

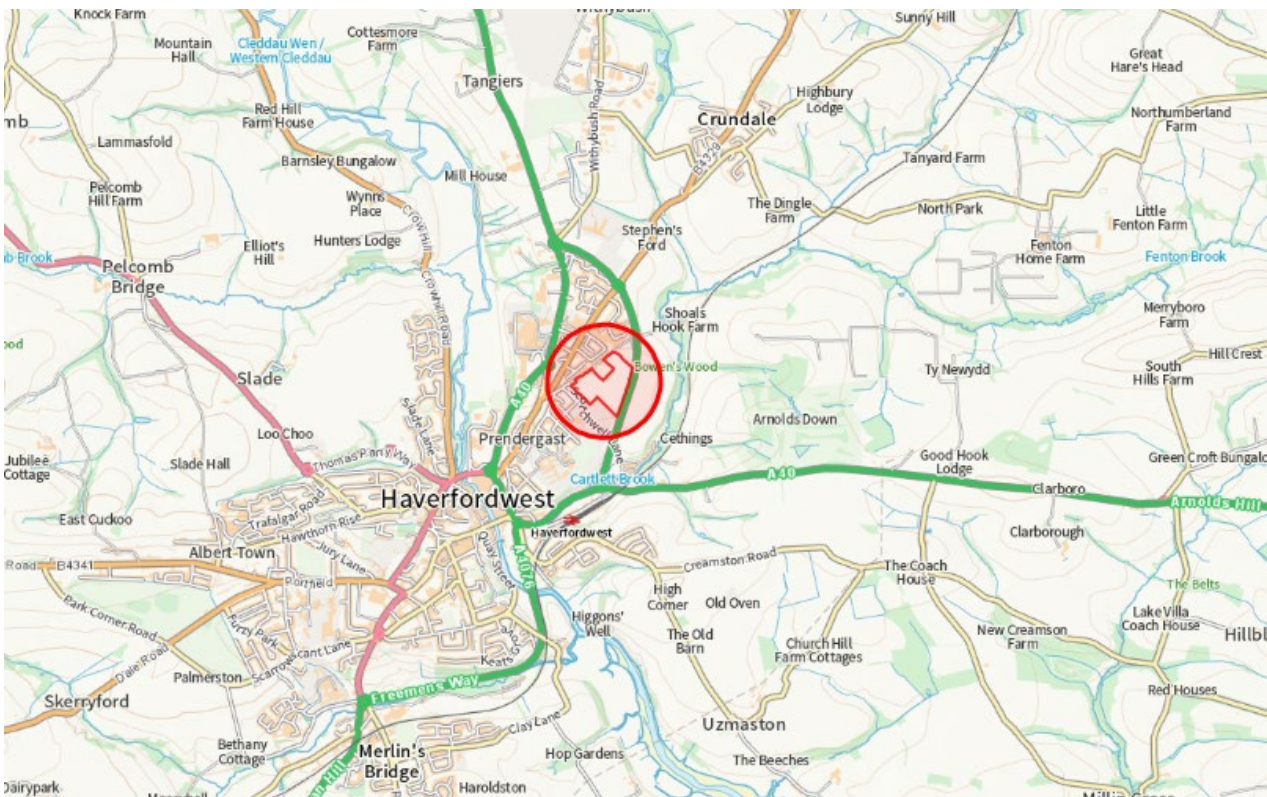
142 Main Street • Pembroke  
Pembrokeshire • SA71 4HN  
Tel: (01646) 621500 •  
Email: [info@owenandowen.co.uk](mailto:info@owenandowen.co.uk)  
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**OWEN & OWEN**  
CHARTERED SURVEYORS

## LAND TO LET

SHOALS HOOK LANE, PRENDERGAST  
HAVERFORDWEST, SA61 2RB

APPROXIMATELY 17.37 ACRES  
AVAILABLE IMMEDIATELY



To be LET on a grazing/mowing licence

Informal Tenders to be submitted by  
Thursday 6th May 2021

Tenancy to commence from  
Friday 7<sup>th</sup> May 2021

**LOCATION:**

The Land is located in the Prendergast area, North East of Haverfordwest – please see attached plan.

**DESCRIPTION:**

17.37 acres (7.03 ha) or thereabouts, of agricultural land currently laid to pasture. The land is mostly free draining and of good quality. The perimeter fencing although reasonable in most places may need some repair to ensure it is stock proof. Mains water is available, with the cost of water taken to be paid by the Licensee.

Please see attached Plan and Schedule of the Land.

**LETTING DETAILS:**

**Term:** The land is offered to let initially on a short term grazing/mowing licence from 7<sup>th</sup> May 2021 to 1<sup>st</sup> November 2021. The land may be available in subsequent years on a Farm Business Tenancy.

**Use:** The land is suitable for livestock grazing or for mowing and is currently laid to pasture.

**Access:** Access to the land is from Shoals Hook Lane, due East of Prendergast Primary School, Haverfordwest. Direct access is not available from the A40.

**Farming:** Slurry may be applied between 1<sup>st</sup> and 2<sup>nd</sup> cuts of silage – but only when ground conditions are favourable and not after 1<sup>st</sup> October. The Licensee will be responsible to farm the land in accordance with the rules of good husbandry.

