



Land forming part of Blaenyfan Farm, Meinciau, Kidwelly, Carmarthenshire SA17 5LB

To Let

Property Features

- TO LET BY INFORMAL TENDER
- 52.54 acres of pastureland split in to 4 blocks
- 5 year Farm Business Tenancy
- Closing Date: 12 Noon Wednesday 21st May 2025

Property Summary

To let by Informal Tender -
52.54 acres of Land forming
part of Blaenyfan, Meinciau



Full Details

Overview

The land forms part of Blaenyfan Farm situated in the village of Meinciau, being midway between the towns of Carmarthen and Llanelli.

The land extends to approximately 52.54 acres in total, currently laid to pasture and is contained in several enclosures being accessed off the B4309 roadway, with the majority of the land ranging from being level to gently sloping in nature.

Approximately 34.68 acres of land is suitable for grazing/mowing purposes, with the remainder being heavier land more suited for seasonal grazing only containing rushes and shrub.

We note that there is some fencing on the boundaries of the land which are in need of repair/maintenance, to ensure the land is fully stock proof. There are also pylons crossing the land.

Tender and Terms

To let by Informal Tender on a 5 year Farm Business Tenancy commencing as soon as the tenancy is signed. A copy of the proposed Farm Business Tenancy is available for inspection at the agents office, if required.

Interested parties are invited to tender by 12 Noon on Wednesday 21st May 2025.

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 'Land at Blaenyfan': Private & Confidential' at Rees Richards and Partners, 12 Spilman Street, Carmarthen SA31 1LQ. Alternatively, electronic copies of the tender form to be sent by email to courtney@reesrichards.co.uk by 12 Noon on Wednesday 21st May 2025.

The successful applicant will be required to sign the Farm Business Tenancy within 5 working days of their offer being accepted. If the tenancy is not signed within this time frame, the landowner reserves the right to withdraw the offer.



Basic Payment Scheme

TBC

Services

Mains water available to part of the lands. The tenant will be required to pay for their use.

Directions

The land is accessed from the B4309 roadway, in the village of Meinciau.

Additional Notes

The successful applicant will pay an arrangement fee of £250.00 plus VAT upon signing the tenancy.

Viewing

Viewing strictly by prior appointment only.

For further information please contact Courtney Carter at:

Rees Richards & Partners, 12 Spilman Street,
Carmarthen, SA31 1LQ.

Telephone: 01267 612021

Email: courtney@reesrichards.co.uk

