



Rural

ADVISOR

**AVAILABLE TO LET
ON A 5 YEAR FBT
BY INFORMAL TENDER**

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**PANTMEINOG, CWMANN, LAMPETER,
CARMARTHENSHIRE, SA48 8EY**

To Let - Charming Farmhouse with Outbuildings, Self-contained Annex and circa. 56 acres of agricultural land.

Overview

- Initial 5 year Farm Business Tenancy, available from 1st March 2026.
- Pantmeinog is a farm holding located approximately 3 miles south of Lampeter on the A482 Llandovery to Lampeter road.
- The holding comprises a beautifully presented three bedroom farmhouse, two general purpose building, one bedroom annex and pasture land. In total, the farm extends to 58.14 acres in one block.
- The land is predominantly laid to pasture and is well fenced and benefits from water supply to all parcels.
- The annex provides an opportunity for multi-generational living or use as a holiday let to provide an additional income stream.
- The tenant will be permitted to apply to the Sustainable Farming Scheme.

Tender

Tenders are to be submitted on the attached form. **TENDER DEADLINE 12 MIDDAY MONDAY 19th JANUARY 2026.**

Applicants are encouraged to give as much detail as possible in their application forms. The prospective tenant is asked to tender a rent on a pound per annum basis.

Pantmeinog will be available in forthcoming years on an arrangement to be confirmed, please indicate on the tender form whether you would be interested in taking on the property for a longer period.

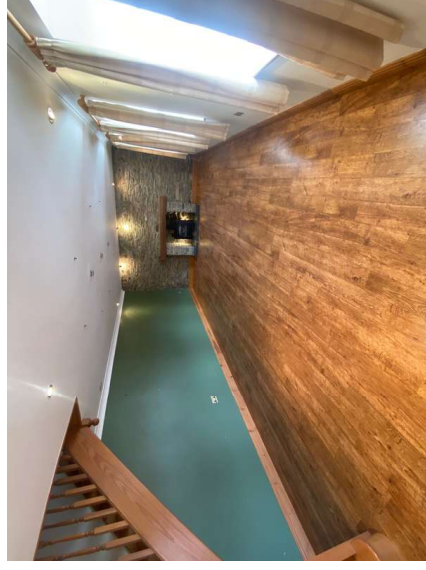
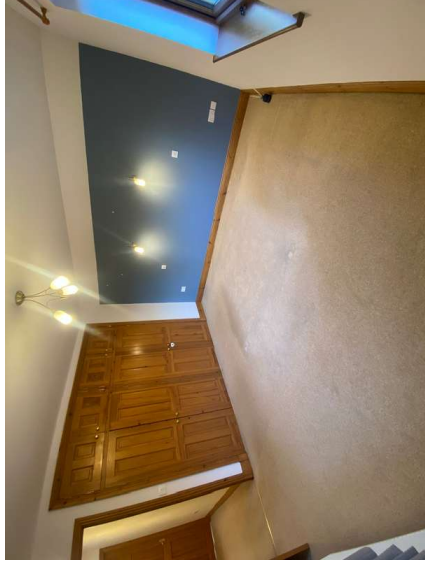


Farmhouse

Pantmeinog farmhouse is located in the centre of the land. The farmhouse offers spacious and light-filled accommodation arranged over two floors comprising a farmhouse kitchen, office, living room, three double bedrooms and a family bathroom with bath and shower.

Externally the property is approached via a initially shared then private, tarmac drive leading to ample parking and turning areas. A lawned garden provides a pleasant outdoor space, with views over the surrounding countryside.

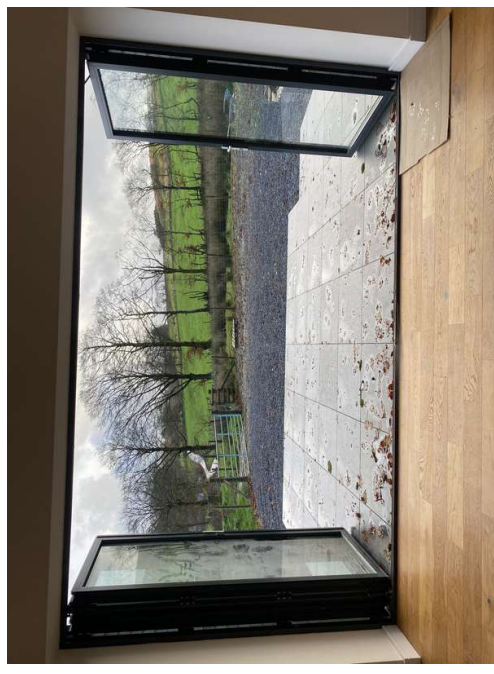
Heating is via oil-fired central heating.



