

EDWARD H PERKINS

RURAL CHARTERED SURVEYORS

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730 Email: mail@edwardperkins.co.uk

TO LET (by informal tender)

**Farmland and Buildings at Llangloffan,
Castlemorris, Haverfordwest, SA62 5ET.**



151.33 acres (61.24 hectares) of agricultural land and buildings
Available to rent by informal tender process
on a two years Farm Business Tenancy (FBT) agreement
with anticipated start date 1st October 2026.

TENDER DEADLINE: 12 noon on Friday 4th September 2026.

Farmland and Buildings at Llangloffan, Castlemorris, SA62 5ET.



GENERAL DESCRIPTION:

149.29 acres of productive grassland together with two farm buildings/ yards (2.04 acres). The grassland is divided into nine conveniently sized enclosures that are gently sloping in nature, although there is a steeper slope on the southern edge. The enclosures are stock fenced for cattle.

The two farm buildings comprise of a silo/ loose housing shed (approximately 75ft x 75ft) and an open fronted loose housing shed (approximately 25ft x 60ft). There are concrete yards adjoining the buildings (suitable for big bale storage) as well as a dated silage clamp.

SITUATION/DIRECTIONS:

The private track access to the land and buildings is situated on the right hand side as you leave Llangloffan hamlet for Llangloffan Cross. Please see the plan for precise location.

OS Grid Reference: SM90833246
what3words: ///compliant.school.museum

TERMS OF FARM BUSINESS TENANCY (FBT):

The holding will be available on a two year FBT arrangement, anticipated start date 1st October 2026.

The growing of maize and potatoes will be strictly prohibited - condition of tenancy.

The Landowner would prefer for the land to remain in pasture - silage cropping or grazing.

TENDER APPLICATION:

The tender application form attached must be completed in full and submitted by hand, email or post and by no later than 12 noon on Friday 4th September 2026. If submitting 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 and Buildings at Llangloffan'.

PUBLIC RIGHTS OF WAY:

There is one public right of way on the land which is shown on the plan as an orange broken line.

SERVICES

There are water troughs serving the enclosures - mains water supply.

AGRICULTURAL SUBSIDY SUPPORT AND AGRI-ENVIRONMENTAL SCHEMES:

The Landowner's consent will be required if the land is to be included in a Sustainable Farming Scheme (SFS) claim. There is an additional area of some 25.78 acres to the south of fields 3625/ 0731 that may be suitable as habitat - this area is available by separate negotiation. Please note this area is part of the Corsydd Llangloffan Site of Special Scientific Interest (SSSI).

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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: rodney@edwardperkins.co.uk or
jack@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.

STATUTORY AUTHORITIES:

Pembrokeshire County Council,
County Hall, Haverfordwest SA61 1TP
Telephone: 01437 764551.

