



TO LET

Church Farm

Llangunnor
Carmarthen
SA31 2HY

EXECUTIVE SUMMARY

- An exciting opportunity to relocate to a small farm located on the outskirts of Carmarthen.
- About 9.22 Hectares (22.78 acres).
- Available with an excellent detached farmhouse, with spectacular views down the Tywi Valley.
- The property is to be let by informal tender. A Tender Pack has been prepared for those interested in submitting a tender. Applicants for the tenancy should complete the Tender and Application Form supplied with these particulars and return the form together with any requisite supplementary information required and which they think necessary, to arrive at the offices of Cooke & Arkwright, 7-8 Windsor Place, Cardiff, CF10 3SX by no later than 12 noon on the 15th May 2026, with tenancies starting on 1st June 2026 until 31st May 2036.



SITUATION

The property is located in Llangunnor, a small but historic village on the outskirts of Carmarthen. The holding is located on a hilltop with vistas down the Tywi Valley.

Llangunnor is a community with a number of amenities. The county town of Carmarthen is only 2 miles to the west.

SITE DESCRIPTION

Church Farm is a small grassland holding comprising 9.22 hectares (22.78 acres) of land and woodland. The land is classified as a mixture of Grade 3b and 4. In recent years the land has been used for livestock grazing and cropping.

The land is split into two blocks separated by Llangunnor Lane and divided into a number of field enclosures. The fields have an excellent internal access network, with good access to the public highway. The boundaries have been maintained to a very good standard and there is water to most of the parcels. The farmhouse and buildings are centred close to the Church, with a neighbouring village hall and separate bungalow (which does not form part of this letting).

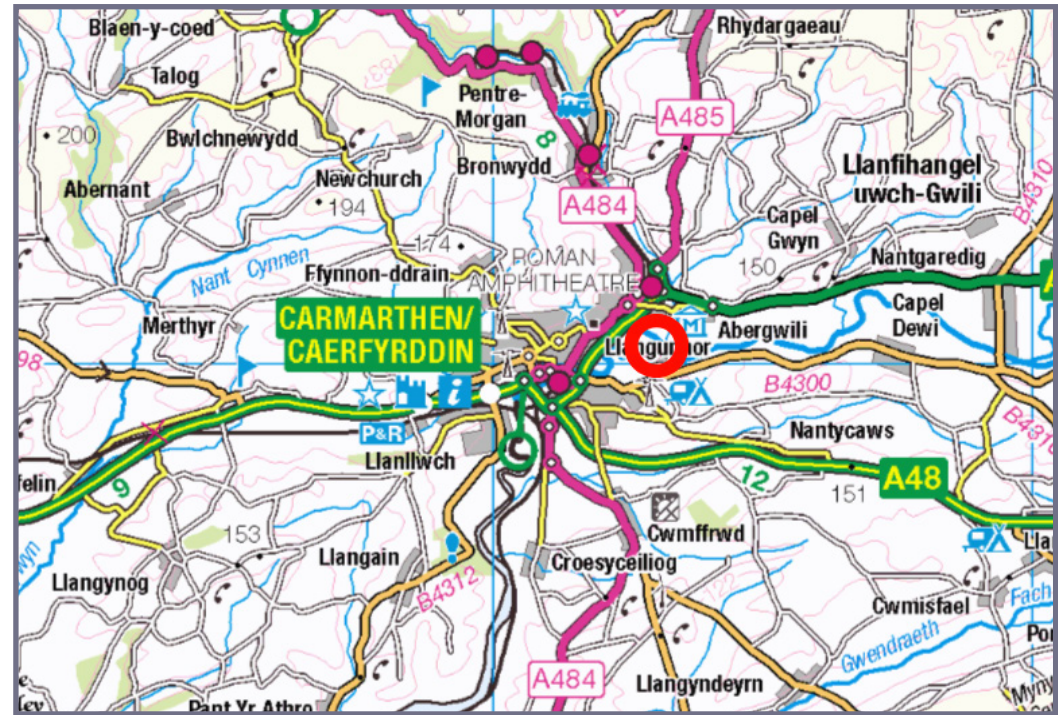
VAT

No VAT will be charged on the rent.

TENURE

The property will be let on a Farm Business Tenancy for an initial term commencing 1 June 2026 until 31st May 2036. The annual rent will be payable monthly in advance and will be subject to review at not less than three yearly intervals.

A draft Tenancy Agreement has been prepared and a copy is available from Cooke & Arkwright on request. The successful applicant for the tenancy will be required to contribute £1,000 plus VAT towards the cost of finalising the Agreement.





