

BERLLAN DYWYLL, LLANGATHEN, CARMARTHEN, SA32 8QG FARM TO LET BY INFORMAL TENDER



EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Berllan Dywyll, Llangathen, Carmarthen, SA32 8QG

To Let by Informal Tender from end of July/August 2024

An exciting opportunity to rent a fully equipped dairy farm capable of housing 130 cows + followers

* Ring Fenced holding extending to 107.57 hectares (263.38 acres)*

An extensive range of modern farm buildings

4 bedroom house in Llangathen village

Viewing Day: 22nd April 2024

VIEWINGS STRICTLY BY APPOINTMENT ONLY

Please contact:

Kathryn Perkins: Kathryn@edwardperkins.co.uk

Isabelle Davies: Isabelle@edwardperkins.co.uk

TENDER DEADLINE : 12 noon 31st May 2024

Please note tender submissions are conditional on prospective tenants having attended a viewing day

LOCATION

Berllan Dywyll is located in the village of Llagathen in Carmarthenshire, Wales and is situated approximately 4.5 miles west of the town of Llandeilo. Access to the property can be gained directly off the unclassified road from Llangathen to Golden Grove.

DIRECTIONS

From Carmarthen, follow the A40 east for 12 miles, on entering the village of Broad Oak turn right and follow the unclassified road for 0.6 miles and the property (agricultural entrance) will be located on your left. A 'To Let' board is erected on site.

PROPERTY DESCRIPTION

Berllan Dywyll is a 107.57 hectare (263.38 acre) fully equipped dairy unit comprising of a 16/32 swing over herring bone parlour, a range of modern and traditional farm buildings with cubical housing across various buildings along with collection pens, slurry lagoon, silage clamp together with approximately 98.9 hectares (241.98 acres) of clean agricultural pasture and 5.38 hectares (13.31 acres) of woodland/scrub land. The land is easily accessed by a number of cow tracks, providing a large grazing platform. A four bedroom farmhouse in close proximity to the main farmstead is also available to rent as part of the tenancy if required.

Y BRYN - FARMHOUSE

Detached two storey, 4 bedroom modernised dwelling suitable for a family with adjoining garage, located approximately 0.2 miles north of the main farm stead.

FARM BUILDINGS

The farm (Berllan Dywyll) comprises a range of modern and traditional buildings as follows:



Milking Parlour (Building 1): Constructed in 2012, steel portal framed building with concrete shutter walls. At the east elevation sits the 12,000 liter Packo-Fullwood milk tank and plate cooler, together with the pump room which stores the parlours hot water tank, bore hole and cluster flush.



Fullwood 16/32 swing over herringbone parlour with Automatic Cluster Removal and in parlour feeders activated by ear tag identification.



Handling area which comprises of an integral footbath with automatic sorting gate together with foot trimming crush and race.



Adjoining the dairy is a toilet together with a parlour office and store cupboard.

Dairy Herd Accomodation (Building 2):

Located on the western end of the parlour is a loose cattle housing building extending to 36m long of a steel portal framed construction with part concrete panel walls and part spaced timber side cladding under a duo pitched metal corrugated roof. Comprises of a concrete passage with feed troughs and adjoining straw bedded area. In the north east corner of this building is the farms bull pen.



Cubical Shed (Building 3):

Steel portal framed cubical shed under a duo pitched metal corrugated roof, open sides to the north, south elevations with timber cladding on the west elevation. Comprises of a concrete floor, mattress cubicles and central feed bunker. Automatic slurry scrapers present.

Lean-to cubical shed (Building 4):

Steel portal framed shed with mono pitched corrugated asbestos roof. Double row of cubicles with mattresses, concrete floor and automatic slurry scrapers.



Additional Cubical Accomodation (Building 8)

Steel portal framed building with a series of corrugated asbestos duo pitched roofs with concrete floor and part concrete shutter walls, part Yorkshire boarding. This building adjoins the main cubical shed (building 5) and contains 36 additional cubical spaces previously used for dry cows with separate feed bunker. Provides access to slurry pit and farm entrances (marked A2 on attached plan).



Part former parlour (Building 6) :

Part of former parlour building containing a 10 ton feed bin.

