

**AGRICULTURAL LAND AT
CLEGIR UCHA
MELIN Y WIG
CORWEN
DENBIGHSHIRE
LL21 9RB**

267.09 ACRES (108.09HA) OR THEREABOUTS

**TO LET
BY TENDER
ON
LICENCE AGREEMENTS
IN 3 LOTS**

LOT 1: 42.55 ACRES (17.22 HA) APPROX FOR GRAZING BY YOUNG CATTLE OR SHEEP /MOWING

LOT 2: 101.14 ACRES (40.93 HA) APPROX FOR GRAZING BY YOUNG CATTLE OR SHEEP ONLY

LOT3:123.40 ACRES (49.94 HA) APPROX FOR GRAZING BY SHEEP ONLY & PART MOWING

FROM 1st April 2023 TO 1st March 2024

**TENDERS CLOSE AT
12 NOON ON MONDAY 27TH MARCH 2023**

**The 'Letting' Arrangements are is being conducted by our Colwyn Bay Office
(Tel: 01492 510360)**

Plas Eirias Business Centre / Abergele Road / Colwyn Bay / Conwy / LL29 8BF
Tel 01492 510360 Fax 01492 512151 Email colwynbay@dmpropertyconsultants.com

GENERAL REMARKS

Introduction

Interested parties are invited to tender for a Licence Agreement involving one or multiple lots of agricultural land forming part of Clegir Ucha, Melin y Wig, Corwen.

Situation & Directions

The subject land is situated as shown for identification purposes only on the Location & Site Plans accompanying these particulars.

Terms and Conditions of Agreement

A copy of the proposed Licence Agreement template, applicable to each lot, is available for inspection by interested parties (subject to prior appointment) at our Colwyn Bay Office.

In addition to other terms the following conditions will form part of the Agreement: -

1. The subject land parcels will be let on a Licence for the period 1st April 2023 to 1st March 2024.
2. The Licensee(s) shall pay the licence fee(s) in two equal instalments, with the first payment being due IN ADVANCE, upon request, on signature of the Agreement Document(s) on or before **1st April 2023** (prior to entry) and thereafter on **1st October 2023**.
3. The licensee(s) will not be permitted to use eligible land within the subject parcel to claim the Basic Payment Scheme.

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 LL29 8BF in a sealed envelope marked "**CLEGIR UCHA LAND TENDER**". All Tenders must be received by **12 NOON** on **Monday 27th March 2023**. To endeavour to avoid duplication of offers, we recommend that the Tenders specify an uneven monetary sum. The Landowner is not obliged to accept the highest or any Tender.

Viewing Arrangements

Viewing is strictly by prior appointment by telephoning DMPC on 01492 510360

Plans & 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 the Agents Davis Meade Property Consultants (DMPC) 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 on site 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.

PARTICULARS OF PROPERTY

LOT 1

(shown edged in red for identification purposes only on the appended Site Plan 1)

A block of versatile agricultural pastureland extending, in all, to **42.55 Acres (17.22 HA)** or thereabouts, with roadside access together with natural water course. **Please note, however, parcel ref 9952 is to be reseeded this Spring and will not be available (as part of the Licence arrangement) until 1st July 2023.**

Furthermore Lot 1 is available for **grazing by cattle (up to 12 months old) and sheep only and/or mowing (limited to one 'cut')** with all cattle to be removed by 1st October 2023.

<u>PARCEL NO</u>	<u>ACRES</u>	<u>HECTARES</u>
SJ0447 1276	5.14	2.08
SJ0347 9952	8.57	3.47
SJ0447 2773	4.45	1.8
SJ0447 4768	1.01	0.41
SJ0447 3563	6.20	2.51
SJ0447 7764	0.91	0.37
SJ0447 5155	7.17	2.9
SJ0447 6663	9.09	3.68
TOTAL	42.55 ACRES OR THEREABOUTS	17.22 HECTARES OR THEREABOUTS

LOT2

(shown edged in blue for identification purposes only on appended Site Plan 2)

Extending to **101.14 acres (40.93 hectares)** approximately this agricultural parcel principally consists of productive pastureland, which is available, for **grazing by cattle (up to 12 months old) and sheep only (with all cattle to be removed by 1st October 2023)**. The parcel benefits from natural water course and access along the route shown approximately coloured purple between A-C on site Plan 1, via part of Clegir Ucha farmstead (during reasonable, daylight, hours).

<u>PARCEL NO</u>	<u>ACRES</u>	<u>HECTARES</u>
SJ0446 8881	12.45	5.04
SJ0446 7996	13.00	5.26
SJ0447 6807	3.93	1.59
SJ0447 4330	26.93	10.9
SJ0547 0410	16.36	6.62
SJ0447 8928	14.43	5.84
SJ0447 7244	14.04	5.68
TOTAL	101.14 ACRES OR THEREABOUTS	40.93 HECTARES OR THEREABOUTS

LOT3

(shown edged in green for identification purposes only on the appended Site Plan 1)

This parcel in **123.40 Acres (49.94 Hectares)** or thereabouts is available for **grazing by sheep only with part being suitable for mowing (limited to one 'cut')**. The land contains natural water course and access along the route shown approximately coloured purple between A-B on site Plan 1, via part of Clegir Ucha farmstead (during reasonable, daylight, hours).