**Repair/  
Maintenance:** The Licensee will 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 agreement.

**Payment:** The License Fee is to be paid on signing of the agreement.

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

**ENTITLEMENTS:**

There are no Single Payment Entitlements included with the letting. The land is registered for with the Rural Payment Wales for Basic Payments.

**TENDER DETAILS:**

Please tender a total annual rent figure (not per acre) for the whole. Tenders are to be submitted to the Agents **by 12.00 Noon on Thursday 6<sup>th</sup> May 2021**, using the attached Tender Form. Only tenders submitted using this document will be accepted.

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

If sent by e-mail tenders must be sent as an attachment to the e-mail and the e-mail's subject clearly marked "**Land at Prendergast Tender - Confidential**"

Tenders will not be opened until after 12 Noon on Thursday 6<sup>th</sup> May 2021.

**INSPECTION:**

The land can be viewed at any time in daylight hours however a prior appointment should be made with the letting agents and viewers should have a set of particulars to hand.

**ENQUIRIES:**

Enquiries should be made to the letting agents:

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

Tel. No. 01646 621500,

Email: [info@owenandowen.co.uk](mailto:info@owenandowen.co.uk)

Contact Alys John or Lloyd James

**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.

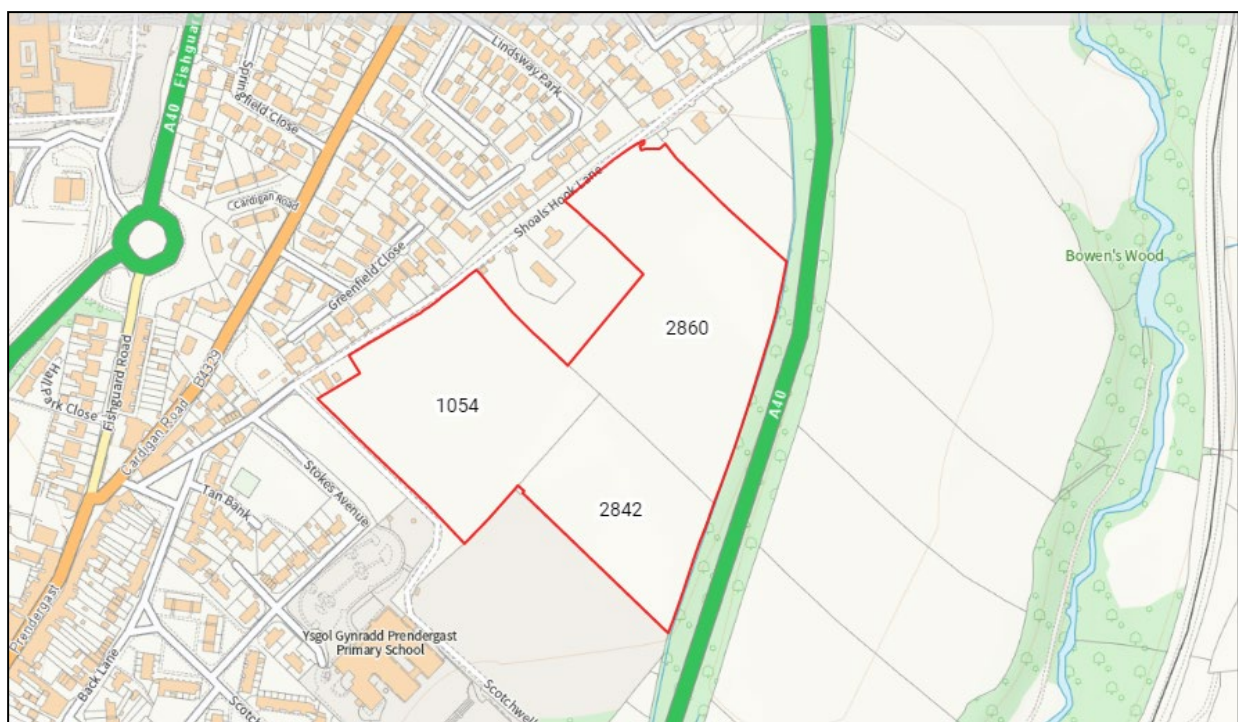
Any description or information given should not be relied upon as a statement or representation of fact.

Any areas, measurements or distances are only approximate, including acreages.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The Tender process is an Informal Tender and as such the Licensors reserve the right not to accept the highest tender, or indeed any tender received.

FIELD NO	HECTARES	ACRES
SM9616 1054	2.54	6.28
SM9616 2842	1.51	3.73
SM9616 2860	2.98	7.36
<b>TOTAL</b>	<b>7.03</b>	<b>17.37</b>



**TENDER FORM**  
**LAND AT PRENDERGAST**

To be completed and returned to the letting agents marked "Land at Prendergast Tender- Confidential"  
by 12 Noon on Thursday 6<sup>th</sup> May 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 a total licence fee in accordance with the letting particulars and the tender conditions of  
(please specify amount in figures and words):

£.....

Proposed use of land: .....

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.....

.....

Signed: ..... Date: .....

Name (Block capitals): .....