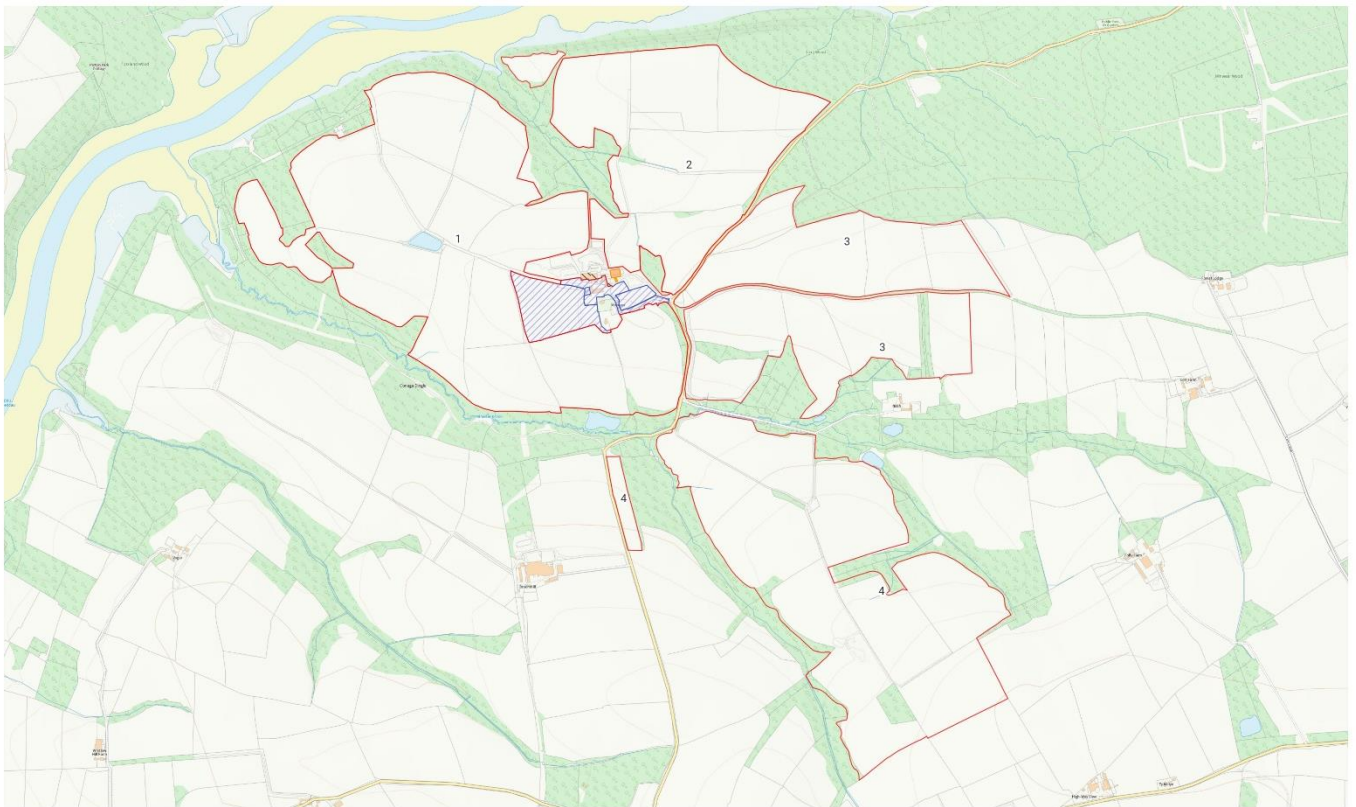


TO LET - MINWEAR FARM
MARTLETWY, PEMBROKESHIRE, SA67 8BJ
APPROXIMATELY 459.10 ACRES OF LAND
Available as a whole or in lots.

Minwear Farm



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200 m
Scale 1:9713 (at A3)

**To be LET by Informal Tender on a Farm Business Tenancy
for an initial term of 10 Years and then from Year to Year
A longer term is available by negotiation**

Tenders to be submitted by 12 Noon Friday 4th June 2021

Tenancy to commence on the 29th September 2021

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

LOCATION:

The property is located in South Pembrokeshire, North of the hamlet of Martletwy situated between Narberth and Haverfordwest.

DIRECTIONS:

On leaving the A40 onto the A4075 from Canaston Bridge to Carew, take the first right signposted to Blackpool Mill, follow this road for 2.5 miles and the farm is on the right along the tarmac lane (leading to Minwear Church).

DESCRIPTION:

A total of approximately 459.10 acres of land currently laid to grass and arable cropping. Approximately 452.87 acres of land is productive farmland with an addition of circa 6.23 acres of woodland.

