

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
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TO LET

Land at Blaengwyddon, Newcastle Emlyn, SA38 9LW.



57.44 acres (23.24 hectares) of agricultural land
Available to let by informal tender
on a three year FBT
with anticipated start date circa March 25th 2026.

TENDER DEADLINE: 12 noon on Monday 16th March 2026.

57.44 acres (23.24 hectares) of Quality Grassland Land at Blaengwyddon, Newcastle Emlyn, SA38 9LW.

*Roadside access to each individual field.

*Productive silage and pasture land

GENERAL DESCRIPTION:

The land at Blaengwyddon extends to a total of 57.44 acres (23.24 hectares) and is productive grade 3b farmable land. The land is laid to grass and is gently sloping in nature. There is sheep fencing in all of the enclosures. In accordance with Soilscape the land is mostly freely draining slightly acid loamy soil.

SITUATION/DIRECTIONS:

The land is situated on the Capel Iwan Road just outside of Newcastle Emlyn town. The fields all have roadside access from this road.

OS Grid Reference: SN30543921
what3words: ///query.dares.spending

TERMS OF FARM BUSINESS TENANCY:

The land will be available on a three year FBT arrangement, anticipated start date 25th March 2026. The growing of maize and potatoes is prohibited. Any land ploughed requires to be re-seeded to grass before the tenancy termination.

SERVICES

Please see plan for water availability.

BPS/SFS

An applicable number of entitlements can be made available to the tenant for claiming the remaining years of the BPS scheme. If the tenant wishes to include the land in the SFS scheme prior discussions will be required in relation to any habitat options.

TENDER APPLICATION:

The tender application form attached must be submitted by hand, email or post and completed in full, by no later than 12 noon on Monday 16th March. If supplying the tender application via email or by post please contact the office on 01437 760730 to ensure it has arrived. The tenders will then be forwarded to the landowner for a decision.

Please note the landowner is not bound to accept the highest or any tender offer. We confirm that no tender offers will be opened prior to the deadline. Please mark the envelopes 'Land at Blaengwyddon'

AGRICULTURAL SUBSIDY SUPPORT AND AGRI-ENVIRONMENTAL SCHEMES:

The tenant requires the landowners consent to enter any schemes. Please see BPS/SFS detail.

STATUTORY AUTHORITIES:

Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP
Tel: 01267 234567

Welsh Government (Agriculture Department), Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004

PUBLIC RIGHTS OF WAY:

There are no public rights of way on the land.

VIEWING ARRANGEMENTS:

Interested parties must make a request with the vendor's letting agents (details below) to view the land in daytime hours with a set of particulars to hand.

VENDOR'S LETTING AGENT:

Edward H Perkins Rural Chartered Surveyors,
St John House, Salutation Square,
Haverfordwest, Pembrokeshire, SA61 2LG.
Telephone: 01437 760730
Email: jack@edwardperkins.co.uk or
Kathryn@edwardperkins.co.uk

PLANS AND PARTICULARS:

The information and plans provided within these particulars have been prepared for the convenience of prospective Tenants. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these particulars are made without any responsibility on the part of the Landowner or their appointed letting agent and any intending Tenant must satisfy themselves by the inspection or otherwise as to the correctness of these statements made and contained in these particulars. Plans are provided for identification purposes only.



