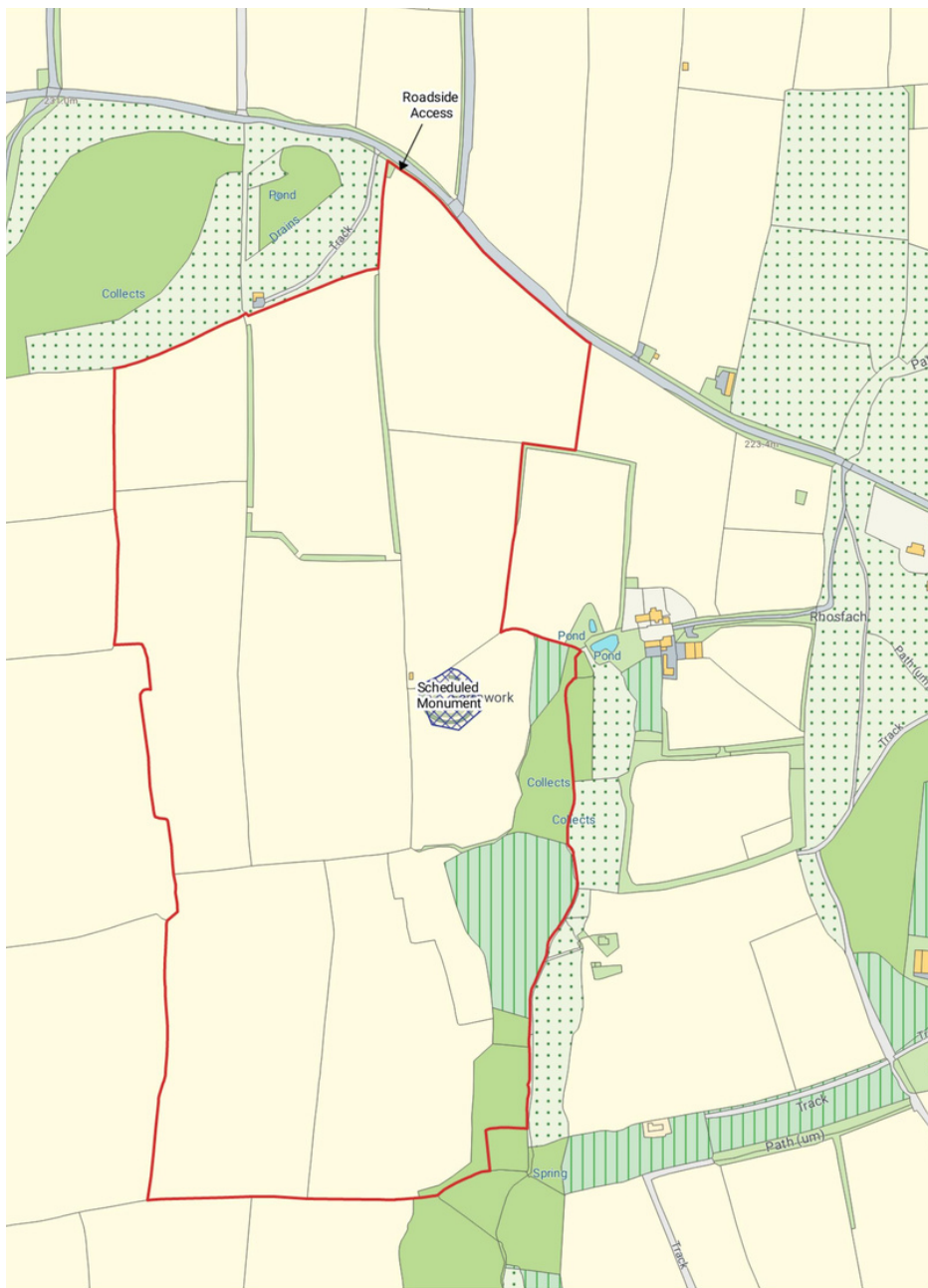
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**58.49 ACRES OF GRASSLAND
NEAR MAENCLOCHOG, CLYNDERWEN**

Available on 5 year Farming Tenancy from 1st May 2023

INFORMAL TENDER:MIDDAY FRIDAY 21ST APRIL 2023



Details

- 58.49 acres of permanent grassland
- Previously used for livestock grazing or mowing
- Available for BPS, and entitlements available to be leased
- Tanked water supply on separate meter to most enclosures
- Good roadside access
- Fencing is adequate but in need of repair
- No horses

Plan

The plan shows the relevant land outlined in red extending to a total of 58.49 acres.

What 3 Words to the junction in between the land parcels: *audibly.spruced.diggers*

We have calculated all figures to tender excluding the ineligible areas.

The land has previously been used for grazing livestock, and shutting up for mowing.



Tender

Tenders are to be submitted by **MIDDAY FRIDAY 21st APRIL** on the attached form.

References are requested, and we ask for a brief outline of your intention for the land.

Farm Business Tenancy

The land will be available to the Tenant on a Farm Business Tenancy from 1st May 2023 for 5 years. The Basic Payment Scheme should be claimed by the Tenant from 2023 onwards, and entitlements for the remainder of the BPS will be leased to the Tenant for no charge. The tenant will be responsible for securing their own CPH Number in respect of the land using their own RPW online account.

There is a tanked water supply benefitting from a separate meter providing water to most enclosures, the payment of these rates will be the responsibility of the Tenant from occupation. The holding is fenced, but it would benefit from improvement, the tenant will be expected to undertake fencing improvement works over the duration of the term.

Rent payments will be in two equal instalments, half on taking occupation, and the remainder on the 1st November.

The land has not been cultivated in some time, and it is believed a full Environmental Impact Assessment (EIA) would need to be undertaken if the tenant was interested in ploughing the land, Landlord permission should be sought first.

Scheduled Monument

There is a historic Motte and Bailey Castle on the land, shown hatched blue on the plan, this area is included in the tenancy, but it must be stock excluded. Cadw will not allow the monument to be permanently fenced off, we recommend temporary fencing is used to prevent livestock access. This area extends to 0.46 acres, and is not included in calculations for the rental payments.

Plans, Areas & Schedule

These are based upon Ordnance Survey and are for reference only. The tenant shall be deemed to have satisfied themselves as to the description of the property. Any error, mis-statement shall not annul a letting or entitle any party compensation in respect thereof.

Health & Safety

Neither the Landlords nor the letting Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

Viewings

The land is in agricultural use, viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing. Please ensure all gates are left as found, and due care and attention is taken when viewing fields containing livestock.

Further Information

For further information please contact :
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