

**By Instructions of Mr & Mrs. G. Williams**

**CAE GLAS**

**GELLILYDAN  
BLAENAU FFESTINIOG.**

**135 ACRES OR THEREABOUT  
Plus Grazing Rights on the Migneint**

**Together with  
THREE BEDROOM HOUSE & FARM BUILDINGS**

**TO BE LET BY TENDER**

**From March 2009**

**UNDER A FARM BUSINESS TENANCY FOR FIVE YEARS**

**All enquiries to:**

**Farmers Marts (R. G. Jones) Ltd.,  
(01341) 422789**

**Or**

**Richard Jones  
(07712199543)**

## **CAE GLAS, GELLILYDAN**

### **GENERAL REMARKS & STIPULATIONS**

The farm has been occupied by Mr and Mrs G. Williams for over 30 years and has been farmed as a stock rearing farm.

The farm, which is to be offered as one unit, has become available due the fact that Mr. and Mrs. G. Williams are reducing their farming commitments.

#### **Situation:**

The property is located some 3 miles North of Trawsfynydd and some 500 yards from the A470 road.

#### **IACS:**

The farm holding number is 53/210/18.

#### **Wayleaves:**

Any wayleave payment are reserved to the Landlords.

#### **Sporting Rights:**

Sporting Rights are retained by the Landlords.

#### **Duration of Letting:**

The farm shall be let from 15<sup>th</sup> March 2009 under a Farm Business Tenancy for an initial period of 5 years.

#### **Viewing:**

The farm may be viewed on the following dates only:

Tuesday 3<sup>rd</sup> February 2009  
Wednesday 11<sup>th</sup> February 2009

Between 10.30 am and 3.30 pm.

#### **Closing Date of Tender:**

**10.00 am Wednesday 25<sup>th</sup> February 2009.**

#### **Effluent:**

Tenant to comply with any notices.

**Farmhouse:**

To include: Lounge, Living Room, Dining/Living Room, Kitchen, Utility Room.

First Floor: Three Bedrooms, Bathroom and WC.

**Farm Buildings:**

To include modern and traditional buildings, cubicles and loose housing for cattle. Food and storage facilities. Sheep housing.

**Insurance:**

The Landlords will insure the farm house and buildings and recover the premium from the Tenant. This will amount to approximately £664 per annum based on 2008 figures.

**Single Farm Payment:**

The letting will include the transfer to the Tenant(s) at market value the relevant Single Payment Scheme Entitlements applicable to the land so far as the scheme rules allow the Landlords to do so. The Entitlements established include an area of other land not included in the letting. The apportionment is subject to verification by the Welsh Assembly Government.

Mountain Registration CL45

**Cross Compliance:**

Tenant(s) to be responsible for fully complying with Cross Compliance GAEC and all the matters relating to Single Farm Payment.

**Value Added Tax:**

In the event that the letting of the property or part thereof or a right attached to it is chargeable for the purpose of VAT, such tax will be payable by the Tenant(s).

**In Going:**

The successful tenderer will be required to purchase the Sheep flock at Cae Glas which will comprise of:

200 In Lamb hardy Welsh Ewes of flock ages.

The ewes are in lamb to a hardy Welsh Ram and due from April 2009 onwards.

60 Ewe Lamb Hoggs.

The purchase price shall be £40 (to include Cynefin) for the In Lamb Ewes and £35 (to include Cynefin) for the Ewe Lamb Hoggs.

**Grazing Rights:**

Included in the letting is the grazing right for 200 Sheep plus followers on the Migneint Mountain.

**Local Authority:**

**DEFRA**

National Assembly for Wales, Penrallt, Caernarfon, Gwynedd. LL55 1BE.  
Tel: (01286) 674144.

**Disputes:**

Should any dispute arise as to any part arising on these stipulations, particulars and plan, the question shall be referred to the arbitration of the Auctioneers whose decision, acting as experts, shall be final.

**Dilapidations:**

The Landlords will seek compensation in respect of any breach by the Tenant(s) of any of the conditions in the Agreement.

**Repairs:**

The Landlords will be responsible for the repair and maintenance of the roofs and external walls of the farmhouse and farm buildings. All other repairs and maintenance will fall onto the Tenant(s).

**Term:**

Initially a 5 year period.

