

142 Main Street • Pembroke
Pembrokeshire • SA71 4HN
Tel: (01646) 621500 •
Email: info@owenandowen.co.uk
Website: www.owenandowen.co.uk

OWEN & OWEN
CHARTERED SURVEYORS

TO LET

**LAND AT CAMPSHILL FARM
YERBESTON, KILGETTY,
PEMBROKESHIRE, SA68 0NU**

**APPROXIMATELY 123 ACRES
Available as a whole**



To be LET on a Farm Business Tenancy
For Three Years and then from Year to Year

Tenders to be submitted by Monday 2nd August 2021

Tenancy to commence on the 29th September 2021



LOCATION:

The Property is located in south Pembrokeshire near the village of Yerboston – please see attached plan.

DESCRIPTION:

123.98 acres (50.18 ha) of land currently laid to pasture, 115 acres of which is clean land and eligible for BPS, the majority of which is capable of arable cropping. The land is mostly free draining and of good quality. The land has historically been part of an organic rotation.

The perimeter fencing although reasonable in most places will need some repair to ensure it is stock proof. The gates to the field parcels require attention or replacing. Mains water is available to the main block. Natural water is available to all blocks of land.

The farm buildings as identified on the plan are also included within the tenancy. Repairs and improvements to be undertaken by the ingoing tenant.

TENANCY DETAILS:

Term: The land is offered to let on a three year Farm Business Tenancy from 29th September 2021 to 28th September 2024 and thereafter continuing year to year.

Use: The land is suitable for a variety of crops including corn, potatoes and maize as well as being productive grassland.

Access: Access to the main block of land with any large machinery is to be via the access from the south via the unclassified roadways between Yerboston and Cresswell Quay,

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.

Rent Payment: The rent is to be paid half yearly in advance, with the first payment on signing the Tenancy Agreement. Payments thereafter on 29th September and 25th March.

Tenancy 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 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 Noon on Monday 2nd August 2021**, using the attached Tender Form. Only tenders submitted using this document will be accepted.

Please post tenders clearly marked **“Land at Campshill Farm Tender – Confidential”** to Owen & Owen, 142 Main Street, Pembroke, SA71 4HN or by e-mail: 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 Campshill Farm Tender - Confidential”**
Tenders will not be opened until Noon. on Monday 2nd August 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, please be aware that Campshill farm is occupied and be aware of the Dogs.

ENQUIRIES:

Enquiries should be made to the letting agents:

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

Tel. No. 01646 621500, Email: victoria.rees@owenandowen.co.uk

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 owners reserve the right not to accept the highest tender, or indeed any tender received.



FIELD NO	CLEAN HECTARES	CLEAN ACRES
SN 0409 9179	0.59	3.06
SN 0409 8972	3.89	9.61
SN 0509 0866	2.31	5.71
SN 0509 2363	2.34	5.78
SN 0409 8159	3.16	7.81
SN 0509 0753	3.03	7.49
SN 0409 9945	2.02	4.99
SN 0409 7943	4.63	11.44
SN 0509 0235	1.66	4.10
SN 0509 1034	0.94	2.32
SN 0409 6831	4.19	10.35
SN 0509 1020	2.39	5.91
SN 0509 2217	2.96	7.31
SN 0409 8412	1.84	4.55
SN 0509 0103	2.94	7.26
SN 0508 1594	3.51	8.67
SN 0508 3195	2.30	5.68
SN 0508 2783	1.32	3.26
TOTAL	46.02	115.3
	HECTARES	ACRES



TENDER FORM
LAND AT CAMPSHILL FARM

To be completed and returned to the letting agents marked "Land at Campshill Farm"
by Noon on Monday 2nd August 2021.

PERSONAL INFORMATION

Name:

Address:

.....

Telephone No:

Occupation:

Existing Farm Details to include acreage and current farming system:

.....

.....

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

.....

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):