



Land at Bwlch Y Fedwen & Soho Farm, Furnace, Llanelli, Carmarthenshire SA15 4SA

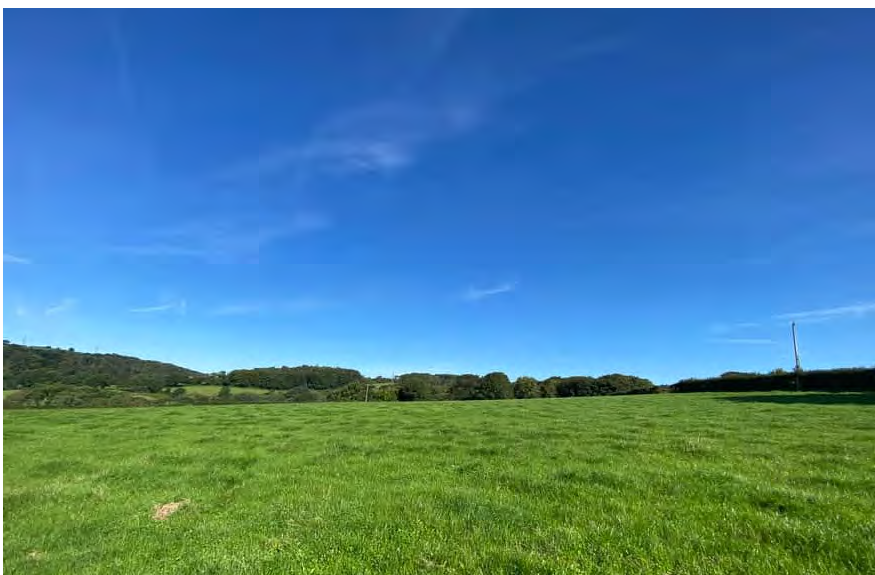
To Let

Property Features

- TO LET BY INFORMAL TENDER
- 203.63 acres of highly productive pastureland
- To let as a whole or in two lots
- LOT 1: 118.38 acres
- LOT 2: 85.25 acres
- Closing Date: 12 Noon Monday 29th April 2024
- 10 Year Farm Business Tenancy

Property Summary

TO LET BY INFORMAL TENDER - A block of highly productive pastureland and buildings split into a number of useful enclosures extending to approximately 203.63 acres (82.41 Ha) which has been actively farmed and managed exceptionally well by the previous occupier with good quality pastureland throughout.



Full Details

Location

The land forms part of the Stradey Estate in Llanelli, Carmarthenshire. The land is located in a rural position on the outskirts of Furnace village near Llanelli, situated to the west of the B4309.

Lot 1 is accessed directly off the B4309 highway.
Lot 2 is accessed directly off the Pen Y Fai Lane.

The nearest postcode is SA15 4SA

Property Summary

A block of highly productive pastureland split into a number of useful enclosures extending to approximately 203.63 acres (82.41 Ha) as illustrated on the attached plan. The land has been actively farmed and managed exceptionally well by the previous occupier with good quality pastureland throughout suitable for grazing and mowing.

The soils are identified to be freely draining slightly acidic loams being classified as Grade 3a land by the Agricultural Land Classification Map (Wales).

Lot 1: Modern Farm Buildings and land - 118.38 acres.
Lot 2: Land only - 85.25 acres

Terms

The respective lots are to be let by informal tender on a 10 Year Farm Business Tenancy from 5th May 2024. A copy of the proposed Farm Business Tenancy is available for inspection at the agents office, if required.

Invitation To Tender

Interested parties are invited to tender by 12 noon on Monday 29th April 2024. All tenders are to be submitted in writing using the tender form available from the agent, by request. Tenders must be received by post or delivered by hand to the agent's office.

The successful applicant will be required to sign the Farm Business Tenancy within 5 working days of their offer being accepted. If the tenancy is not signed within this time frame, the landowner reserves the right to withdraw the offer.



Additional Notes

The successful applicants will pay an arrangement fee of £250.00 plus VAT per lot upon signing the tenancy.

Services

Lot 1 - Mains electricity and water supply.
Lot 2 - Mains water supply.

Directions

From Furnace village, head north on the B4309 towards Five Roads for approximately 1 mile, taking the first left turn onto Pen Y Fai Lane whereby the land for Lot 2 can be found on the right hand side. To access Lot 1 ground, do not take the turning onto Pen Y Fai Lane and continue on the B4309 where the land can be found on the left hand side.