Annex

Constructed in 2022/2023, the one-bedroom self contained annex is perfect for extended family, guest accommodation, or home office. Includes an open-plan kitchen/living area, double bedroom, shower room. Please note that the kitchen has not been installed and this would be tenant's responsibility, if desired. Externally there is a patio area and separate parking from the farmhouse.

Heating is via underfloor heating, connected to an air source pump. There is also a log burner.



Farm Buildings

Garage / General Storage Building (60ft x 30ft)

A steel framed building with concrete wall panels and sheets above under a corrugated roof on a concrete floor. Electric and water supply available. Electric roller door, providing secure storage. Suitable for machinery storage use.



General purpose building (80ft x 40ft)

A steel framed building with concrete wall panels to part, under a corrugated roof on an earth floor. Water supply within close proximity, however not connected. Suitable for machinery storage, livestock handling area, animal feed storage or livestock housing (tenant's responsibility to provide gates and water troughs in order to make suitable for livestock).



Land

The farmland is contained in one block and extends to approximately 55.77 acres (22.56 hectares). The land is split into 15 parcels, predominantly laid to pasture with some pockets of woodland and wetland. The land has stock proof fencing and benefits from water connection, with sheep troughs in various enclosures.

The land is suitable for sheep grazing and mowing silage/hay.

OS Grid Ref.	Ha.	Ac.	Description
SN5944 3929	3.09	7.62	Pasture
SN5944 3636	0.22	0.56	Pasture
SN5944 2236	1.58	3.91	Pasture
SN5944 2249	0.87	2.15	Pasture
SN5944 2942	0.58	1.43	Pasture
SN5944 2662	2.86	7.08	Pasture
SN5944 4069	3.49	8.64	Pasture
SN5944 4585	1.02	2.52	Pasture
SN5944 5379	2.50	6.17	Pasture
SN5944 5465	1.16	2.87	Wetland
SN5944 5353	1.99	4.91	Pasture
SN5944 5547	0.90	2.24	Pasture
SN5944 5140	1.19	2.94	Pasture
SN5944 4344	0.84	2.06	Pasture
SN5944 3950	0.27	0.67	Woodland
Farmland total	22.56	55.77	
SN5944 3442	0.95	2.37	Farmhouse, outbuildings, annex and track.
TOTAL	23.51	58.14	

Handling Facilities

The holding benefits from excellent livestock handling facilities, including a concrete-floored yard with crash barriers, providing an efficient setup for working with cattle or sheep. The sheep handling facility is available by separate negotiation.



