

Ynysbrechfa Farmland, Llanfynydd, Carmarthen, Carmarthenshire SA32 7TX

TO LET VIA INFORMAL TENDER

Property Features

- Ynysbrechfa Farmlands, Llanfynydd, Carmarthen, SA32 7TX
- Approximately 124.60 acres of grassland, scrubland and woodland
- To Let via Informal Tender on a 5-year Farm Business Tenancy
- Tenancy commencing Monday 6th July 2026
- Tender deadline by 12pm noon on Wednesday 25th June 2026

Property Summary

A parcel of approx. 124.60 acres consisting of grassland, scrubland and woodland. Ynysbrechfa Farmlands benefits from extensive road frontage with two gated access points along with access to fields via the old green road. Ynysbrechfa Farmlands is located on the periphery village of Brechfa, ideally suited for grazing purposes.



Full Details

To Let Via Informal Tender

A parcel of approximately 124.60 acres consisting of grassland, scrubland and woodland. Ynysbrechfa Farmlands benefits from extensive road frontage with two gated access points along with access to fields via the old green road. Ynysbrechfa Farmlands is located on the periphery village of Brechfa, ideally suited for grazing purposes.

Available on a 5-year Farm Business Tenancy (FBT) commencing on the 6th July 2026.

Tender Deadline by 12pm noon on Wednesday 25th June 2026.

Tender

All tenders are to be submitted in writing using the Tender Form available from the Agent upon request. Offers are to be received in a sealed envelope clearly marked:

‘Ynysbrechfa Farmlands ‘ Private & Confidential’ at Rees Richards & Partners, 12 Spilman Street, Carmarthen, SA31 1LQ.

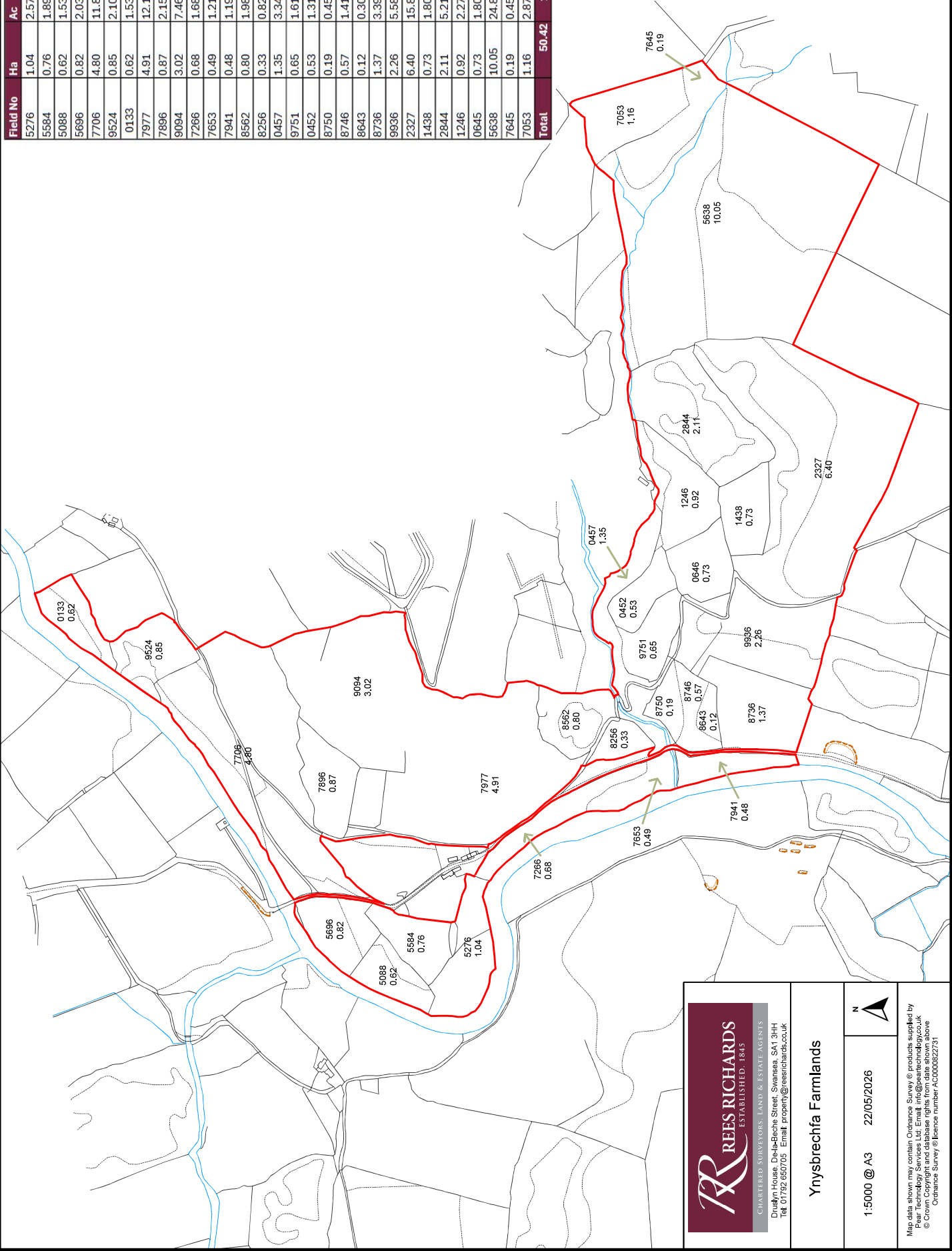
Alternatively, electronic copies of the tender form to be sent by email to elan@reesrichards.co.uk by 12 noon on Wednesday 25th June 2026.


The highest or any tender will not necessarily be accepted.