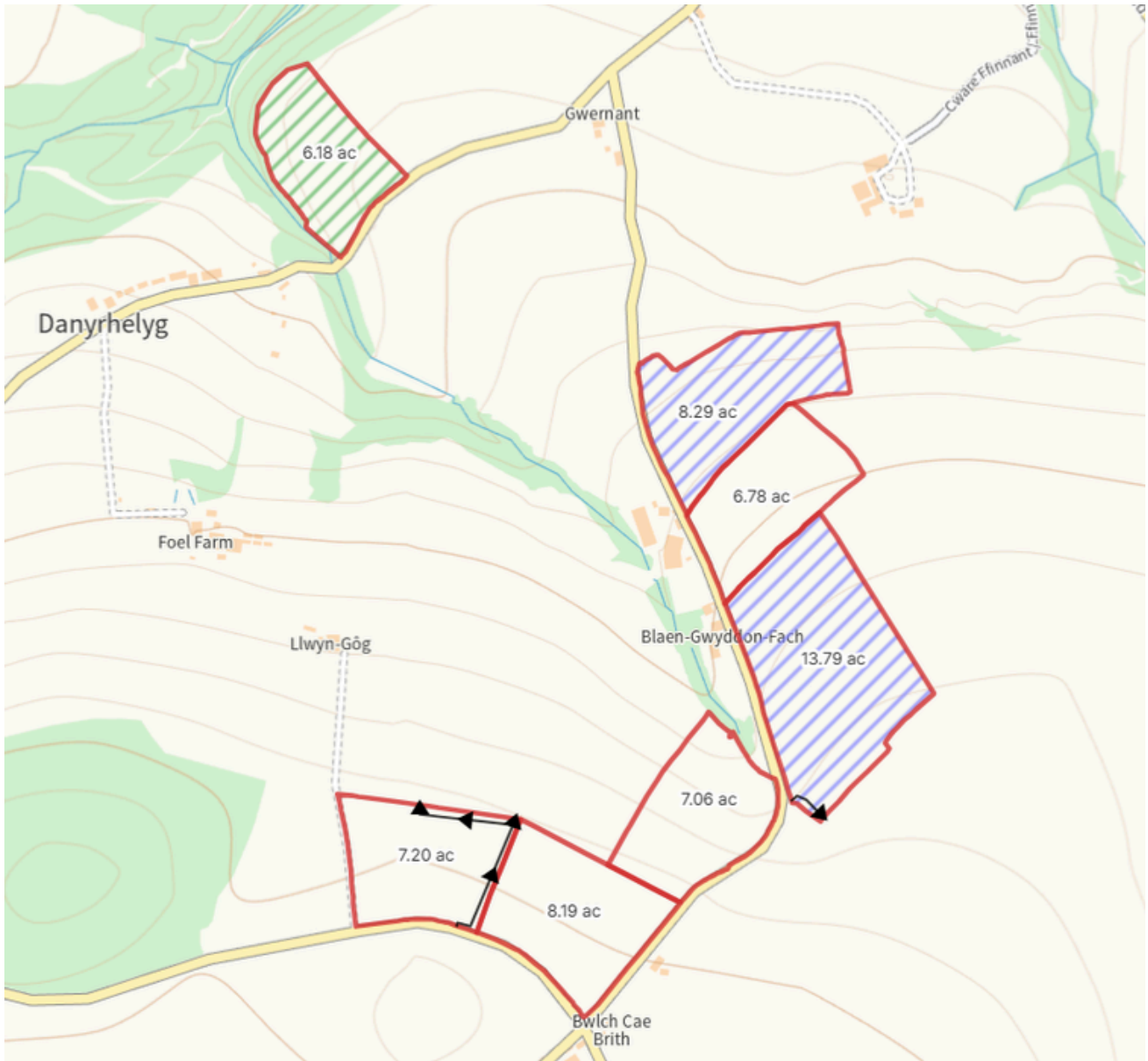
Field Plan

Green Lines - Access to water via a stream on the western field boundary.

Blue Lines - Access to a mains water supply.

