



**Public Auction  
of  
239.51  
Welsh  
Single Farm Payment Entitlements  
at  
St. Asaph Livestock Market  
The Roe Elwy  
St. Asaph  
Denbighshire  
North Wales  
LL17 0LT  
on  
Thursday 11<sup>th</sup> March 2010  
(12:30hrs prompt.)**

**All enquiries to:**

**Sion Wyn Jones**

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# SECTION 1

## Conditions of Sale

These Conditions of Sale will apply to all sales conducted by Jones Peckover by Public Auction or Private Treaty of Single Farm Payment entitlements **without land**. In any event where there is a divergence between these Conditions and the National Conditions of Sale or more recently the Common Auction Conditions then these Conditions of Sale as presented will prevail.

- a. The Vendor warrants that any information given as detailed on their Jones Peckover Entitlement and Authorisation Trading Form and as described in this catalogue is correct. The Auctioneers accept no liability for any inaccuracy in the details for which remains wholly with the Vendor, who will be responsible for any losses and costs incurred by either the Purchaser or the Auctioneers.
- b. The Purchaser as described on the Registration Form obtained guarantees that the information provided is correct and any losses or costs that result from any inaccuracy of this information to the Auctioneers or Vendor will be the responsibility of the said Purchaser.
- c. Full and final settlement for each lot will be made by the Purchaser on the day of the sale and the settlement to be paid will be as detailed on the invoice presented to the Purchaser. All payments shall be made payable to the Auctioneers, being Jones Peckover, who will hold the money as a stakeholder until the transfers have been accepted. The TF(W) transfer of entitlements form will not be completed and sent until all funds have cleared our banking system. All funds must have cleared by 1<sup>st</sup> April 2010 if an application to transfer entitlements is to be made. Any losses arising out of a delay due to non-payment will be recoverable from the Purchaser of who should indemnify the Auctioneer and Vendor against such losses.
- d. The date of the transfer will be 6 weeks after the date of submitting the TF(W) transfer of entitlements form unless the Welsh Assembly rejects the transfer and notifies the Vendor thereof. The Auctioneers will hold all monies until such time as the Welsh Assembly confirm that the transfer from Vendor to Purchaser has been successful. In a case where the Welsh Assembly rejects a transfer application the Auctioneers will refund the Purchaser in accordance with our terms of engagement.
- e. In the case of lots upon which there is a reserve, the Auctioneers shall have the right to bid on behalf of the Vendor.
- f. ***The Vendor Warrants that:***  
They have been granted payment of entitlements under the Single Farm Payment Scheme which were duly established from the completion of a SAF Application Form and that all pertinent rules relating to the compliance and transfer of the Single Farm Payment entitlements have been strictly adhered to.

The Vendor will indemnify and continue to indemnify the Auctioneers and the Purchaser for any losses, costs or claims incurred arising out of any rejection by the Welsh Assembly to the transfer of entitlements as a result of an error or mistake made by the Vendor in not complying with rules and regulations produced by the Welsh Assembly.

No restrictions or legal obstructions will hinder or preclude the transfer of entitlements.

The definition of "farmer" as defined by European Legislation is fully complied with.

They are in a position to trade entitlements and satisfy the rules laid down by the Welsh Assembly in respect to transferring entitlements.

- g. ***The Purchaser Warrants that:***  
They are in a position to purchase entitlements as set out in the rules and regulations provided for by the Welsh Assembly.  
  
The Purchaser will indemnify and continue to indemnify the Auctioneers and the Vendor for any losses, costs or claims incurred arising out of any rejection by the Welsh Assembly to the transfer of entitlements as a result of an error or mistake made by the Purchaser in not complying with rules and regulations produced by the Welsh Assembly.

# **SECTION 2**

## **2.1 Introduction**

Jones Peckover are pleased to conduct their third Public Auction of Welsh Single Farm Payment entitlements for 2010 at St. Asaph Livestock Market.

The sale has been arranged by Sion Wyn Jones, who has extensive knowledge and experience of the Single Farm Payment Scheme in both England and Wales.

The sale will be of interest to Farmers who have either:

- Bought land without any entitlements
- Rented land without any entitlements
- Sold set-aside entitlements
- Purchased or rented land where the vendor/landlord is asking too much money for the entitlements
- Purchased or rented land where the value of entitlements being offered with the land is too low
- *or*
- Farmers who wish to make an investment with a high percentage return

## **2.2 Date and time of sale**

The Public Auction is to be held at St. Asaph Livestock Market (Cattle Ring) on Thursday 11<sup>th</sup> March 2010 at 12:30hrs prompt.

## **2.3 Directions**

St. Asaph Livestock Market is conveniently situated to the A55 Expressway, which runs from Holyhead to Queensferry. Take Junction 27 off following signs for St. Asaph and the Livestock Market will be found approximately 200 yards from the roundabout on the left hand side.

## **2.4 Hotel Accommodation**

For those requiring overnight accommodation the following hotels are within close proximity to the Livestock Market:

Bod Erw Hotel, The Roe, St. Asaph. Tel: (01745) 584638.

Oriel House Hotel, Upper Denbigh Road, St. Asaph. Tel: (01745) 582716.

Plas Elwy Hotel, The Roe, St. Asaph. Tel: (01745) 582263.

## **2.5 Refreshments**

Available at the Livestock Market canteen.

## **2.6 Method of sale**

All lots will be sold by Public Auction in pound sterling per entitlement and be subject to the aforementioned conditions of sale. The Auctioneers reserve the right to bid on behalf of the Vendors where a reserve price has been set.