Further Information

Contact Elan Thomas for further information on 01267 612021 or email elan@reesrichards.co.uk

| Field No | Ha | Ac | Land Type |
|--------------|--------------|---------------|-----------------|
| 5276 | 1.04 | 2.57 | Pasture |
| 5584 | 0.76 | 1.89 | Pasture |
| 5088 | 0.62 | 1.53 | Pasture/Habitat |
| 5696 | 0.82 | 2.03 | Pasture |
| 7706 | 4.80 | 11.86 | Woodland |
| 9524 | 0.85 | 2.10 | Woodland |
| 0133 | 0.62 | 1.53 | Woodland |
| 7977 | 4.91 | 12.13 | Woodland |
| 7896 | 0.87 | 2.15 | Woodland |
| 9094 | 3.02 | 7.46 | Woodland/Scrub |
| 7266 | 0.68 | 1.68 | Woodland |
| 7653 | 0.49 | 1.21 | Scrub |
| 7941 | 0.48 | 1.19 | Scrub |
| 8562 | 0.80 | 1.98 | Woodland/Scrub |
| 8256 | 0.33 | 0.82 | Scrub |
| 0457 | 1.35 | 3.34 | Woodland |
| 9751 | 0.65 | 1.61 | Scrub |
| 0452 | 0.53 | 1.31 | Scrub |
| 8750 | 0.19 | 0.45 | Scrub |
| 8746 | 0.57 | 1.41 | Scrub |
| 8643 | 0.12 | 0.30 | Woodland |
| 8736 | 1.37 | 3.39 | Woodland |
| 9936 | 2.26 | 5.58 | Woodland |
| 2327 | 6.40 | 15.81 | Scrub/Gorse |
| 1438 | 0.73 | 1.80 | Scrub/Gorse |
| 2844 | 2.11 | 5.21 | Woodland |
| 1246 | 0.92 | 2.27 | Scrub |
| 0645 | 0.73 | 1.80 | Scrub |
| 5638 | 10.05 | 24.83 | Woodland/ trash |
| 7645 | 0.19 | 0.45 | Scrub/Gorse |
| 7053 | 1.16 | 2.87 | Scrub |
| Total | 50.42 | 124.60 | |





REES RICHARDS
ESTABLISHED, 1845

CHARTERED SURVEYORS, LAND & ESTATE AGENTS

Dunlin House, De-la-Beche Street, Swansea, SA1 3HH
Tel: 01792 260705 Email: property@reesrichards.co.uk

Ynysbrechfa Farmlands

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22/05/2026

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Partners

Matthew Lloyd MRICS MNAEA
Dylan Williams MRICS MNAEA
Christine Davies MRICS FAAV

Consultants

Keith Richards
Stuart Phillips
Martyn Jenkins FAAV

Associate Partners

Rhys James MRICS MNAEA

TO BE LET VIA INFORMAL TENDER

5 Year Farm Business Tenancy

Ynysbrechfa Farmlands

A useful parcel of pasture and woodland extending to approximately 124.60 acres in total located near Brechfa, Carmarthenshire.

To let via Informal Tender on a 5-year Farm Business Tenancy commencing on Monday 6th July 2026 and ending on the 5th July 2031.

All tenders are to be submitted in writing using the Tender Form available from the Agent upon request. Offers are to be received in a sealed envelope clearly marked:

'Ynysbrechfa Farmland '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 elan@reesrichards.co.uk by 12 noon on Wednesday 25th June 2026.

The highest or any tender will not necessarily be accepted.

Swansea Head Office

Druslyn House
De la Beche Street
Swansea
SA1 3HH

Tel: 01792 650705

Carmarthen Office

12 Spilman Street
Carmarthen
Carmarthenshire
SA31 1LQ

Tel: 01267 612 021

Tenby Office

Quay Hill
Tenby
Pembrokeshire
SA70 7BX

Tel: 01834 526 126



CLOSING DATE: 12 NOON WEDNESDAY 25TH JUNE 2026

APPLICATION FOR INFORMAL TENDER

**5-YEAR FARM BUSINESS TENANCY COMMENCING ON THE 6th JULY 2026 AND
ENDING ON THE 5TH JULY 2031**

YNYSBRECHFA, LLANFYNYDD, CARMARTHEN, SA32 7TX

I/We hereby apply for a Farm Business Tenancy of the above land.

APPLICANT(S)

Name:

Address

.....

.....

Postcode:

Home Tel:

Mobile Tel:

Email:

Trade Name:

(if applicable):

Proposed Use:

Swansea Head Office

Druslyn House
De la Beche Street
Swansea
SA1 3HH

Tel: 01792 650705

Carmarthen Office

12 Spilman Street
Carmarthen
Carmarthenshire
SA31 1LQ

Tel: 01267 612 021

Tenby Office

Quay Hill
Tenby
Pembrokeshire
SA70 7BX

Tel: 01834 526 126



DETAILS OF OFFER

Hereby offer to rent **YNYSBRECHFA FARMLANDS**, subject to contract and in accordance with the details contained within the letting particulars:

Rent Amount Per Annum in figures: £.....

Rent Amount Per Annum in words:

Additional comments by the applicant(s):

.....
.....
.....
.....

Signed:

Print:

Date:

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Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
Pembrokeshire
SA70 7BX

Tel: 01834 526 126



TERMS AND CONDITIONS

1. Offers are to be received in a sealed envelope clearly marked 'Ynysbrechfa Farmlands: 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 elan@reesrichards.co.uk by 12 noon on Wednesday 25th June 2026.
2. The offer will remain strictly subject to contract until the Farm business Tenancy has been signed and completed.
3. 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.
4. I/We have read and understood the letting particulars
5. I/We agree to allow the agents to undertake credit checks on us
6. I/We note that if the offer is received after the closing date, the offer will automatically be rejected.

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