

Date as postmarked



rural chartered surveyors
land and property agents

Dear Sir or Madam

Henllan Farm, Carmarthenshire

Please find enclosed the sales particulars for Henllan Farm, an impressive Carmarthenshire Dairy Farm.

The farm comprises a 4 bedroom farmhouse with 2 bedroom annexe, extensive range of modern farm buildings, 60 point Dairymaster rotary parlour, cubicle housing for 760 cows and about 542 acres of productive grassland in all.

The farm is offered as a whole with a guide price of **£6.5 million** or in three lots as follows:

Lot	Description	Guide Price
1	Henllan Farm, an exceptional dairy holding together with 400.59 acres	£5.35 million
2	67.42 acres of productive grassland	£550,000
3	74.26 acres of productive grassland	£600,000

Alternatively, the farm is offered on the following basis:

The core of the farm extending to about 249 acres in all as defined on the enclosed map.

Our clients will offer this acreage freehold at a guide price of £4 million.

They intend to offer the remainder of the farm on a long term Farm Business Tenancy, the terms to be agreed by negotiation.

If you require any further information, or would like to arrange a viewing, then please do not hesitate to contact Gwilym Richards on **01600 860 300 or 07768 020 393.**

Yours faithfully

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For and on behalf of
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Regulated by RICS

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Director

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