

177 ACRES at PARC YR EITHIN

Aberteifi, Cardigan, SA43 3DP





PARC YR EITHIN, ABERTEIFI, CARDIGAN, SA43 3DP

177.86 ACRES AT PARC YR EITHIN, ABERTEIFI

TO AVAILABLE LET ON 5 YEAR FBT

Following the kind instructions from Mrs Lon Lewis, Rural Advisor are pleased to offer 177.86 acres of agricultural land at Parc yr Eithin to rent on a 5-year Farm Business Tenancy (FBT). The land has been traditionally farmed for a number of years with a mix of pasture and arable and divides well into two principle blocks. Early entry from Mid-September will be available for the incoming tenant to maximise potential planting.

Parc yr Eithin lies just south of Cardigan centre, and the River Teifi, overlooking the Irish Sea to the west.

- Cardigan Centre 0.7 miles
- Crymych 8.0 miles
- Newcastle Emlyn 11.1 miles



DESCRIPTION

The land extends to a total of 177.86 acres of which 172.75 acres of good agricultural land, the land lies in two principal blocks both of which include a mixture of arable and permanent grassland. The main block (Block A) extends to 109.98 acres (44.51ha) around the main farmstead. Block B is somewhat smaller at 67.88 acres (27.47ha) but offers a higher proportion of arable land. The land will be let in two lots and offers invited for both parcels and the lots individually. The previous cropping of the land is outlined in the cropping schedule, and the land is capable of growing both good grass leys or cereals, both of which would be agreeable to the Landlord.

The land is generally undulating throughout, broken down into useful sized field enclosures. The soil is described as slowly permeable, seasonally wet acid loamy and clayey soils, but well capable of grass production for dairy or beef, as well as some cereals. The land is recorded as Grade 3B. The land has been regularly limed and farmed appropriately for the area. The land was not cropped in Spring 2021, and there is an appreciation that may create some difficulty to the incoming tenant, early entry will be allowed to maximise September for planting should it be required. Soil tests will be conducted in September so both parties can be aware of the detailed soil conditions prior to entry.

DIRECTIONS

From Wynnstay, Cardigan, turn right onto the A487 heading south, at the roundabout take the third exit onto the B4546, after 0.3 miles turn out to St Dogmaels Road (B4546), after 0.3 miles on this road, turn left onto the farm drive. The postcode should be sufficient to direct you accurately to the farm.

BASIC PAYMENT SCHEME

The land is registered under the Basic Payment Scheme, and the entitlements will be leased to the tenant for the duration of the term or however long entitlements remain relevant.

BOUNDARIES

It is expected that the tenant will ensure the boundaries remain in good repair throughout the tenancy.

FUTURE SCHEMES & SUSTAINABLE FARMING SCHEME

The prospective Tenant(s) will be expected to engage with the Landlord and their agents when entering into any new schemes and will be required to secure "payment entitlements" if appropriate. The Landlord is content for the Tenant to decide how best to farm the holding to maximise the returns from the SFS should they so wish, but engagement regarding the practicalities of this will be required at the time.

GLASTIR

The land is not within any Glastir Schemes at this time. The Landlord is not adverse for the prospective Tenant(s) to enter the holding into Glastir Small Grants and Capital Works schemes if they are appropriate and available. Any entry into any scheme needs to be discussed prior to any application being made.

MAINTENANCE & REPAIRING OBLIGATIONS

A copy of the FBT agreement for 5 years drawn in a reasonably standard form will be available from Mid August by email to interested parties. In brief the Tenant(s) will be expected to maintain all the boundaries and fencing in good stock proof condition on grazing land. Furthermore, the Tenant(s) will be obliged to farm in accordance with the rules of good husbandry, including appropriate management of the soils.

GRAZING

Grazing by both sheep and cattle are agreeable to the Landlord, however, poaching by either, but particularly cattle must be prevented, as such it is requested all cattle are removed from the holding by the end of October until middle of March the following year.

There are no buildings available with this tenancy, however, if needed in certain circumstances such as TB testing, there is a cattle race and crush which can be used by the Tenant(s).