Location

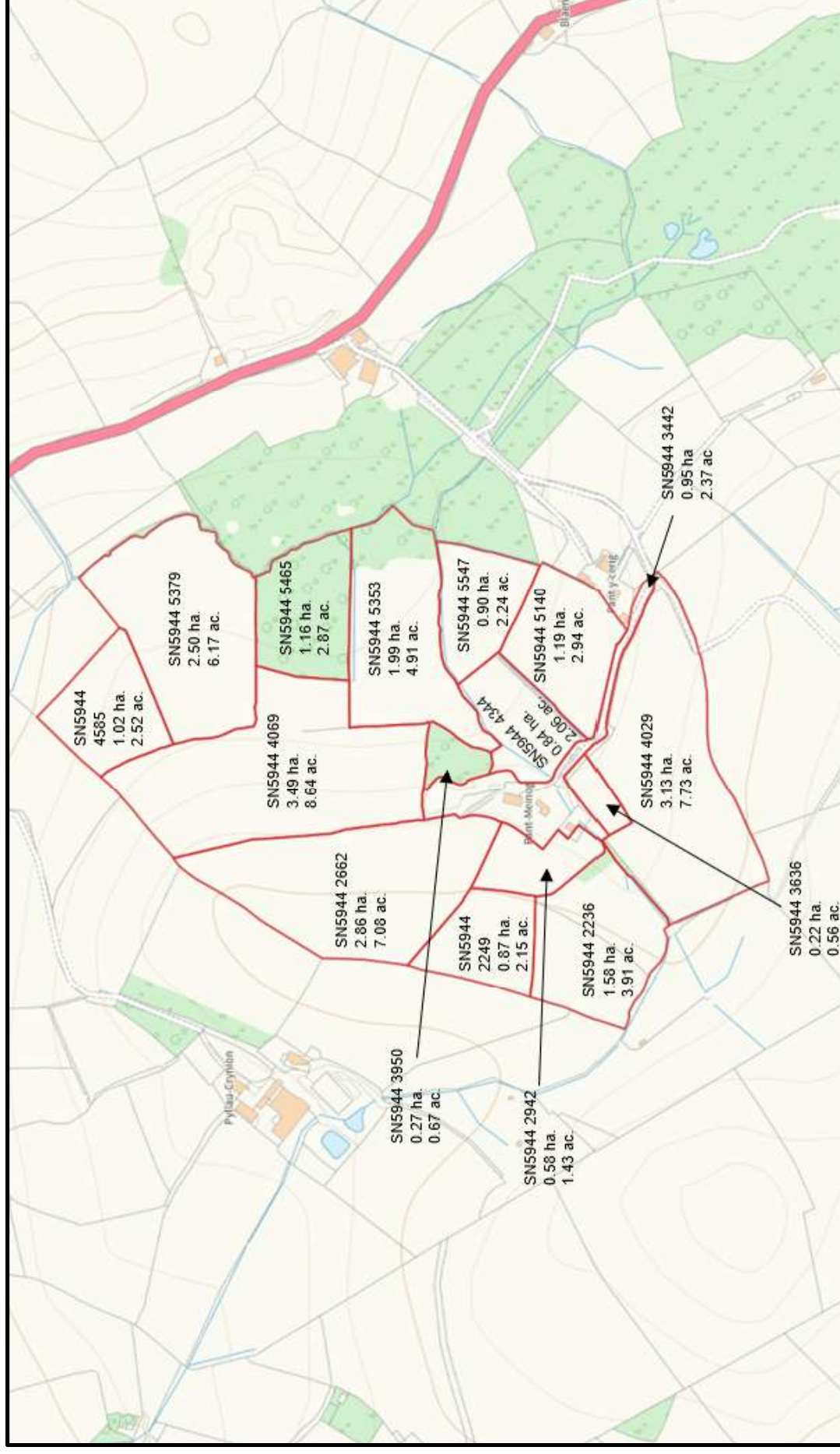
Situated in a peaceful rural position, yet conveniently located near Lampeter, offering local amenities, schools and transport links. Commutable to Carmarthen or Aberystwyth.

What 3 Words to the private track leading to Pantmeinog:
///windmill.title.tinsel