No guarantee can be given as to a further term after the initial fixed period. Unless Landlords have given twelve months notice to quit on termination date, the tenancy reverts to an annual tenancy with either party able to give not less than 12 months notice to quit the holding.

**Rent Days:**

Half yearly in advance, payable on 1<sup>st</sup> March and 1<sup>st</sup> September in each year.

Insurance rent is payable annually on renewal.

**Rent Review:**

Rent will be reviewed on third year of occupation

**TENANT COVENANTS**

- To pay all rent and other charges
- Not to assign or sublet the holding, or let in other stock (without prior written consent)
- Not to use the buildings for anything except agricultural purposes in connection with the Tenant(s) trade or business of farming without prior consent.
- The Tenant(s) to pay £1,000 (One Thousand Pounds) plus VAT towards the administration and presentation of the tenancy.

**Draft Agreement available for inspection on viewing days.**

## CONDITION OF TENDER

1. The Landlords do not bind themselves to accept the highest or any tender.
2. All tenders shall be made on the prescribed form attached to these particulars.
3. All tenders shall be directed to Messrs R G Jones at Llys Meirion, Dolgellau, Gwynedd. LL40 1AB and shall arrive prior to **10.00 am on 25<sup>th</sup> February 2009** in a sealed envelope – marked “Cae Glas”
4. The Landlords or their duly authorised agents reserved the right to call for interview and/or inspect the holdings of prospective tenant(s) should they so require prior to the letting of the property.
5. In submitting a tender, the tenderer(s) shall include in addition to the prescribed form, a personal curriculum vitae, details of farming experience and land currently farmed, a summary of proposal for farming the land with gross margins and cash flow budgets for three years to support the rent tendered and the name of four referees, including a Bank and Trade Reference.

**CAE GLAS,  
GELLILYDAN**

**TENDER FORM**

**5 Year Farm Business Tenancy**

Tender to be returned to R G Jones, Llys Meirion, Dolgellau, Gwynedd. LL40 1AB no later than 10.00 am on 25<sup>th</sup> February 2009 in a sealed envelope marked "CAE GLAS"

**FORM OF TENDER – 5 YEAR TENANCY  
Of  
CAE GLAS, GELLILYDAN**

I/We, having read the Particulars and Condition of Letting of Cae Glas, Gellilydan extending to approximately 135 acres plus Grazing Rights on the Migneint Mountain, offer to take the farm on these conditions on a Farm Business Tenancy from 15<sup>th</sup> March 2009 for an initial period of 5 years at a starting rent of :

£..... per annum  
(Please write figure tendered in words)

The following information forms part of the Tender and must be given.

Surname ..... Christian Name (s) .....

Married/Singled ..... Number of Children .....

Age .....

**References (Name, Address & Telephone Number)**

**The first should be your Bank Manager and the other persons to give evidence of your experience and ability.**

1. ....  
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..... Tel No: .....

2. ....  
.....  
..... Tel No: .....

3. ....  
.....  
..... Tel No: .....

4. ....  
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..... Tel No: .....

**Note:** If already in farming the applicant(s) to provide the last three years trading figures at the interview.

**Please answer the following points which also form part of the Tender:**

**a) Please provide details of your Farming Training and/or experience**

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**b) Please explain your present position, also state the current acreage managed on what farming system**

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**If necessary your answers may be continued overleaf or on separate sheets.**

**CAE GLAS, GELLILYDAN**

**Schedule of Acreage**

<b>Sheet Ref:</b>	<b>Field Ref:</b>	<b>Area:</b>
SA1234	6929 6262	1.00
	6576	2.32
	6597	0.12
	6659	0.94
	7248	1.22
	7456	0.32
	7655	0.13
	4242	0.37
	4652	2.65
	5273	3.09
	5694	0.29
	5889	3.17
	5948	2.05
	1147	0.96
	1557	3.88
	7515	2.48
	6940 7805	1.66
	5600	0.88
	6939 8992	9.09
	2472	5.83
	6940 6403	0.99
	6939 8176	1.83
	7666	1.57
9865	1.00	
9164	1.21	
9254	4.06	
8643	<u>1.30</u>	
	<b>53.58</b>	

**Total Hectares: 53.58**

**Total Acres: 132.39**