<u>PARCEL No</u>	<u>ACRES</u>	<u>HECTARES</u>
SJ0448 1938	14.90	6.03
SJ0448 4617	45.99	18.61
SJ0447 4385	1.88	0.76
SJ0447 5381	6.08	2.46
SJ0447 5474	2.64	1.07
SJ0447 6877	0.94	0.38
SJ0447 6693	3.90	1.58
SJ0447 7681	3.56	1.44
SJ0447 7797	5.16	2.09
SJ0447 8574	5.58	2.26
SJ0447 8557	3.78	1.53
SJ0447 9463	5.73	2.32
SJ0447 9585	2.94	1.19
SJ0447 8794	0.54	0.22
SJ0447 9897	6.33	2.56
SJ0448 8905	4.69	1.9
SJ0448 8212	5.21	2.11
SJ0448 4288	0.99	0.4
SJ0447 3493	2.55	1.03
TOTAL	123.40 ACRES OR THEREABOUTS	49.94 HECTARES OR THEREABOUTS

FORM OF TENDER

Please forward this Tender Form in a sealed envelope to:-

DMPC
Plas Eirias Business Centre
Abergele Road
Colwyn Bay
LL29 8BF

Marked:-

"CLEGIR UCHA LAND TENDER"
BY 12 NOON ON MONDAY 27TH MARCH 2023

I/We* (Name)

OF

.....

.....

TEL: MOBILE :

E-MAIL :

Offer the **Gross LICENCE** ** sum(s) detailed below for the period: **1st April 2023 to 1st March 2024**. If my/our Tender is acceptable I/we agree to sign the written Licence Agreement(s) provided by the Landlord's Agent, prior to entry (and to comply with the terms therein).

Lot1-(42.55 Acres approx):£.....(.....pounds sterling)

Lot2-(101.14Acre approx):£.....(.....pounds sterling)

Lot3-(123.40Acresapprox):£.....(.....pounds sterling)

***Please don't specify annual or per acre rental offers*

Signature:.....

Name in Capitals:

*Authorised representative

On behalf of

(e.g. Partnership/Company)

*Status

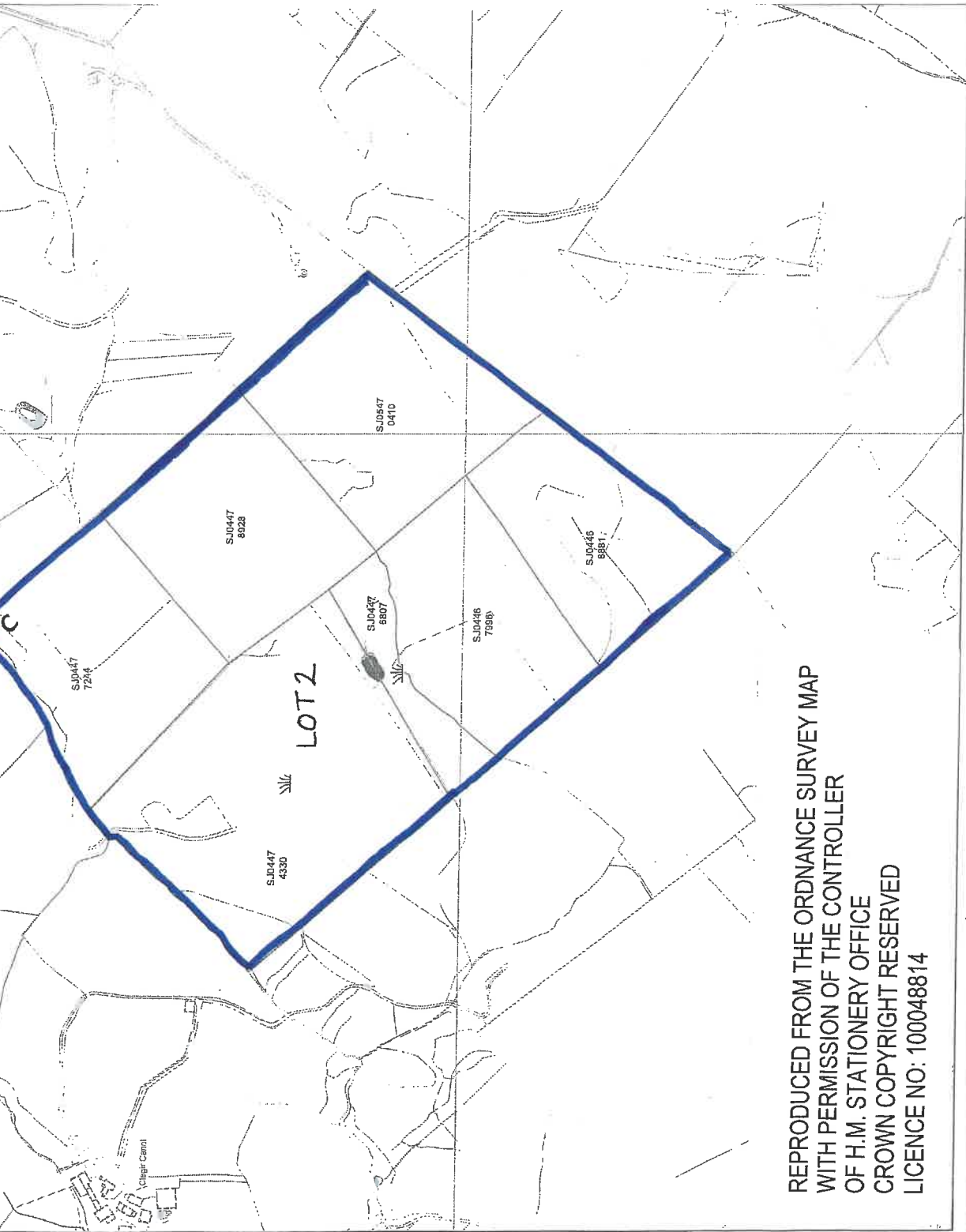
(e.g. Partner, Director)

