



Fferm Berthlafar, Bala, Gwynedd,  
LL23 7EP

**J. Bradburne Price & CO** ~EST.1902~  
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~  
~ VALUERS & ESTATE AGENTS ~

To Let by Informal Tender, Fferm Berthlafar, Bala, Gwynedd, LL23 7EP

### Letting Details

TO BE LET BY INFORMAL TENDER

A SUBSTANTIAL BLOCK OF FERTILE PASTURE LAND AMOUNTING IN  
ALL TO APPROXIMATELY 120 ACRES.

AVAILABLE AS A WHOLE ON AN 11-MONTH GRAZING & MOWING  
LICENCE

### CLOSING DATE FOR TENDERS

12.00 NOON WEDNESDAY 25TH OCTOBER 2023  
(LICENCE TO COMMENCE 30TH OCTOBER 2023 )

Acting Agents: J. Bradburne Price & Co.14/16 Chester Street, Mold, Flintshire, CH7 1EG.

Contact James Griffiths [james@jbradburneprice.com](mailto:james@jbradburneprice.com) or Susie Griffiths, [susie@jbradburneprice.com](mailto:susie@jbradburneprice.com) Tel: 01352 753873

01352 753 873

[contact@jbradburneprice.com](mailto:contact@jbradburneprice.com)





J Bradburne Price & Co are delighted to offer to the market this substantial block of fertile land extending to approximately 120 acres, to let, by informal tender.

Berthlafar is conveniently located to the East of the rural town of Bala. The land is located approximately three miles from the centre of the town and is accessed from the farm track running North from the main B4391 road.

What3words Location: ///cattle.unpacked.taller

Postcode: LL23 7EP

The land is available as a whole. Comprised within several conveniently sized enclosures, the majority of the fields benefit from a natural water supply. A mains water supply can be available to some of the fields if required and the licensee will be responsible for all water rates/charges.

The land is all flat and is all currently down to pasture. Grazing livestock or mowing is permitted on the land.

The land is to be let on a 11-month grazing licence, commencing on 30th October 2023 and expiring on 30th September 2024.

The site is being let bare, with no livestock or deadstock available to the licensee. **NO BUILDINGS ARE INCLUDED AS PART OF THE LETTING.**

The rent will be payable in full on 30th October 2023.

The land will not be available to claim BPS entitlements or any other subsidy. The ingoing licensee will be required to meet all Cross Compliance Regulations for the remainder of the 2023 scheme year and beyond and indemnify the licensor for any losses arising from the breach of the regulations.

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## **Viewing**

Strictly by appointment only -please contact the agents on 01352 753873 to arrange a time.

## **Tenure**

Leasehold

## **Easements, Wayleaves, Public & Private Rights of Way:**

The property is let subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars.

## **Town & Country Planning Act:**

The property, notwithstanding any description contained within these particulars, is let subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

## **Money Laundering Regulations:**

The tenant/s will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

## **Plans, Area and Schedules**

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the agents and the tenant/s shall be deemed to have satisfied themselves as to the description of the land and any error or mistake shall not annul the tender or entitle either party to compensation. The plan is for identification only and is based on the Ordnance Survey Sheets.