The order of sale will be strictly as catalogued, and it will not be deviated from at any time.

## **2.7 Entitlement values**

The exchange rate that has been used to illustrate the value of the entitlements in pound sterling from euros is 0.9093 pence per euro. The exchange rate however can and does fluctuate. All Purchasers should satisfy themselves as to the appropriate exchange rate.

## **2.8 Commission bids**

If you do not wish or are unable to attend the Public Auction in person, then please contact the Auctioneers at your earliest convenience. We will be able to bid on your behalf providing adequate notification has been received and that the Purchaser accepts the Conditions of Sale as detailed in this catalogue.

## **2.9 Telephone bids**

Telephone bids will be accepted providing we have notification by 3pm on Wednesday 10<sup>th</sup> March 2010, and are in receipt of a banker's draft as well as a photocopy of the Prospective Purchaser's passport or driving licence.

In the event that the telephone or mobile phone would fail whilst bidding for a particular lot, Jones Peckover will not be held liable and no claim will be brought against the company at any time.

## **2.10 Price guides**

Price guides will not be given to any Prospective Purchasers.

## **2.11 Sale/Withdrawals prior to Public Auction**

All Prospective Purchasers are made aware there is a possibility the Vendor may sell or withdraw their lot prior to the Public Auction. Prospective Purchasers are therefore strongly advised to contact the Auctioneers to verify the availability of the lot immediately prior to the Public Auction.

## **2.12 Method of payment**

Full payment is due to the Auctioneers on the sale day. Each and every lot must be paid for at the fall of the hammer.

## **2.13 Value Added Tax (VAT)**

Where applicable, VAT will be charged to the Purchaser on all transfers at the Standard Rate, currently 17.5%.

The VAT status of all Vendors is outlined in Section 3.

# **SECTION 3**

## **LOT 1**

**File Reference Number:** J161  
**Number of Entitlement Units:** 2.00 (*with 12.36 Livestock Units per Entitlement attached*)  
**Unit Value in Euros:** €5000.00  
**Unit Value in Pound Sterling:** £4546.50/ha (£1839.94/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided

## **LOT 2**

**File Reference Number:** J161  
**Number of Entitlement Units:** 1.00 (*with 9.85 Livestock Units attached*)  
**Unit Value in Euros:** €3985.17  
**Unit Value in Pound Sterling:** £3623.72/ha (£1466.50/acre)  
**VAT Applicable:** Yes  
**Method of sale:** As a whole

## **LOT 3**

**File Reference Number:** D083  
**Number of Entitlement Units:** 10.00  
**Unit Value in Euros:** €467.23  
**Unit Value in Pound Sterling:** £424.85/ha (£171.93/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

## **LOT 4**

**File Reference Number:** V104  
**Number of Entitlement Units:** 28.41  
**Unit Value in Euros:** €427.52  
**Unit Value in Pound Sterling:** £388.74/ha (£157.32/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

## **LOT 5**

**File Reference Number:** J162  
**Number of Entitlement Units:** 3.50  
**Unit Value in Euros:** €400.00  
**Unit Value in Pound Sterling:** £363.72/ha (£147.20/acre)  
**VAT Applicable:** Yes  
**Method of sale:** As a whole

## **LOT 6**

**File Reference Number:** E058  
**Number of Entitlement Units:** 22.00  
**Unit Value in Euros:** €379.35  
**Unit Value in Pound Sterling:** £344.94/ha (£139.60/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

## **LOT 7**

**File Reference Number:** E057  
**Number of Entitlement Units:** 12.52  
**Unit Value in Euros:** €365.95  
**Unit Value in Pound Sterling:** £332.76/ha (£134.67/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

## **LOT 8**

**File Reference Number:** N013  
**Number of Entitlement Units:** 18.00  
**Unit Value in Euros:** €326.16  
**Unit Value in Pound Sterling:** £296.58/ha (£120.02/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

## **LOT 9**

**File Reference Number:** D090  
**Number of Entitlement Units:** 36.75  
**Unit Value in Euros:** €314.60  
**Unit Value in Pound Sterling:** £286.07/ha (£115.77/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

## **LOT 10**

**File Reference Number:** N013  
**Number of Entitlement Units:** 30.00  
**Unit Value in Euros:** €256.52  
**Unit Value in Pound Sterling:** £233.25/ha (£94.39/acre)  
**VAT Applicable:** Yes  
**Method of sale:** Subdivided if necessary

**LOT 11**

File Reference Number: E056  
Number of Entitlement Units: 20.00  
Unit Value in Euros: €195.63  
Unit Value in Pound Sterling: £177.89/ha (£71.99/acre)  
VAT Applicable: Yes  
Method of sale: Subdivided if necessary

**LOT 12**

File Reference Number: L078  
Number of Entitlement Units: 35.33  
Unit Value in Euros: €156.69  
Unit Value in Pound Sterling: £142.48/ha (£57.66/acre)  
VAT Applicable: Yes  
Method of sale: Subdivided if necessary

**LOT 13**

File Reference Number: D083  
Number of Entitlement Units: 20.00  
Unit Value in Euros: €140.14  
Unit Value in Pound Sterling: £127.43/ha (£51.57/acre)  
VAT Applicable: Yes  
Method of sale: Subdivided if necessary

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**PURCHASER DETAILS**

Trading Name.....  
Address.....  
.....  
Tel.....  
Mob.....  
CRN.....

*PLEASE COMPLETE, TEAR AND HAND TO THE AUCTIONEER AFTER THE PUBLIC AUCTION*