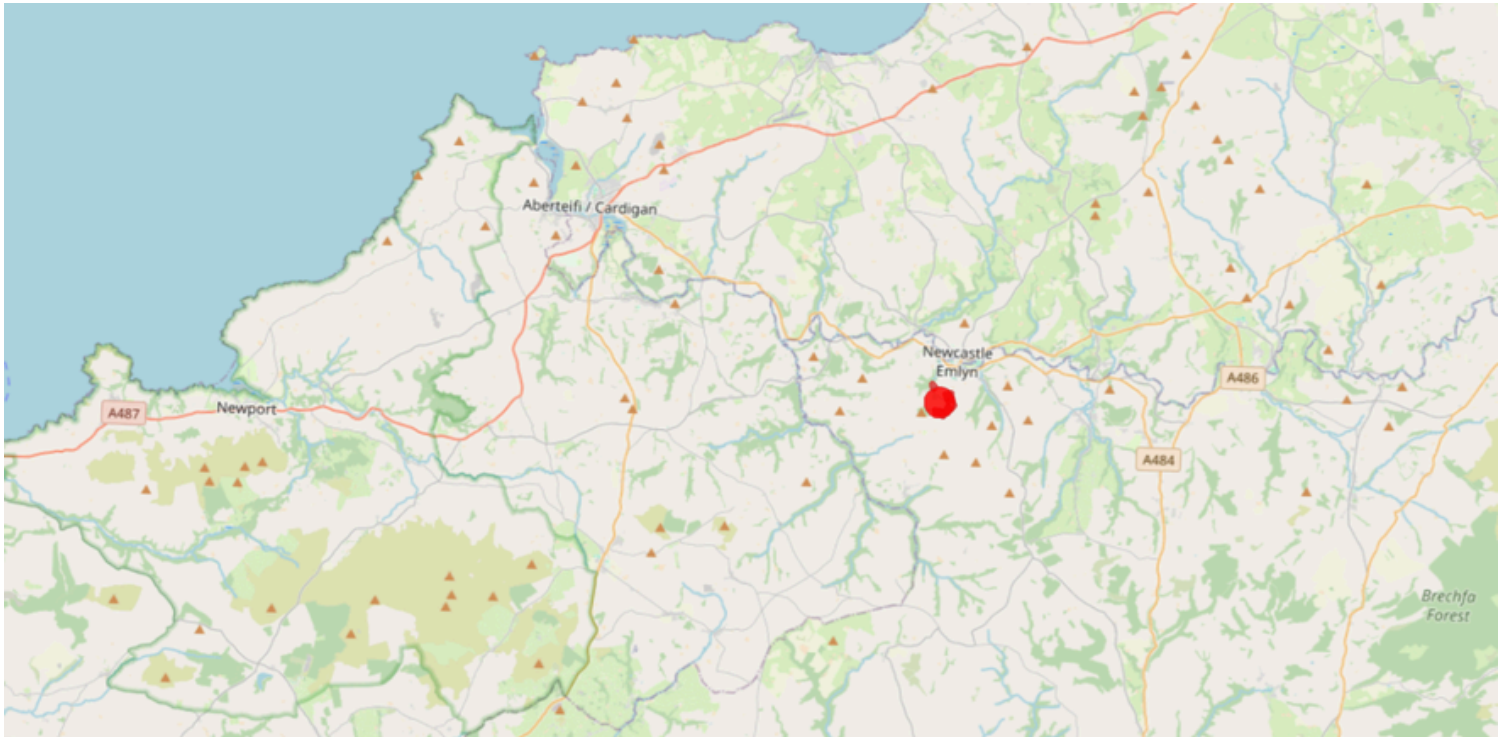
No Lines- No water access

Black arrows - Retained right of ways.



Schedule of Areas

Field Number	Acres	Hectares	Description
SN3038 0295	7.20	2.91	All Grassland
SN3038 2188	8.19	3.31	
SN3039 3803	7.06	2.86	
SN3039 5421	13.74	5.56	
SN3039 4541	6.78	2.74	
SN3039 3852	8.29	3.36	
SN2939 9085	6.18	2.50	
Total	57.44	23.24	



**FBT agreement for holding known as Land at
Blaengwyddon, Newcastle Emlyn, SA38 9LW, which
extends to 57.44 acres (23.24 hectares).
Informal Tender Document
Application Form**

Tender application for a three year FBT agreement for the holding known as the Land at Blaengwyddon, Newcastle Emlyn, SA38 9LW. which extends to the approximately 57.44 acres (23.24 hectares) to commence Wednesday 25th March 2026.

I/ We formally offer a sum of £_____ as annual fee for the land.
(please note that the offer must be a fixed amount).

I/We understand the landowner and their agents are not bound to accept the highest or any tender.

Please provide any other supporting information you feel would support your tender application including your intention of use, your current situation and farming experience. Please provide this on a separate sheet of paper and attach to this form.

Email: _____

Telephone Number: _____

Name and Address:

Date: _____

Signature: _____

***This form must be completed and submitted to Edward H Perkins Chartered Surveyors office no later than 12 noon on Monday 16th March 2026. Email tenders to be sent to either jack@edwardperkins.co.uk or Kathryn@edwardperkins.co.uk**