FARMHOUSE

The farmhouse, with its spectacular views down the Tywi Valley, forms part of the offered letting. It is located in a quiet setting. The house is located adjacent to a car park for the church as well as a church hall and a separate cottage. The house is accessed directly off Llangunnor Lane and also comprises generous gardens and grounds. The farmhouse is modern, with a new boiler installed in 2024 and uPVC double glazed window units throughout. The accommodation comprises:

Ground Floor

Entrance Hall, Dining Room, Sitting Room, Kitchen, Bathroom

First Floor

Landing, Bedroom 1, Bedroom 2, Bathroom

Outside

Garden, Garden Shed, Orchard

Services and Central Heating

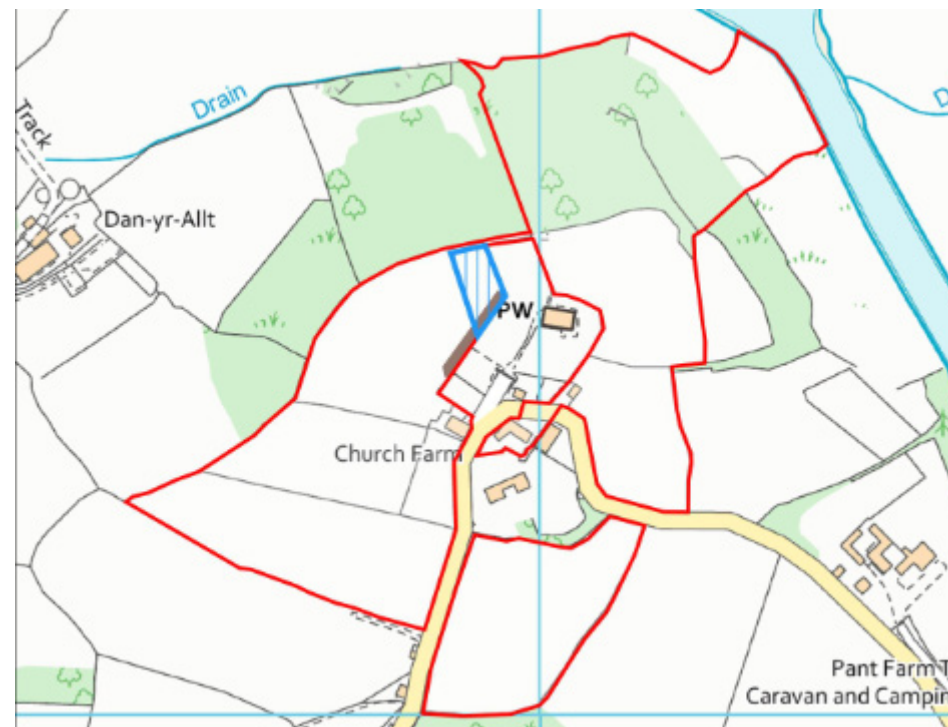
Mains water and mains electricity are connected to the farmhouse. Foul drainage is to a septic tank. The house has full central heating fired by an oil fired boiler and the sitting room has the benefit of a log burner.

Fixtures and Fittings

Only those fixtures and fittings mentioned in these particulars are to be included in the tenancy although some other items may be available by separate negotiations. Any enquiries should be directed to Cooke & Arkwright.

FARMBUILDINGS

Covered Barn 1	15m x 10.5m	Wooden frame steel profile sheet roofed and partly clad building
Building 2	6m x 10m	Breeze block constructed former pig building. Will be redundant in the Tenancy
Garage		Small corrugated iron garage opposite house



EASEMENTS AND RIGHTS

The property will be let subject to and with the benefit of any public or private easements or other rights.

FARMING OF HOLDING

The Landlords are opening the tender to all and any applicant, although would be encouraged by either young/new entrants to agriculture or by those wishing to farm the holding with an emphasis on biodiversity (following organic or regenerative principles in particular).

INGOING VALUATION

There is no ingoing store/crop for the new tenant but the new tenant will be expected to contribute £3,500 towards the improvements (including boiler and log burner).

VIEWING

Viewing is strictly by appointment with Cooke & Arkwright

LOCAL AUTHORITY

Cyngor Sir Caerfyrddin / Carmarthenshire County Council
Neuadd y Sir / County Hall
Caerfyrddin / Carmarthen
Dyfed
SA31 1JP

FURTHER INFORMATION

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