

BY DIRECTION OF THE OWNER

**PRODUCTIVE PASTURE LAND
AT
'ERIVIAT', NEAR DENBIGH**
(situated on the B5428 Groes to Henllan Road)

**TO LET
BY TENDER**

**FOR GRAZING (BY CATTLE & SHEEP)
AND/OR MOWING**
(with independent roadside access and natural water)

ON
FARM BUSINESS TENANCY AGREEMENT
(FOR TERM: 14th MAY 2019 TO 1ST MARCH 2021)

8.02 ACRES (3.23 HECTARES) OR THEREABOUTS
AS A WHOLE

TENDERS CLOSE: 12 NOON ON FRIDAY 10th MAY 2019

The Letting arrangements are being conducted via our Colwyn Bay Office (Tel: 01492 510360)

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GENERAL REMARKS

Situation

The Land Parcel, formerly forming part of Eriviat Hall Parkland, near Denbigh is shown for identification purposes only edged red on the accompanying Site Plan. Also included is the Location Plan, for further assistance.

Terms & Conditions of Agreement

A copy of the proposed Farm Business Tenancy agreement document 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 Land is to be let on a short term Farm Business Tenancy Agreement solely for Grazing by Cattle (other than Bulls) & Sheep and/or Mowing from 14th May 2019 to 1st March 2021.
2. The Tenant shall pay rental amounts in two equal instalments with the first being made in advance on signature of the Agreement Document on or before 14th May 2019, PRIOR TO ENTRY, and thereafter on 1st April 2020.
3. The Tenant will be responsible for the hedge cutting & trimming operations and to prevent livestock from straying off the Land .
4. 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 (for a sum representing the rental amount for the whole period of the tenancy) and sent to **DMPC, Plas Eirias Business Centre, Abergele Road, Colwyn Bay. LL298BF** in a sealed envelope marked "ERIVIAT LAND TENDER". All Tenders must be received by **12 NOON** on **FRIDAY 10TH MAY 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.

SCHEDULE OF LAND

<u>Parcel Number</u>	<u>Area</u>
1000	4.32
Pt 2215	<u>3.70</u>

Total Area 8.02 Acres (or thereabouts)

FORM OF TENDER

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

“ERIVIAT LAND TENDER”
By 12 noon on Friday 10th May 2019

I/WE _____
(NAME)
of _____
(ADDRESS) _____

TEL NO: _____

EMAIL:- _____

offer the sum included below to occupy the land referred to herein on a short term Farm Business Tenancy Agreement for the term period **14th May 2019 to 1st March 2021**. If our Tender is acceptable I/We agree to sign a Farm Business Tenancy agreement provided by the Landlord’s Agents, prior to entry (and comply with the terms therein).

NB PLEASE SPECIFY THE OFFER SUM FOR THE WHOLE OCCUPANCY PERIOD (AND NOT THE ANNUAL RENTAL FIGURE)

The rental sum offered is _____ pounds
(sterling) (£_____) for the term period specified above.

Signature:- _____

(Name in Capitals): _____

*Authorised representative

on behalf of _____
(Partnership/Company)

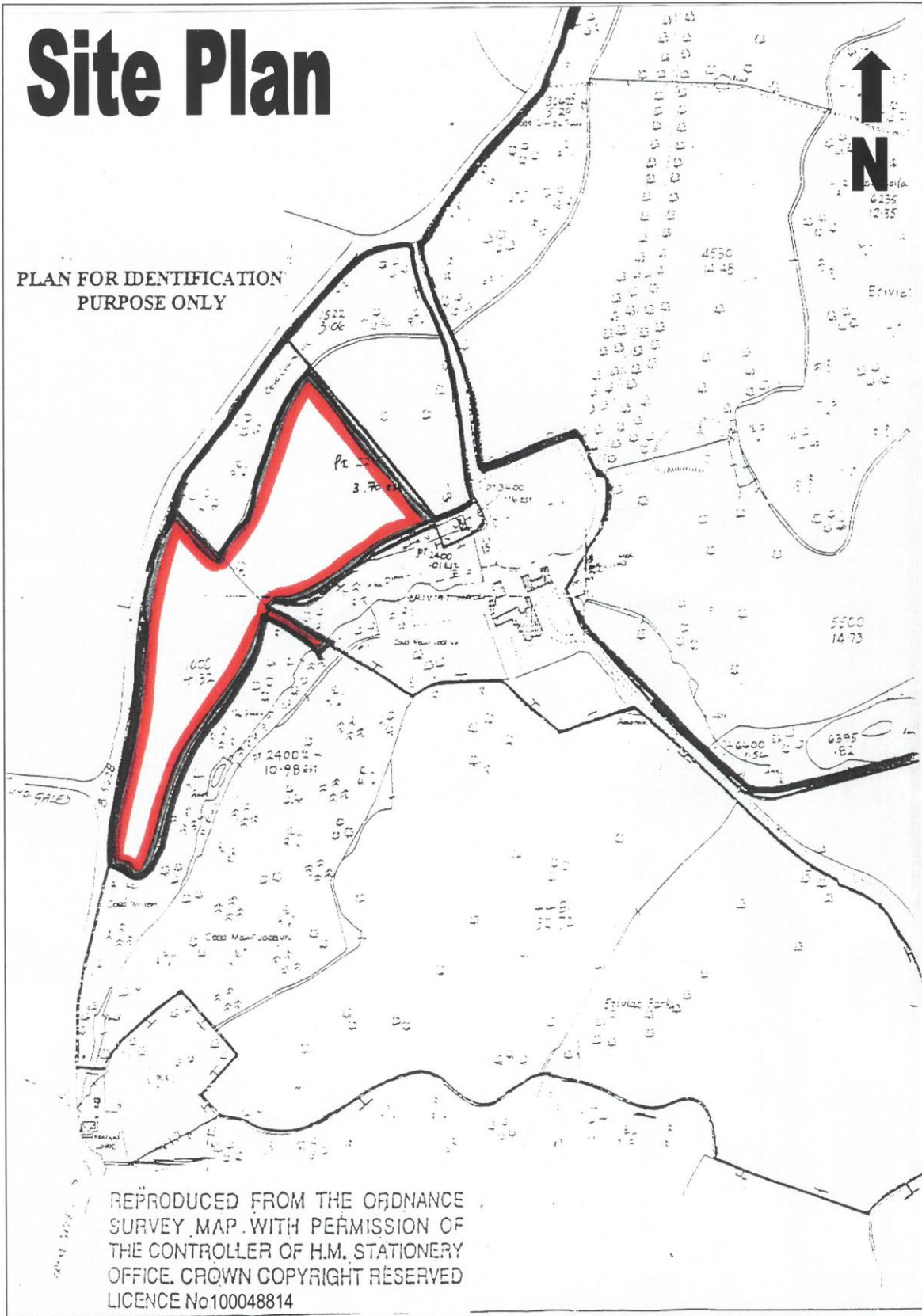
*Status _____
(Partner/Director)

Date: _____

*Delete as appropriate

Site Plan

PLAN FOR IDENTIFICATION
PURPOSE ONLY



REPRODUCED FROM THE ORDNANCE
SURVEY MAP WITH PERMISSION OF
THE CONTROLLER OF H.M. STATIONERY
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