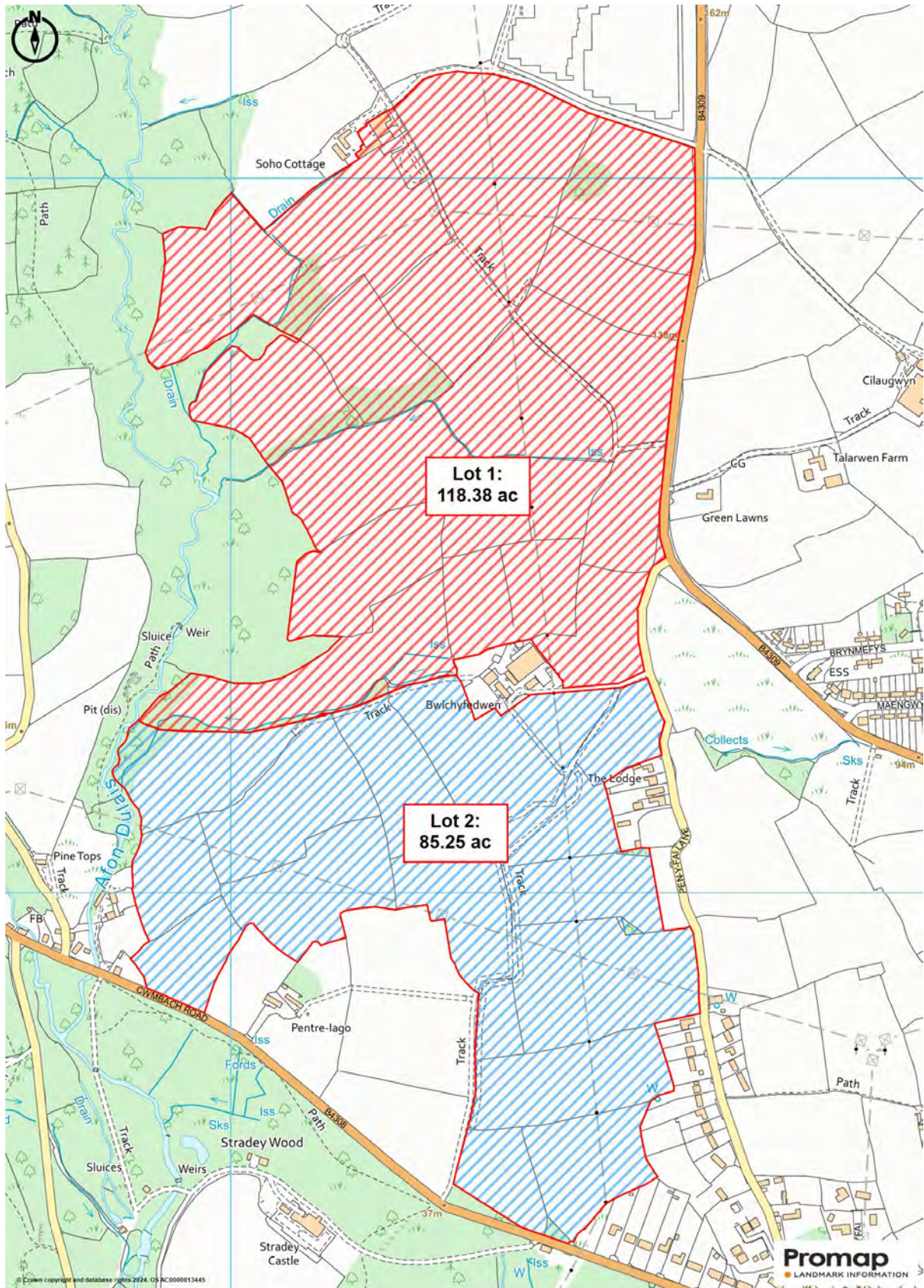
Agents Note:

Drone photographs taken in March 2024.
On-foot photographs taken in August 2023.

Viewing

Viewing strictly by prior appointment only.

For further information please contact Iwan Evans at:
Rees Richards & Partners, 12 Spilman Street,
Carmarthen, SA31 1LQ
Tel: 01267 612021
Email: iwan@reesrichards.co.uk





CLOSING DATE: 12 NOON MONDAY 29TH APRIL 2024

APPLICATION FOR INFORMAL TENDER 10 YEAR FARM BUSINESS TENANCY LAND AT BWLCH Y FEDWEN FARM AND SOHO FARM

I/We hereby apply for a tenancy of Land at Bwlch Y Fedwen & Soho

APPLICANT(S)

Name:

Address

.....

.....

Postcode:

Home Tel:

Mobile Tel:

Email:

Trading Name:

Proposed Use:

DETAILS OF OFFER

I/we hereby offer a rent of £..... per annum for **Lot 1 - (118.38 acres)** with effect from 5th May 2024.

I/we hereby offer a rent of £..... per annum for **Lot 2 - (85.25 acres)** with effect from 5th May 2024.

Additional comments by the applicant(s):

.....
.....

Signed:

Print:

Date:

TERMS AND CONDITIONS

1. Offers are to be received in a sealed envelope clearly marked 'Land at Bwlch Y Fedwen & Soho: Private & Confidential' at Rees Richards & Partners, 12 Spilman Street, Carmarthen, SA31 1LQ. Alternatively, electronic copies of the tender form to be sent by email to iwan@reesrichards.co.uk by 12 noon on Monday 29th April 2024
2. The Landlord reserves the right to accept any offer(s), which may not be the highest offer(s) and reserve the right not to accept any offer(s) at all.
3. The offer will remain strictly subject to contract until the Farm Business Tenancy Agreement has been signed and completed as a Deed.