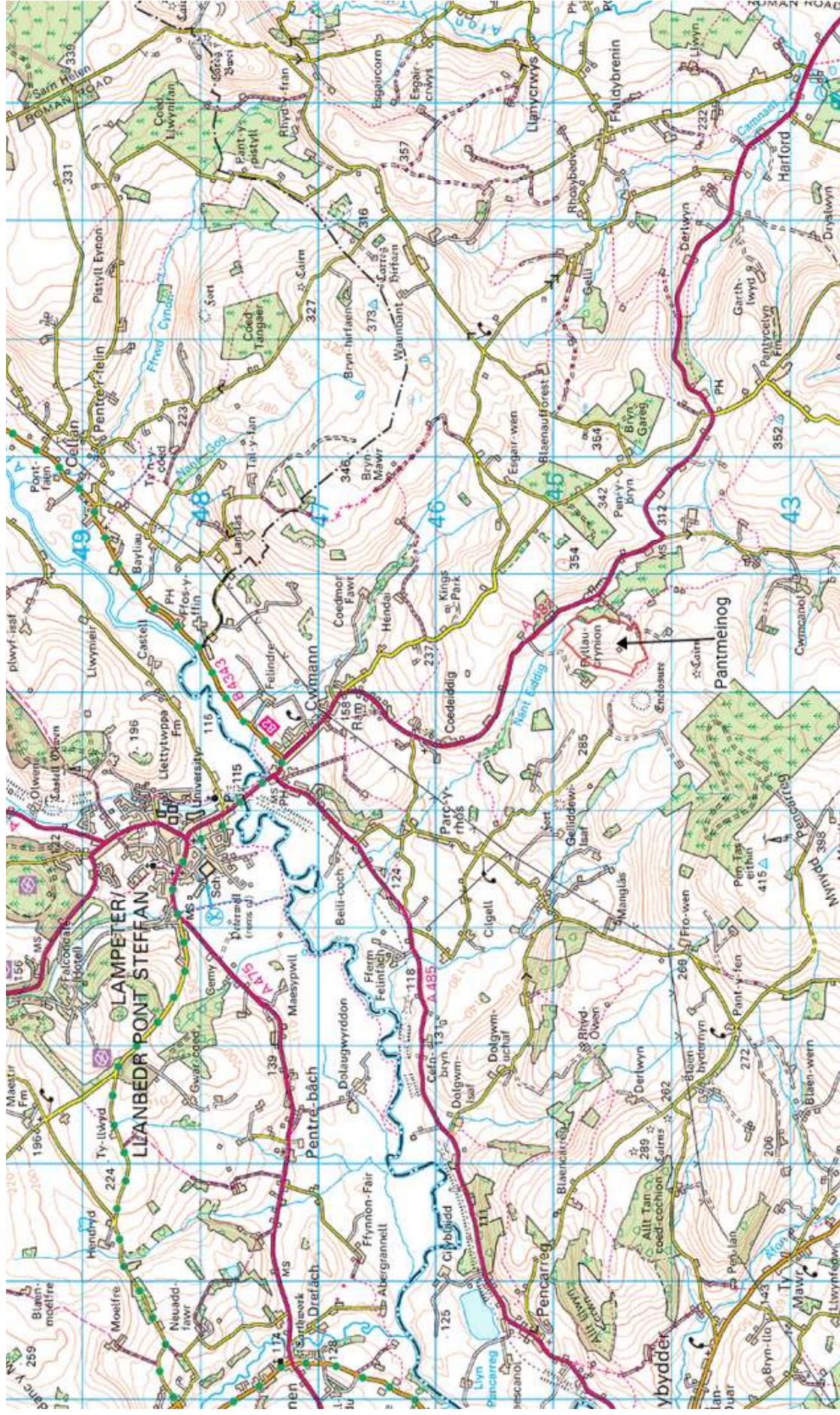
Site Plan

For identification purposes only. Not to scale.



Location Plan

For identification purposes only. Not to scale.

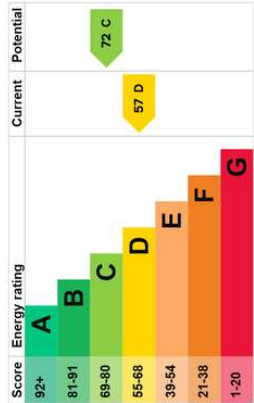


Services

The holding benefits from mains electricity and water, and a private bore hole connection. The house and annex are connected to private sewage.

Energy Performance Certificate

EPC Rating D.



Council Tax Band

Band E - approx. £2,728.07 for 2025/26 for Carmarthenshire County Council.

Tenancy & Term

Tenure: To be let on Farm Business Tenancy. The FBT will be covered by the provisions of the Agricultural Tenancies Act 1995.

Term: 5 years initially, with potential to renew.

Break clause: included in year 3.

Rent: payable monthly in advance. The first instalment due upon commencement of the tenancy.

Rent Reviews: in line with the 1995 Agricultural Tenancies Act, every three years, in line with market values or other mechanism agreed by both parties.

Repairing responsibilities: will be set out in the FBT agreement.

Insurance

The landlord will insure the buildings under its policy. The tenant will insure their fixtures and fittings, livestock, deadstock and contents. The tenant will maintain their own Public Liability cover. The landlord and agents will also retain their own public liability cover.

Outgoings

The tenant will be responsible for all outgoing, including (but not limited to) council tax, utilities, broadband, telephone, water.

Government Schemes

The prospective tenant will be permitted to apply to the Sustainable Farming Scheme. The tenant will not be permitted to increase the level of tree cover present on the holding.

Plans, Areas & Schedule

These are based upon Ordnance Survey and are for reference only. The tenant shall be deemed to have satisfied themselves as to the description of the property. Any error, mis-statement shall not annul a letting or entitle any party compensation in respect thereof.

Tender

The holding is to let by Informal Tender and will follow a two-stage process;

Stage 1 - Viewings

Strictly by prior appointment with the letting agent and subject to submission of viewing application form. Neither the Landlord nor the letting agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

Stage 2 - Tender

Tenders are to be submitted on the attached form. Deadline to receive tenders:

12 MIDDAY MONDAY 19th JANUARY 2026.

By Post: Nerys Llewelyn Jones, Llys y Llan, Pumsaint, Llanwrda, Carmarthenshire, SA19 8AX

Email: nerys.llewelynjones@ruraladvisor.co.uk

Please request a receipt if sending electronically.

Stage 3 - Interview

A shortlist of applicants will be invited to an interview. The date of interview TBC., likely will be in late January.

Further Information

For further information please contact :

Alison Harvey on 07498984313 or via email: nerys.llewelynjones@ruraladvisor.co.uk

No return correspondence is to be expected prior to 5th January due to the Christmas break. No approaches should be made directly to family members.