Part former parlour (Building 7) :

Part of former parlour building, utilised for storage purposes and contains calf pens. At western end of this building is a ramp leading into building 8.



Calf Shed (Building 9) :

Steel portal framed modern agricultural building with a Mono-pitched roof structure, concrete floor, timber and vented side cladding, open fronted on the eastern elevation comprising of open housing with internal gates and frontal feed passage.

Traditional Former Dairy (Building 10): 12m x 5.50m - Traditional brick outbuilding converted to calf feeding facilities and contains a 300 litre hot water tank.



Large Traditional Outbuilding (Building 14) : Large traditional stone outbuilding with a natural slate duo pitched roof. Originally double storey, however first floor is no longer utilised. Ground floor used as calf housing. Benefits from a concrete floor and both a water and electricity supply.



Workshop (Building 11):

Adjoining building 10, concrete block building with mono pitched roof structure. Used for storage purposes and contains bore hole facilities.

Calf Accommodation (Building 12):

Traditional stone outbuilding with duo pitched slate roof. Benefits from a electricity supply as well as a water supply. Used for calf accommodation.

Flat (Building 13):

Traditional stone 1 bedroom studio accommodation (available .

Feed Store (Building 15) : 7m x 8.6m

Two bay steel portal framed building with a mono pitched corrugated metal roof structure and concrete floor with part concrete block walls and part metal profile sheeting. Two metal sheeted doors. Capable of holding approximately 22 tone of blend.



Diesel & Molasses Tank (Building 16)

Livestock Accommodation & Straw storage (Building 17): 13.20m x 21.3m, 4 bay steel portal framed modern agricultural building with duo pitched corrugated asbestos roof and concrete floor. Part loose cattle housing with covered central feed passage between buildings 17 & 18. Part straw storage.



Former Dutch Barn & Lean to (Building 18):

Corrugated metal dutch barn with adjoining lean to on the east elevation. Comprises of a concrete floor together with timber and metal side cladding. Converted to calf accomodation with shared central feed passage. This building is adjacent to the holdings main entrance (marked A1 on attached plan).



Heifer Accomodation (Building 19 & 20) :

Ramp to 23.4m x 22.7m steel portal framed heifer cubical accomodation with concrete panel walls and timber side cladding. 72 cubicles located in building 20 and a central feed bunker located in building 19. Both buildings benefit from a concrete floor with slated slurry channels and robot scraper.

Under cover slurry store (Building 21) :

Located at the eastern end of building 20 is a covered slurry store (10ft deep). The slurry store is sufficient for 5 months winter storage for the heifers. Benefits from an external valve tanker point.



Silage Clamp (Number 22): 30.0m x 27m

New Floor installed 2023. Storage tank for parlour washings and apron of silage clamp to be constructed in 2024.

Grain Silo (Number 23):

27 tonne Collinson Grain Silo.



Slurry Lagoon (Number 24)

Approximately 8,700 sq ft.

Bale Storage Area (Number 25)

Located at entrance A2 as well as across the road.

THE LAND



LAND DESCRIPTION

The agricultural land at Berllan Dywyll extends in all to 104.28 hectares (255.29 acres), of this approximately 5.38 hectares (13.31 acres) is planted as woodland with the remaining 98.9 hectares (241.98 acres) being land of good productive quality which is all laid to clean pasture and perfect for grazing and silage purposes. The land has benefitted from regular re-seeding and benefits from numerous water supply points and several cow tracks providing good access.