Date:

*Delete as appropriate

SITE PLAN 2

**FOR IDENTIFICATION PURPOSES
ONLY**



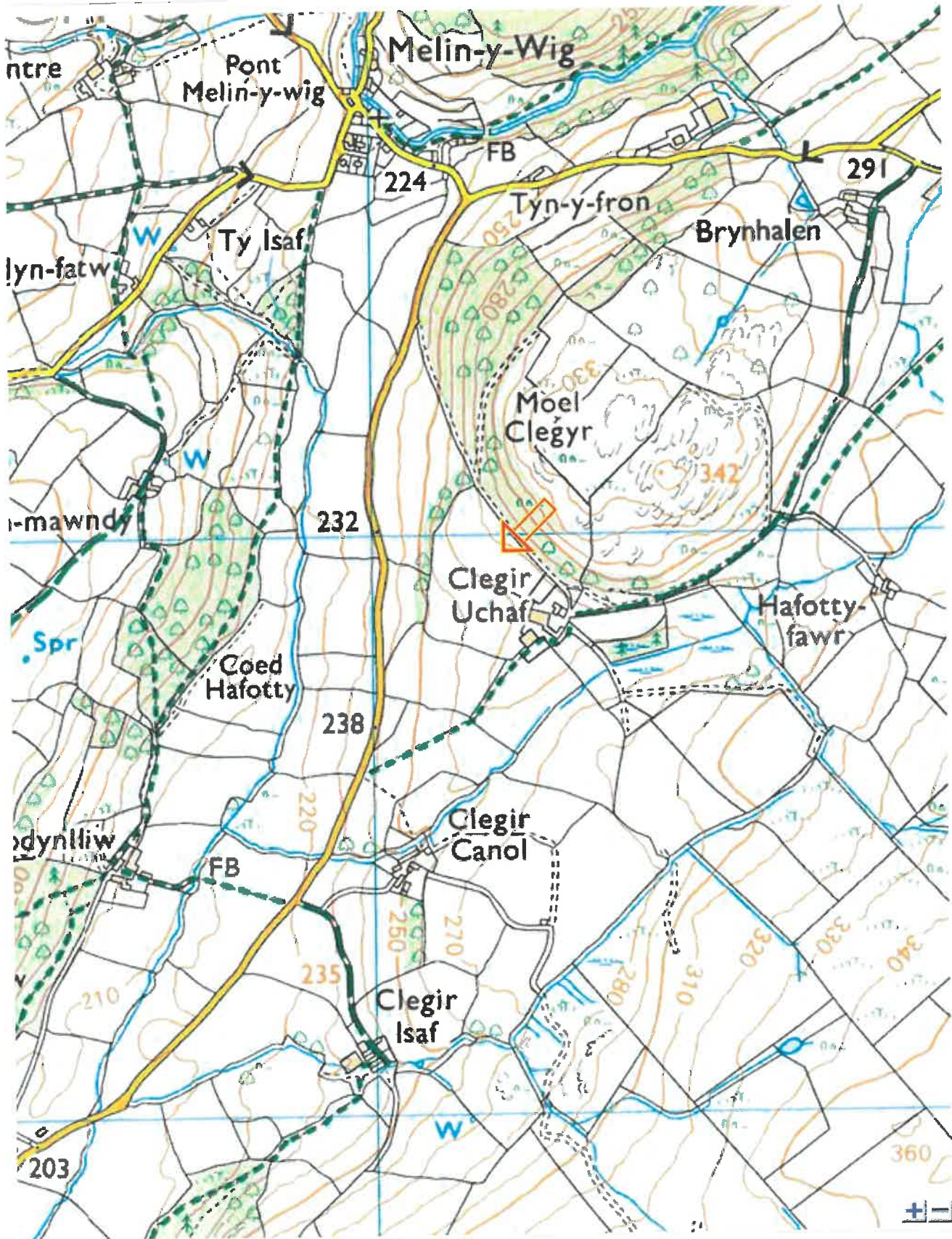
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LOCATION PLAN



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