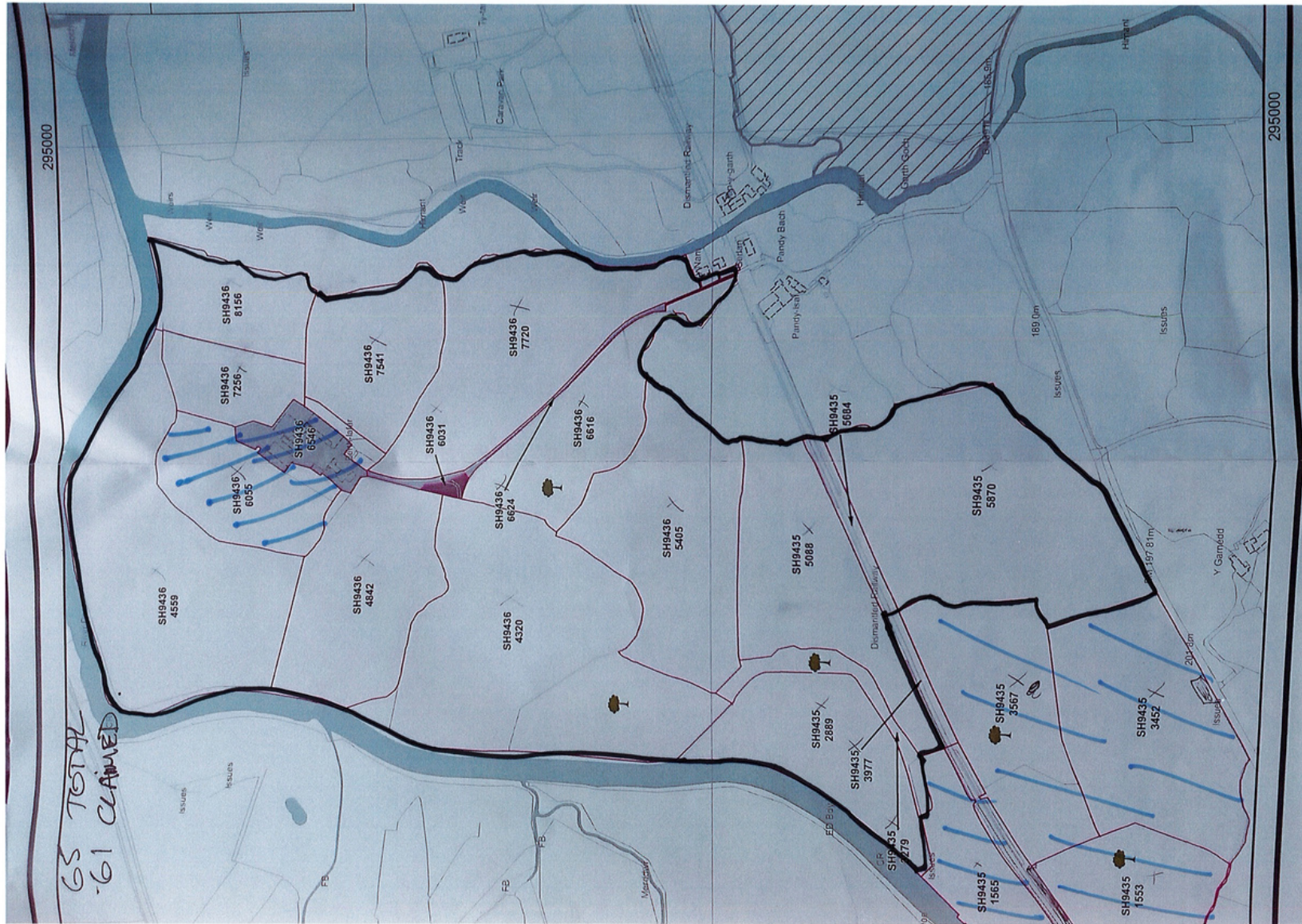
## **Please Note:**

All tender documents submitted should be completed honestly and truthfully, with all the information given being factually correct and true. This land is being offered to let by informal tender, the owner is not obliged to accept the highest, or any tender. The grazing licence will address all relevant matters for both licensor and licensee.

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Please complete all fields below for the tender to be considered valid and return in a SEALED ENVELOPE marked “Tender for Berthlafar ”by 12 noon on Wednesday 25th October 2023  
to J Bradburne Price & Co,14-16 Chester Street Mold CH7 1EG

1. Applicant’s Full Name: \_\_\_\_\_

2. Applicant’s Current Full Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Applicant’s Contact Number \_\_\_\_\_

4. Applicant’s Email Address \_\_\_\_\_

5. The applicant is submitting a tender  
BERTHLAFAR WHOLE (120 ACRES) £ \_\_\_\_\_

SIGNED..... DATED.....