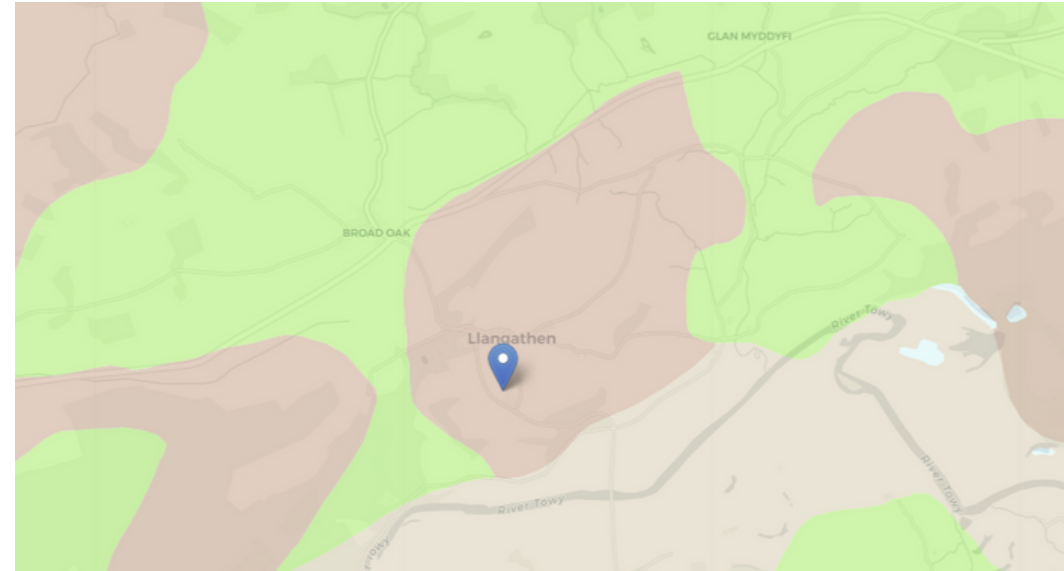
The land is undulating and in parts steep in nature. The pasture is well managed with a focus on maximized grass utilisation.

SERVICES

The property benefits from private water supplied by two bore holes as well as mains water which supplies the parlour. All the land benefits from water troughs suitable for extended paddock grazing.

SOIL TYPE

In accordance with Soil Scapes the large majority of the land is considered freely draining with slightly acid loamy soils (shaded dark brown below) with small parts of the farm classified as slowly permeable seasonally wet acid loamy and clayey soils (shaded green below).



SOIL ANALYSIS

The landlord has commissioned a full soil analysis of all the fields which form part of the letting. This will be provided as soon as available to all prospective applicants.

Please refer to the clause regarding soil management which can be found in the draft Farm Business Tenancy agreement which will be made available on the viewing day or shortly afterwards.

TENANCY AGREEMENT DETAILS

TENANCY & TERM

Berllan Dywyll will be let for a period of 10 years, under a Farm Business Tenancy (FBT), with an initial break clause at year 2, exercisable by both parties. The FBT will be covered by the provisions of the Agricultural Tenancies Act 1995.

RENT PAYABLE

The prospective tenant is asked to tender a rent on a pound per annum basis. The rent is to be payable by standing order monthly in advance. The rent for the first 3 years will be based on the tendered rent and the first rental payment will be due on the 1st day of the term.

INSURANCE

The landlord will be responsible for implementing and paying for the building insurance on the holding. This cost will be re-charged to the tenant. The tenant would be responsible for stock and machinery insurance and public liability insurance. The landlord will also retain their own public liability cover.

REPAIRING RESPONSABILITIES

Further details on repairing responsibilities will be provided in the draft tenancy agreement which will be made available on the viewing day or shortly afterwards. The tenant is to keep any buildings and fixed equipment on the holding in good repair and will be responsible for all general maintenance.

SUB-LETTING

There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

SUBSIDY 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. Basic Payment Scheme entitlements are available as part of the agreement.

INGOING VALUATION

Silage, Straw, Feed & Sundries - A volume of silage and straw (to be calculated) will be left on the holding by the current tenant and there will be a requirement for the new tenant to pay the value of these items, such value to be agreed in accordance with the Central Association of Agricultural Valuers' (CAAV) guidelines. The valuation of any feed & sundries present on the holding at commencement will be calculated on a cost incurred basis.

Livestock - It is understood that the holding is currently subject to Bovine TB restrictions. There will therefore be a requirement for the cows to be sold or leased to the incoming tenant.

STOCKING NUMBERS

There will be a proposed limit of 130 milking cows + followers on the letting due to slurry storage requirements under the Water Resources (Control of Agricultural Pollution) (Wales) Regulations.

TB STATUS

1 clear test result with 1 further test taking place at the beginning of April.