The land previously formed part of a dairy holding, with the majority of the land capable of arable cropping. Maize and potatoes have previously been grown on the land. The majority of the land will be laid to pasture with some stubble crops, maize stubble and fodder beet. Details to be confirmed on viewing days.

The perimeter fencing is in reasonable condition with either 2 strands of barbed wire or electric fencing across the majority, some repair is required to ensure it is stock proof for cattle. The holding is not stock proof for sheep at present. The gates across the holding require attention or replacing and an incoming tenant will work with the outgoing tenant to ensure adequate works are done. Mains water and borehole water supplies a network of pipes are available to most field parcels, however the large concrete water troughs are to be removed by the outgoing tenant. The footpaths run along field boundaries to Lots 1 & 4.

One portal frame building and lean-to are included within the tenancy along with store buildings, yard area and slurry and dirty water pits. The farmstead will become available to the incoming tenant by March 2022.

The farmhouse, traditional buildings and land parcels as identified hatched Blue are available by separate negotiation but save for the land and farm buildings, will not be available until at least late 2022, more information will be confirmed on viewing days.

TENANCY DETAILS:

Term: The land is offered to let on an initial term of 10 (ten) year Farm Business Tenancy from the 29th September 2021 and thereafter continuing year to year. A longer initial term is available by separate negotiation.

Use: The land is suitable for a variety of crops including corn, potatoes and maize as well as being productive grassland. Prospective tenants should note that the use of the land as an exclusive dairy holding (for milking cows) is not preferred. The buildings marked hatched black on the holding are out of date and are proposed to be demolished.

Access: Access to the main block of land with any large machinery is to be via the access from the roadway leading from Canaston Bridge to Minwear. The highway access to Minwear Farmhouse is shared with Minwear Church and Minwear Cottage (which is not owned by the Estate).

Farming: The tenant will be responsible to farm the land in accordance with the rules of good husbandry.

Repair/Maintenance: The tenant will put and keep the land in good condition and will maintain the water supply and fixed equipment to include fences, hedges, ditches and gates to at least

the same condition as at the commencement of the tenancy subject to making the boundary fencing stock proof for the Tenant's stock.

The tenant will keep the farm buildings in repair and in no worse condition than at the time they are handed over to the Tenant.

The holding benefits from mains water and a borehole system located at the homestead, the land benefits from a network of water pipes, however the concrete water troughs are being removed by the outgoing tenant (available by separate negotiation).

Rent Payment: The rent is to be paid quarterly in advance (or other frequency by prior arrangement), with the first payment due 29th September 2021.

Tenancy Agreement: A draft Agreement is available to inspect at the Agent's office.

Services: The tenant will be required to contract with the usual service providers for mains water, electric etc. Please note that at present the current mains water supply supplies Minwear Farm and Minwear Farmhouse plus another Estate property and an adjoining cottage (Minwear Cottage). Further details are available from the Agents.

Sporting: The sporting rights are reserved by the Landlord. Minwear farm comprises some of the land of the Slebech Estate wild bird shoot. Tenants should make themselves aware of the requirements of working with the Estate (by speaking to the Agents) to ensure that farming and the wild bird shoot work together.

Entitlements: Basic Payment Entitlements, which are owned by the outgoing tenant, are available for purchase by separate negotiations.

INSPECTION:

Viewing Days are to be arranged – please contact Owen and Owen to express your interest and obtain a details of 'Viewing Days'. Due to having to comply with COVID19 protocols, inspection of the land and property beforehand is not permitted.

Please be aware that Minwear Farmhouse is occupied and no admission is granted to inspect the house. Please refer to the Agents.

TENDER DETAILS:

Please tender a total annual rent figure (not per acre) for the whole. Tenders are to be submitted to the Agents by 12 Noon Friday 4th June 2021, using the attached 'Tender Form'.

Only tenders submitted using this document will be accepted. Prospective tenants may submit further supporting documents in support of their tender. A shortlist of tenants will be invited to have a short interview at their own main holding prior to the Landlord making a final decision.