SERVICES

The farm has a mains water supply, and there are field troughs in some fields, if the incoming Tenant(s) installed further connections and tanks this would be treated as an improvement and compensated at the end of the tenancy.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is let subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

SPORTING, TIMBER & MINERAL RIGHTS

These are in hand and reserved to the landlord. The Tenant(s) will be responsible for any vermin control in the usual way.

FARM SALE

The Landlord reserves the right to conduct a farm sale on one of the fields SN1745 3572 during the tenancy, details of this will be pre-agreed with the Tenant at that time. To confirm, at this time, there are no plans to conduct a farm sale at all.

RECORD OF CONDITION

The Tenant(s) may, if they wish, at their own expense prepare a photographic record of condition on entry to the property and supply the Landlord with a copy thereof.

INSURANCES

The Tenant will insure their own fixtures, fittings, live and dead stock, contents and also maintain their own Public and Third Party Liability Cover.

METHOD OF LETTING

The property is to be let by Informal Tender. The Landlord reserves the right not to accept the highest, or any, offer. The Landlord reserves the right to accept an offer prior to the Tender Date.

All offers must be completed on the Agent's informal tender form, all details must be completed and the form signed. The Tender Form must be sealed in an envelope marked "Tender for Parc yr Eithin Land" addressed to Ellie Watkins MRICS, FAAV, Llys y Llan, Pumsaint, Llanwrda, Carmarthenshire, SA19 8AX. *TENDERS MUST BE RECEIVED BY 1PM ON WEDNESDAY 8th SEPTEMBER 2021.*

The prospective applicants are expected to outline their plans for the holding within the tender form, but they are not expected to produce full farm business plans.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the Viewer and neither the letting agents or the Landlord take responsibility.

Prospective Applicants should take all necessary care when making an inspection including wearing suitable footwear. Viewings are taken at the sole risk of those who view and neither the lettings agents or the Landlord take any responsibility for any injury caused. Please maintain social distancing when viewing in the presence of any third parties.

VIEWINGS

Wednesday 25th August, and Tuesday 31st August both between 11am – 3pm, strictly by appointment only. Any viewing of the land should take place on foot.