SCHEDULE OF CONDITION

A photographic schedule of condition of the buildings and land will be undertaken prior to the tenancy commencing and will be annexed to the tenancy agreement.

SPORTING RIGHTS

All sporting rights are reserved by the landlord.

WAYLEAVES, EASEMENTS AND RESERVATIONS

The property is let subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. Three public rights of way exist across the land as well as a third party right of way on the southern boundary.

LAND TRANSACTION TAX

The successful tenant will be responsible for the payment of all Land Transaction Tax charges that may arise from granting of the tenancy agreement. Professional advice should be sought on the matter prior to the acceptance of the agreement.

VAT

The incoming tenant will be liable for any VAT applicable to the rental charges for the property.

LANDLORDS NOTE

The landlord is in no way bound to accept any or the highest tender. As much detail as possible should be provided in the tender to allow the landlord to consider the quality of the proposal.

DEPOSIT

The tenant will not be required to provide a deposit.

TENDER DETAILS

SUBMISSION

Tenders must be completed and submitted on the tender form attached in full no later than 12 noon Friday 31st May 2024 to:

*Edward H Perkins Rural Chartered Surveyors, St John House,
Salutation Square, Haverfordwest, SA61 2LG.*

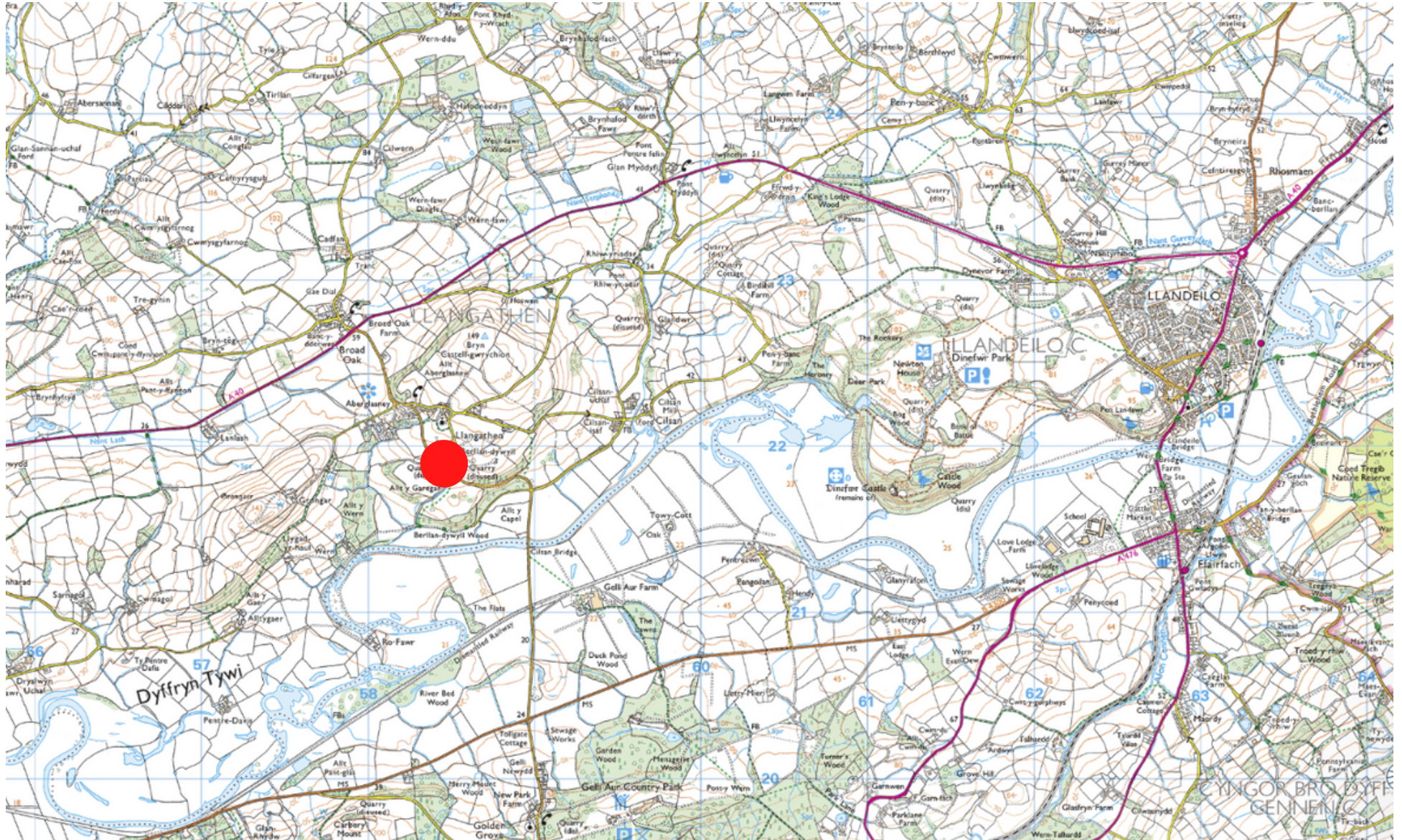
The envelope should be clearly marked 'Private and Confidential - Tender for Berllan Dywyll' or sent via email to:

