

PRODUCTIVE AGRICULTURAL LAND AT  
GROESFFORDD MARLI, ABERGELE  
& CEFN MEIRIADOG  
ST ASAPH  
DENBIGHSHIRE

**60.73 ACRES (24.57HA) OR THEREABOUTS**

TO LET

BY TENDER

ON A

**FARM BUSINESS TENANCY**

FOR GRAZING & MOWING

IN 2 LOTS

LOT 1: 21.85 ACRES (8.84 HA) APPROX

LOT 2 : 38.88 ACRES ( 15.73 HA) APPROX

FROM 21st April 2023 TO 1st March 2025

**TENDERS CLOSE AT  
12 NOON ON MONDAY 17<sup>TH</sup> APRIL 2023**

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

## **GENERAL REMARKS**

### Introduction

Interested parties are invited to tender in respect of a Farm Business Tenancy for one or two lots of productive agricultural land at Groesffordd Marli (in the vicinity of LL22 9DS) & Ysgubor Newydd, Cefn Meiriadog LL17 0HE, near St Asaph.

### Situation & Directions

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

### Terms and Conditions of Agreement

A copy of the proposed Farm Business Tenancy Agreement templates, applicable to both lots of land, 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 each Tenancy Agreement:-

1. The subject land parcels will be let on a Farm Business Tenancy for pasture production.
2. The term period is to be: **21<sup>st</sup> April 2023 to 1<sup>st</sup> March 2025**
3. Both lots are available for grazing (by cattle and/or sheep) and mowing (with all cattle to be removed from **1<sup>st</sup> October 2023 to 1<sup>st</sup> April 2024** and from **1<sup>st</sup> October 2024 to 1<sup>st</sup> March 2025**).
4. The Tenant(s) shall pay the gross rent in four equal instalments, with the first payment being due IN ADVANCE, upon request, on signature of the Agreement Document(s) on or before **21<sup>st</sup> April 2023** (prior to entry) and thereafter on **1<sup>st</sup> October and 1<sup>st</sup> April** throughout the Tenancy Term.
5. The Tenant(s) will also be responsible for payment of the consumption charges applicable to the mains service trough water supplies applicable to each Lot.
6. The Tenant(s) will be required to trim all relevant hedges during the optimum period in the Autumn of 2023 & 2024.
7. The Tenant(s) will 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 "**CEFN LAND TENDER**". All Tenders must be received by **12 NOON** on **Monday 17<sup>th</sup> April 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

At any reasonable time (on foot only) upon production of a copy of the Letting Brochure as a permit.

### 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 Location Plan).

Productive pastureland, in 5 parcels, extending, in all, to 21.85 acres (8.84 hectares), or thereabouts, having roadside access together with piped trough water supply from a mains source.

| <b>PARCEL NO</b>    | <b>HECTARES</b>                         | <b>ACRES</b>                          |
|---------------------|---|---------------------------------------|
| 9660pt              | 1.26                                    | 3.11                                  |
| 9449pt              | 0.40                                    | 0.99                                  |
| 9950pt              | 0.52                                    | 1.29                                  |
| 9140pt              | 0.57                                    | 1.42                                  |
| 9147pt              | 2.14                                    | 5.28                                  |
| 1005pt              | 0.56                                    | 1.38                                  |
| 5250pt              | 1.86                                    | 4.60                                  |
| 5948pt              | <u>1.53</u>                             | <u>3.78</u>                           |
| <b>TOTAL AREA:-</b> | <b>8.84 Hectares<br/>or thereabouts</b> | <b>21.85 Acres<br/>or thereabouts</b> |

**LOT2:** (shown edged in blue for identification purposes only on the attached Location Plan).

38.88 acres (15.73 hectares) approximately, of heavy yielding grassland with roadside access and piped trough water supply from a mains source.

| <b>PARCEL NO</b>    | <b>HECTARES</b>                          | <b>ACRES</b>                          |
|---------------------|--|---------------------------------------|
| 6572                | 1.77                                     | 4.37                                  |
| 6163pt              | 1.79                                     | 4.43                                  |
| 4664                | 1.62                                     | 4.00                                  |
| 3053pt              | 1.60                                     | 3.95                                  |
| 4151pt              | 1.46                                     | 3.61                                  |
| 5248                | 1.96                                     | 4.84                                  |
| 6042pt              | 1.19                                     | 2.94                                  |
| 4336                | 1.31                                     | 3.24                                  |
| 5429A               | <u>3.04</u>                              | <u>7.50</u>                           |
| <b>TOTAL AREA-:</b> | <b>15.73 Hectares<br/>or thereabouts</b> | <b>38.88 Acres<br/>or thereabouts</b> |

# FORM OF TENDER

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

D MPC  
Plas Eirias Business Centre  
Abergele Road  
Colwyn Bay  
LL29 8BF

Marked:-  
“CEFN LAND TENDER”

**BY 12 NOON ON MONDAY 17<sup>th</sup> APRIL 2023**

I/We\* (Name) .....