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

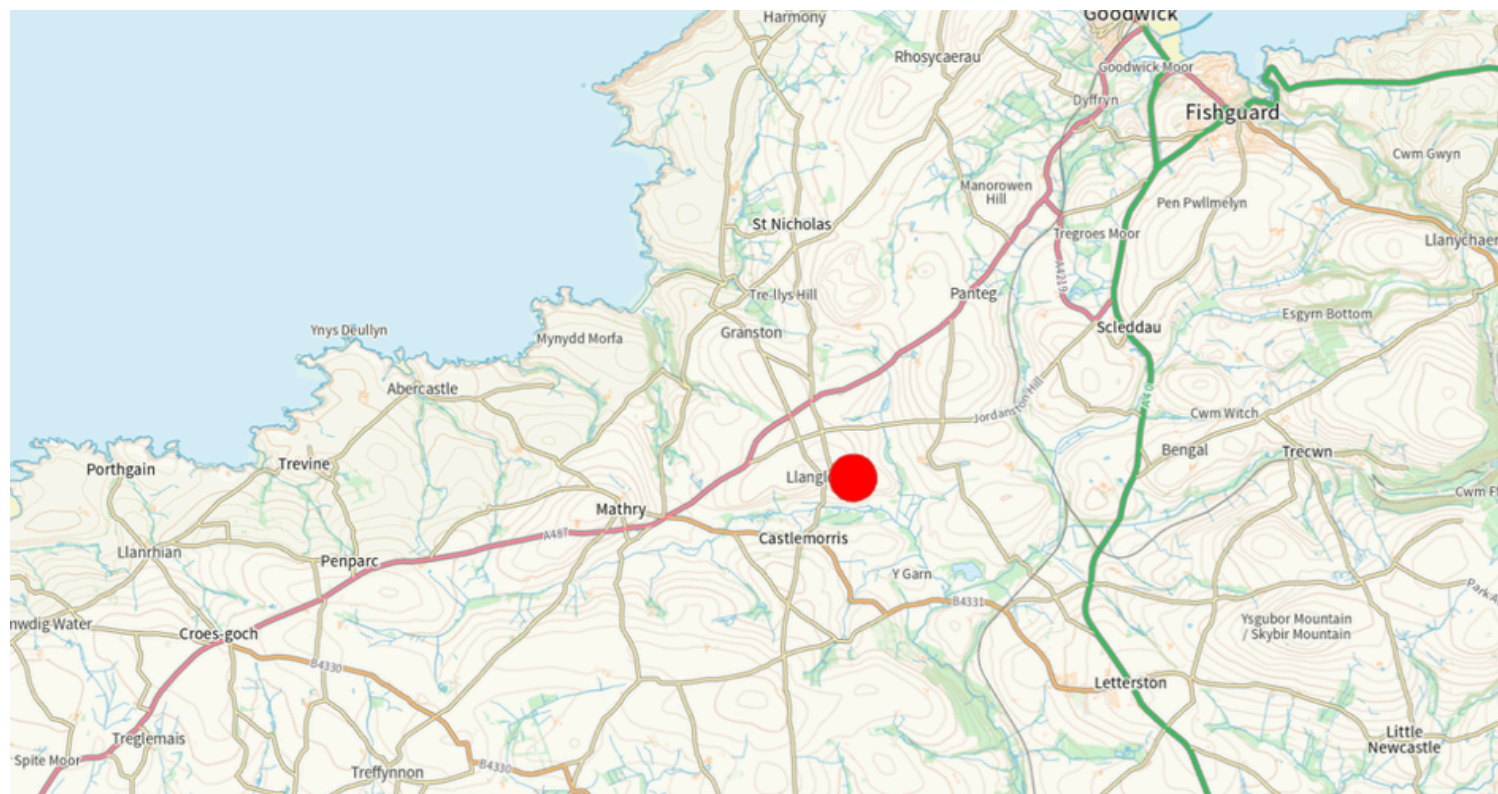


Field Plan



Schedule of Areas

Field Number	Area (acres)
6853	8.89
8556	8.60
0966	19.84
7328	16.13
9228	12.19
0731	12.92
2252	15.72
3625	25.49
Buildings/Yard/Tracks	2.04
7905	29.51
Total	151.33 acres 61.24 hectares



Farm Business Tenancy (FBT) agreement for the Holding known as Farmland and Buildings at Llangloffan, Castlemorris, Haverfordwest, SA62 5ET.

Informal Tender Document

Application Form

Tender application for a two years FBT agreement for the Holding known as Farmland and Buildings at Llangloffan, Castlemorris, Haverfordwest, SA62 5ET, which extends to approximately 151.33 acres (61.24 hectares) to commence 1st October 2026.

I/ We formally offer a sum of £_____ as annual rent for the Holding.
(please note 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.

I/We understand that the growing of maize and potatoes will not be permitted under the terms of the tenancy.

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 Friday 4th September 2026. Email tenders to be sent to either rodney@edwardperkins.co.uk or jack@edwardperkins.co.uk**

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