FURTHER INFORMATION

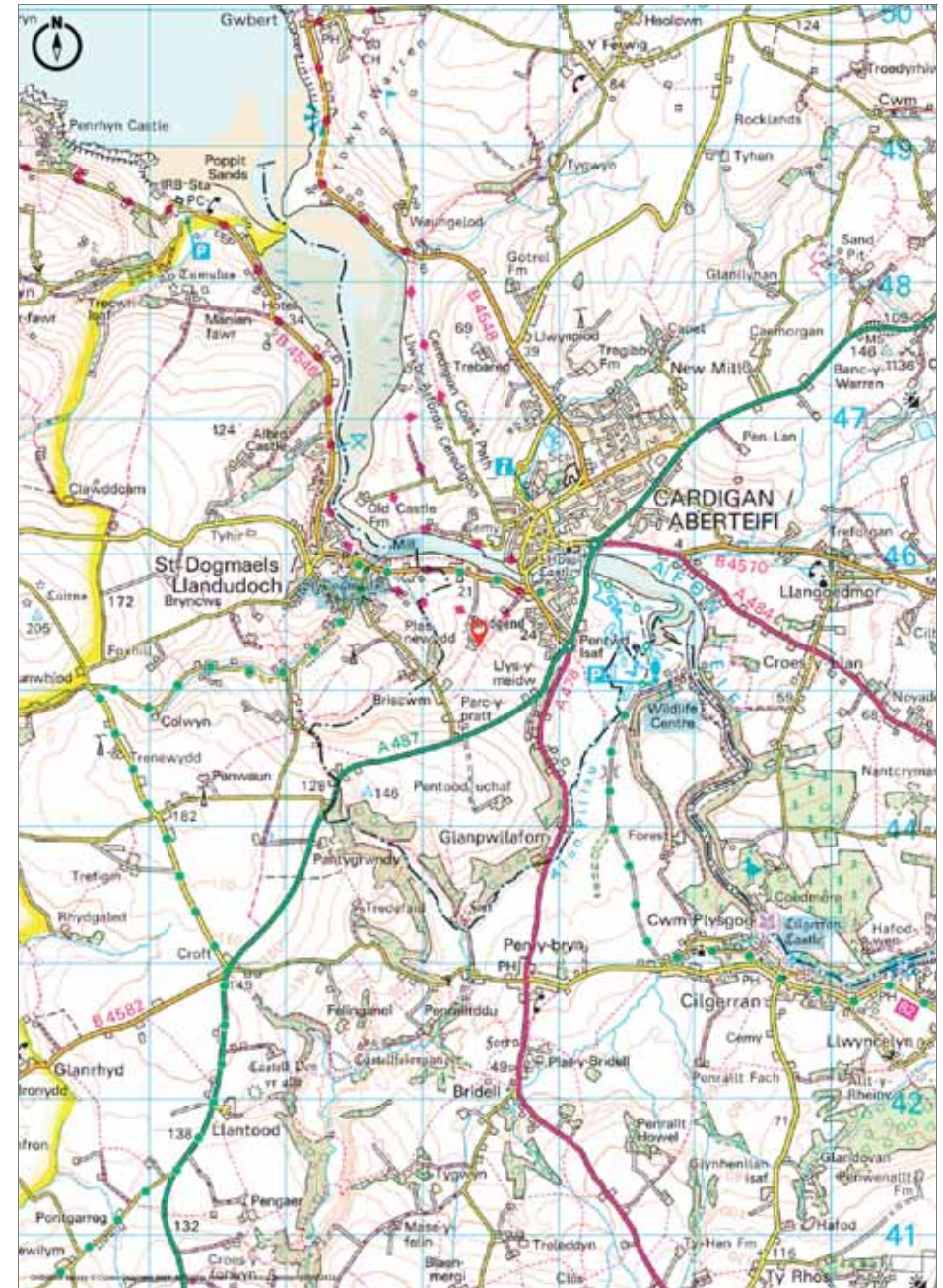
We strictly require any queries or requests for further information be directed through Ellie Watkins MRICS FAAV on 07495 006808 or ellie.watkins@ruraladvisor.co.uk or Katie Davies on 07495 006849 and katie.davies@ruraladvisor.co.uk and not through the Landlord.