isabelle@edwardperkins.co.uk
with 'Berllan Dywyll Tender' as the subject

WHAT TO INCLUDE

- Budgets and cash flows for the first three years
- Provide sufficient information on the proposed farming system - including:
 - Crop rotations (if applicable),
 - Soil management plan,
 - Stock numbers
- Applicants qualifications and farming experience
- Assets that will be brought to the farm to include
 - Livestock
 - Deadstock
 - Income
 - Sources of capital available for investment

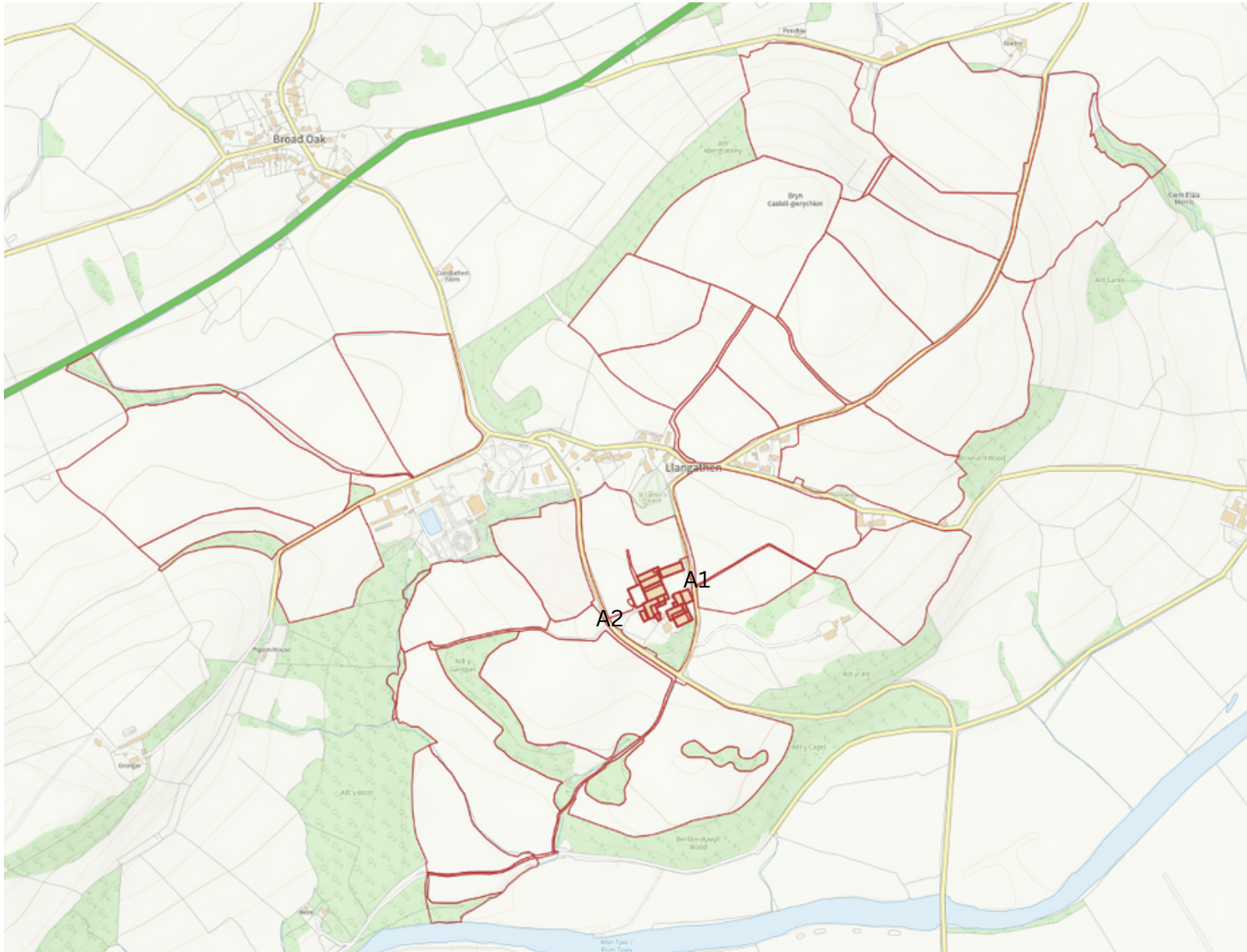
LOCATION PLAN



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

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LAND PLAN



PLANS AND PARTICULARS:

Plans are provided for identification purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property.

Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

LAND SCHEDULE

Berllan Dywyll Land Schedule			
Field Number	Hectares	Acres	Description
SN5722 6519	8.17	20.19	Clean Pasture
SN5722 6307	1.15	2.85	Clean Pasture
SN5822 0430	4.01	9.92	Clean Pasture
SN5722 8125	0.32	0.78	Track
SN5722 4834	0.66	1.64	Wood/Scrub
SN5722 7705	0.46	1.14	Wood/Scrub
SN5722 8902	2.32	5.74	Clean Pasture
SN5822 4348	2.67	6.61	Clean Pasture
SN5822 5040	2.32	5.73	Clean Pasture
SN5822 5960	5.90	14.59	Clean Pasture