Please post tenders clearly marked "**Land at Minwear Farm Tender – Confidential**" to Owen & Owen, 142 Main Street, Pembroke, SA71 4HN or by e-mail: info@owenandowen.co.uk

ENQUIRIES:

Enquiries should be made to the letting agents:

Owen & Owen, 142 Main Street, Pembroke, SA71 4HN

Tel: 01646 621500, Email: info@owenandowen.co.uk

Schedule of Areas:

| Lot | Description | Acres |
|--------------|--------------------------------|--|
| 1 | Land | 157.24 |
| 2 | Land | 82.63 |
| | Woodland | 0.50 |
| 3 | Land | 90.63 |
| | Woodland | 3.94 |
| 4 | Land | 122.37 |
| | Woodland | 1.79 |
| Total | Land Woodland | 452.87 acres 6.23 acres |

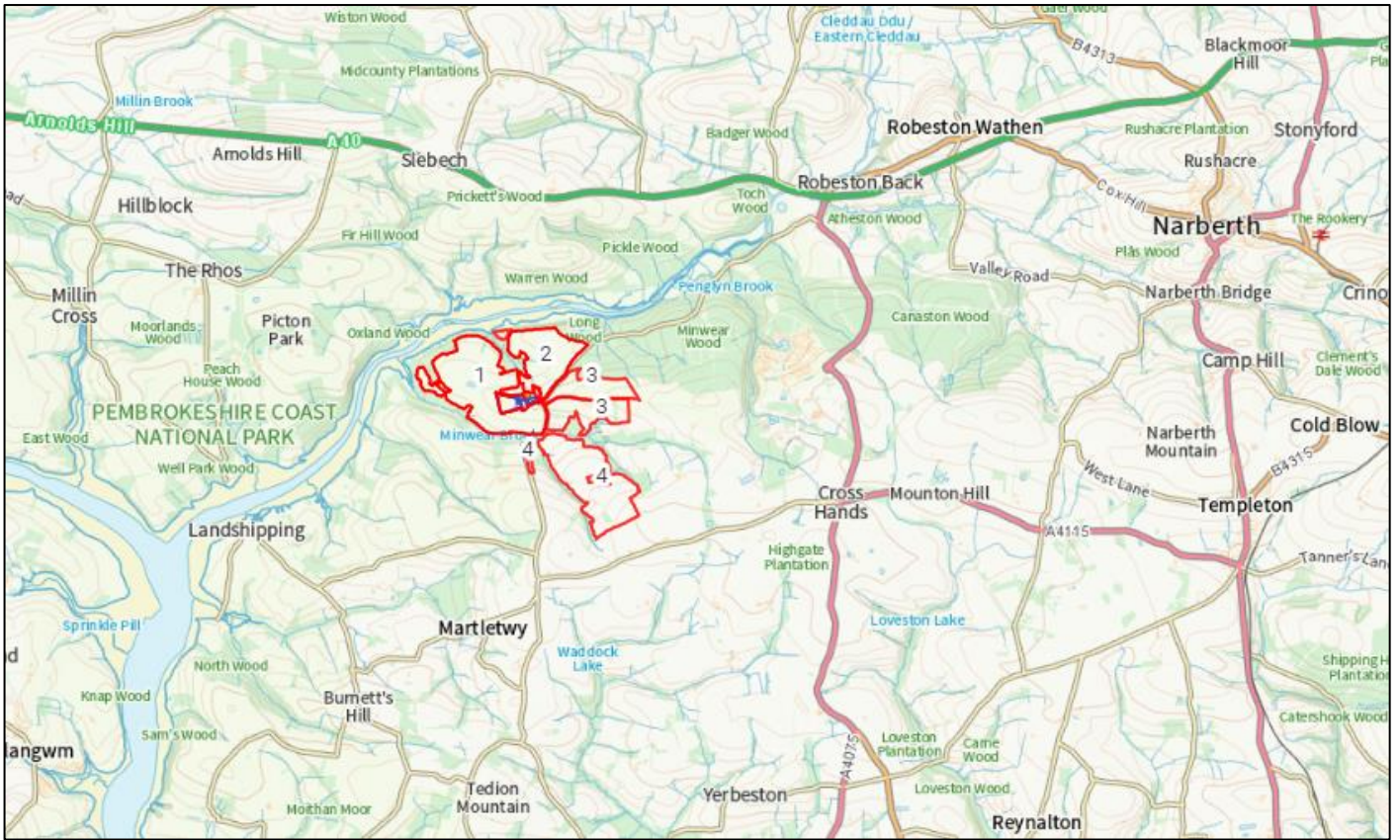
Further woodland and scrub land that is currently in hand and managed by Slebech Estate could be made available for an incoming tenant, to be part of a future Agri Environment Scheme. This land would be available by separate negotiation.