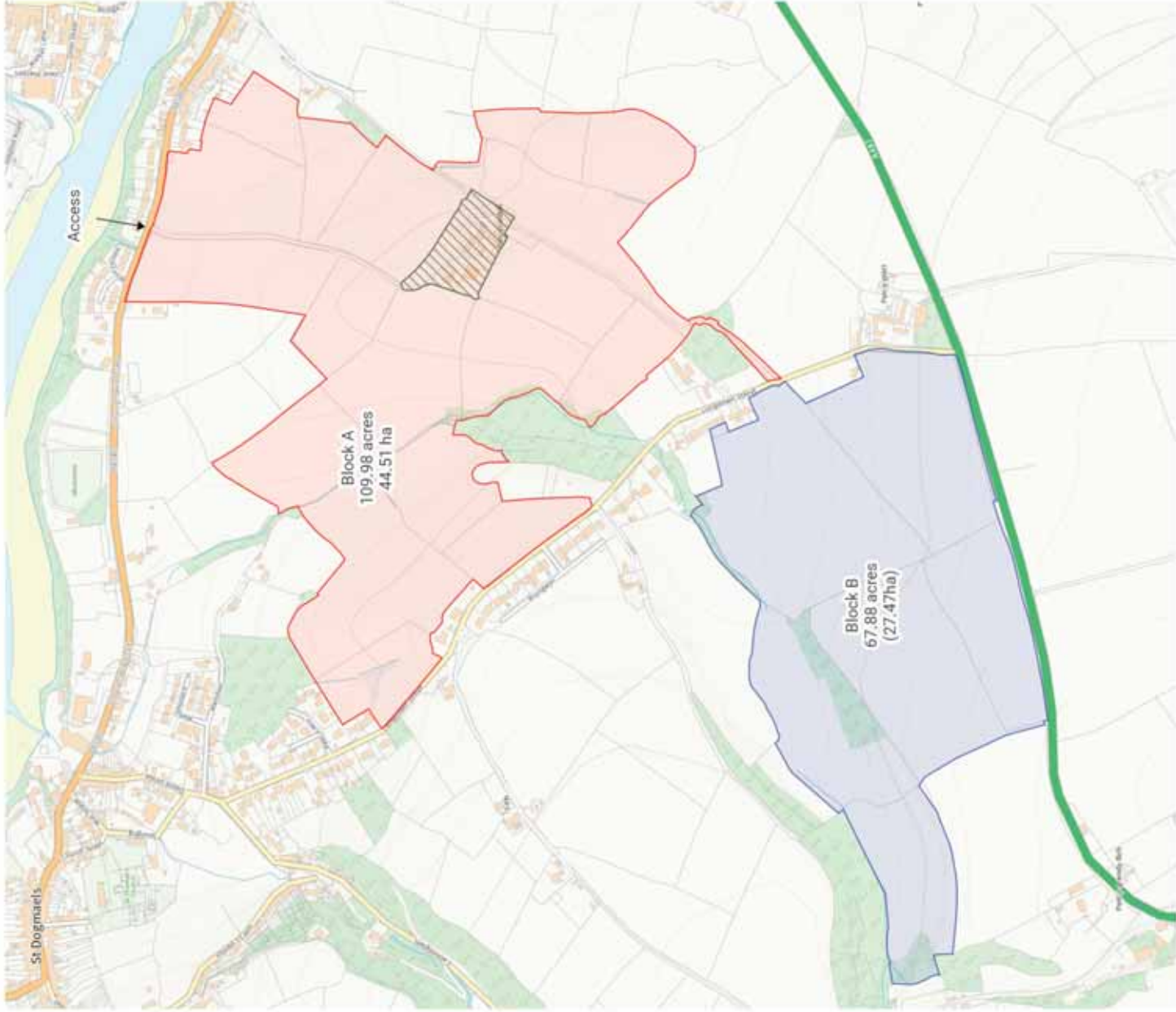
FIELD SCHEDULE

Field Parcel ID	Total Field Size (ha)	BPS Eligible Area (ha)	Field Parcel ID	Total Field Size (ha)	BPS Eligible Area (ha)
SN1644 5574	7.20	5.85	SN1745 3223	2.08	2.08
SN1644 7470	5.19	5.19	SN1745 3572	2.81	2.81
SN1644 8157	3.06	3.06	SN1745 3817	3.00	2.90
SN1644 9984	6.95	6.95	SN1745 3927	0.08	0.00
SN1645 7448	1.61	1.61	SN1745 3938	0.55	0.53
SN1645 8948	4.41	4.41	SN1745 4347	2.61	2.61
SN1645 9628	1.50	1.50	SN1745 4535	0.11	0.00
SN1744 0970	5.07	5.07	SN1745 4872	2.77	2.77
SN1744 2193	0.19	0.00	SN1745 4936	0.13	0.10
SN1745 0441	2.32	2.32	SN1745 5156	1.30	1.30
SN1745 0761	2.47	2.47	SN1745 5211	1.65	1.65
SN1745 2113	1.61	1.59	SN1745 5729	2.50	2.50
SN1745 2129	2.28	2.28	SN1745 5810	0.11	0.00
SN1745 2144	3.47	3.45	SN1745 5866	1.12	1.12
SN1745 2558	1.64	1.60	SN1745 7928	2.19	2.19
			TOTAL	71.98	69.91

PAST CROPPING SCHEDULE

Field Parcel ID	2021	2020	2019	2018	2017	2016
SN1644 7470	FA3	RA9	BA5	BA5	BA5	BA5
SN1645 7448	GR2	GR1	GR1	GR1	GR1	WT2
SN1744 0970	FA3	BA5	BA5	BA5	BA5	BA5
SN1745 3223	FA3	BA5	WT2	WT2	OA5	GR1
SN1745 3572	FA3	BA5	BA5	OA5	WT2	BA5
SN1745 5211	FA3	OA5	WT2	WT2	BA5	WT2
SN1745 5866	GR1	GR1	MC3	WT2	WT2	BA5
SN1745 7928	FA3	OA5	WT2	WT1	BA5	WT2
SN1745 4872	FA3	BA5	MC3	WT2	GR1	GR1







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