SN5822 7080	4.50	11.12	Clean Pasture
SN5822 5334	0.19	0.47	Track
SN5822 5729	1.78	4.41	Clean Pasture
SN5822 6437	2.29	5.65	Clean Pasture
SN5822 7138	0.10	0.24	Track
SN5822 7846	4.26	10.52	Clean Pasture
SN5822 9354	3.87	9.56	Clean Pasture

SN5822 9765	2.16	5.33	Clean Pasture
SN5822 9881	5.79	14.31	Clean Pasture
SN5822 8470	0.06	0.16	Wood/Scrub
SN5922 2477	0.56	1.37	Wood
SN5922 2170	4.41	10.90	Clean Pasture
SN5922 0137	4.89	12.09	Clean Pasture
SN5822 8320	4.00	9.88	Clean Pasture
SN5821 8799	3.07	7.59	Clean Pasture
SN5822 6509	4.07	10.04	Clean Pasture
SN5822 5902	0.06	0.15	Track
SN5822 6300	1.37	3.38	Clean Pasture
SN5822 4605	2.39	5.92	Clean Pasture
SN5821 4794	1.81	4.46	berllan Homestead
SN5821 4574	0.73	1.80	Hardcore
SN5822 2603	2.20	5.43	Clean Pasture
SN5821 1496	2.90	7.17	Clean Pasture
SN5821 0298	0.09	0.22	Wood

SN5821 3380	4.96	12.27	Clean Pasture
SN5821 1975	2.29	5.67	Wood
SN5821 1270	5.52	11.18	Clean Pasture
SN5721 9981	0.13	0.31	Wood
SN5821 0859	2.16	5.35	Clean Pasture
SN5821 2150	0.08	0.19	Track
SN5821 1347	0.70	1.72	Clean Pasture
SN5821 1544	0.31	0.77	Wood
SN5821 4768	5.07	12.53	Clean Pasture
SN5821 5569	0.36	0.89	Wood
SN5821 3866	0.46	1.14	Wood
TOTAL	107.57	263.38	



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