OF .....

.....

.....

TEL: ..... MOBILE : .....

E-MAIL : .....

Offer the **GROSS RENTAL\*\*** sum(s) detailed below (in 4 equal instalments) for the **ENTIRE** term period: **21<sup>st</sup> April 2023 to 1<sup>st</sup> March 2025** to occupy the land parcel(s) referred to herein on a Farm Business Tenancy Agreement. If my/our Tender is acceptable I/we agree to sign the Tenancy Agreement(s) provided by the Landlord's Agent, prior to entry (and to comply with the terms therein).

**Lot1-(21.85 Acres approx):£.....(.....pounds sterling)**

**Lot2-(38.88 Acres approx):£.....(.....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

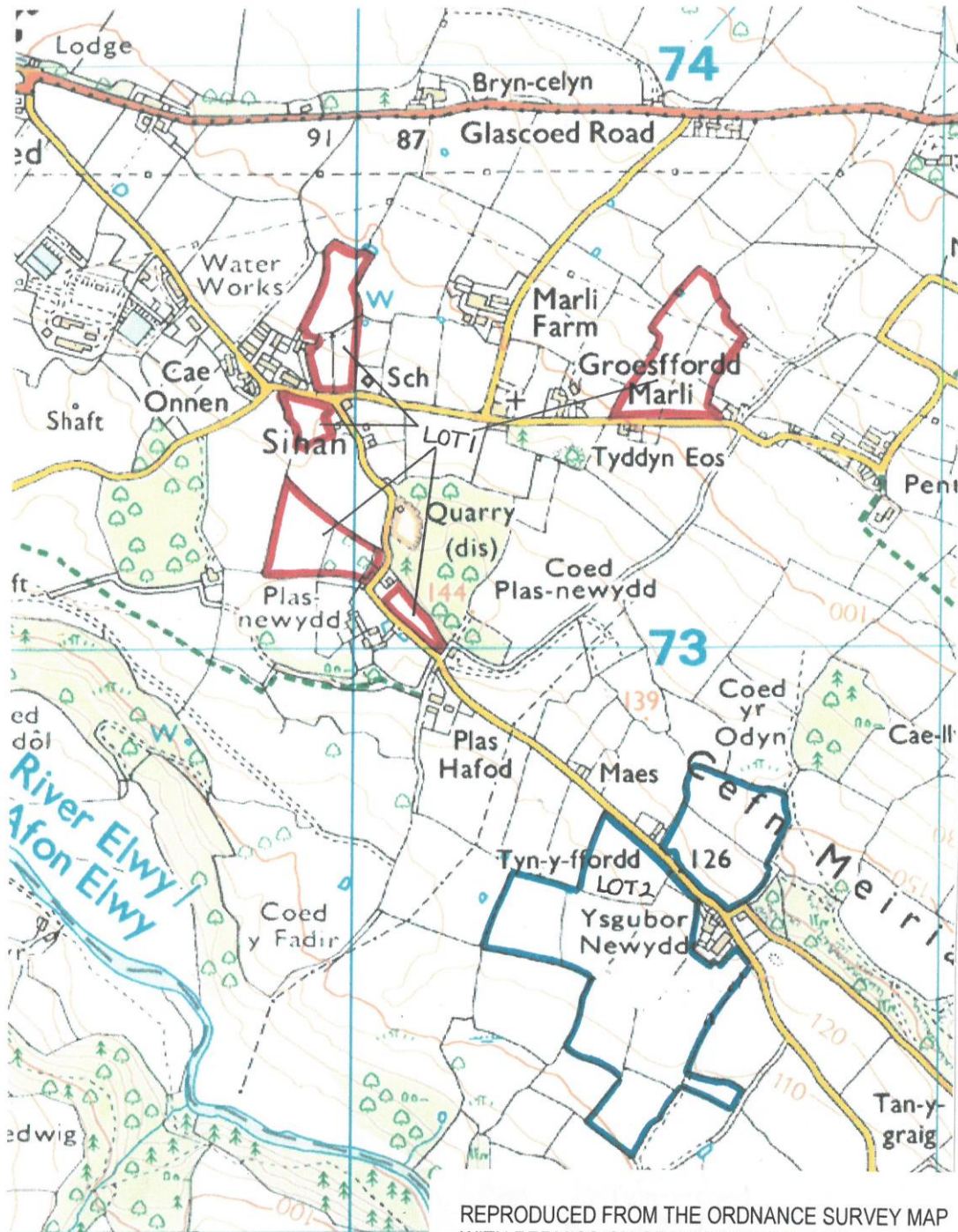
(e.g. Partner, Director)

Date: .....

\*Delete as appropriate

LOCATION 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