NOTE:

These Particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

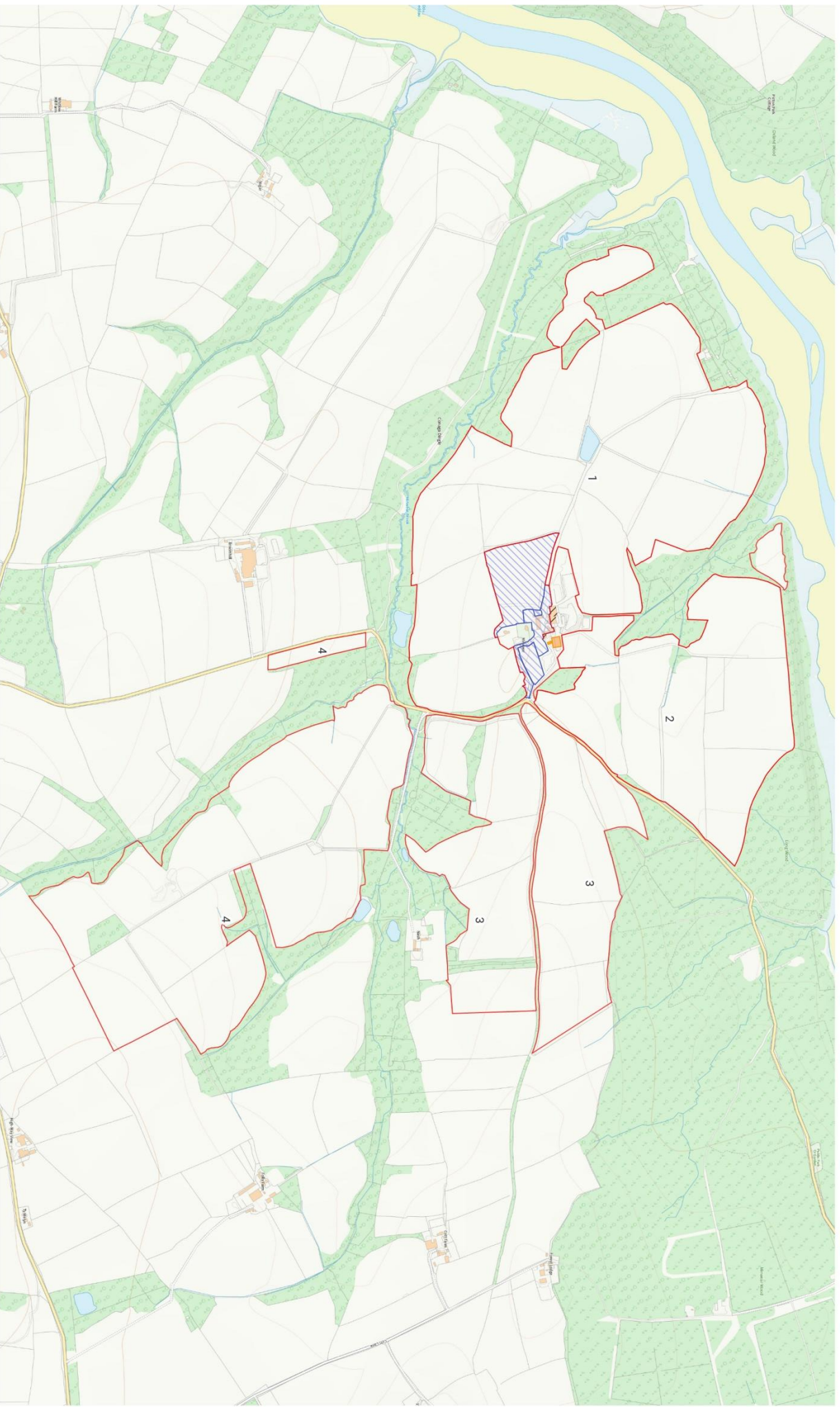
- Any description or information given should not be relied upon as a statement or representation of fact.
- Any areas, measurements or distances are only approximate, including acreages.
- Any plans provided are strictly for identification purposes only.
- Prospective applicants must satisfy themselves by inspection as to these and other relevant details.
- The owners reserve the right not to accept the highest tender, or indeed any tender received.

Location Plan:



Farmstead Plan:





TENDER FORM
LAND AT MINWEAR FARM

To be completed and returned to the letting agents marked
"Land at Minwear Farm Tender - Confidential"
by 12 Noon Friday 4th June 2021.

PERSONAL INFORMATION

Name:

Address:

.....

Telephone No:

Occupation:

Existing Farm Details to include acreage and current farming system:

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.....

Please detail whether this land is owned or rented; and if both the breakdown of each:

.....

I/We tender for: As a wholeYes / No or Separate lot's

I/We tender an annual rent in accordance with the letting particulars and the tender conditions of (please specify amount in figures and words):

£.....

Proposed use of land:

.....

.....

Signed: Date:

Name (Block capitals):

Note: The Tender form is an informal tender where the Landlord reserves the right to not accept the highest tender or any tender put forward for the holding.