

On the instructions of the Brecon Beacons National Park Authority

**INVITATION TO TENDER
FOR
FARM BUSINESS TENANCY
OF
LAND AT LLAN & TREBERFYDD FIELDS
LLANGASTY
BRECON
POWYS**

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1. Introduction

Powells have been instructed to re-let the Holding known as Land at Llan & Treberfydd Fields, Llangasty, Brecon, Powys on behalf of the Brecon Beacons National Park Authority. Applications are invited for a Farm Business Tenancy commencing 1st January 2018 for a five year term.

The Holding is located on the Southern fringes of Llangorse Lake – a location plan is included in **Appendix 1**. The extent of the Holding is set out in the Proposed Tenancy Plan in **Appendix 2**.

The Holding extends to approximately 48.48 acres (19.62 hectares) in total.

These particulars set out the National Park Authority's vision for the Holding, the principle information on the Holding along with details of the tenancy application process and tenant selection criteria.

The purpose of this tender application is to identify and select a successful applicant who will farm and manage the Holding to a high environmental standard, taking into account all of the National Park Authority's objectives for Land at Llan & Treberfydd Fields.

This process will provide a fair opportunity for any interested party who meets the relevant criteria to apply for the tenancy.

The key information set out within these particulars relating to the timescale and application process is summarised below:

- **Informal Tenders to be received by 12 noon on Tuesday 19th September 2017**
- **Shortlisted candidates will be invited to an interview / site meeting - anticipated to take place during the week commencing 16th October 2017**
- **Tenancy to commence 1st January 2018 as agreed between the Landlord and Successful Applicant**
- **Farm Business Tenancy to be signed and completed with Successful Applicant no later than 1st December 2017.**

2. Background

The Holding forms part of the National Park Authority's land holding at Llangorse Lake that extends in total to 117.08 acres (47.38 hectares) and is known as "Llangasty – Ty Mawr".

This is a flagship property for the National Park Authority given its ecological significance at European, National and local level. The majority of the site is protected by statutory designations as part of both the Llyn Syfaddan (Llangorse Lake) Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The Western part of the site is also covered by the Caeau Ty Mawr SSSI as one of the largest areas of unimproved lowland grassland in Brecknock.

The site supports a rich mosaic of important habitats and species with its marshy grassland, swamp and unimproved meadow interspersed with a network of ditches and hedges. These in turn support a number of regionally rare and declining plant species, birds and important insect / invertebrate populations.

3. Vision for Land at Llan & Treberfydd Fields

Management of Ty Mawr-Llangasty is guided by a five-year ecological Management Plan that is in place for the period 2015 – 2020. This document was put together by the National Park Authority and in consultation with a number of interested groups / organisations namely, Natural Resources Wales (NRW), Brecknock Wildlife Trust, Llangorse Lake Ringing Group, Llangorse Lake Advisory Group, local species recorders and the site's Tenants. A copy of the Management Plan can be supplied on request.

The overarching site goals including for the Land at Llan & Treberfydd Fields are listed below:

- To achieve and maintain favourable condition for the nationally and locally important species and terrestrial habitat features associated with the fringes of Llangorse Lake;
- To ensure an effective contribution to the favourable conservation status of Llangorse Lake SAC & SSSI;
- To support the integrated management of all the special features that comprise Llangasty-Ty Mawr;
- To maintain and enhance recreational access and use of the site as a resource for public enjoyment and learning, whilst being sympathetic to the other goals above.

Derived from the overarching site goals are a series of management objectives for different parts of the site and the management objectives applying to Land at Llan & Treberfydd Fields will be included in the tenancy agreement. These are set out in **Appendix 3**. It is envisaged that grazing by cattle will be the principal means of achieving these objectives.

Given that a number of organisations, groups and individuals are involved in the site as outlined above, the National Park Authority is seeking a candidate who will be flexible and co-operative in working with them and others and also takes a genuine interest in the site and its conservation interest and objectives. The successful applicant will be invited to join the Management Group.

A summary of the tenant selection criteria is set out in Section 4 below.

4. Tenant Selection Criteria

The Landlord is not obliged to accept the highest, or any tender, from this exercise. It should be noted that the tenant selection criteria will include and not necessarily be limited to:

1. The candidate's current farming experience and capacity to provide cattle for grazing at Land at Llan & Treberfydd Fields;
2. Ideally the candidate should currently be running an existing farming business within the area and have good local knowledge of the area;
3. Ideally the candidate should have some previous experience and / or knowledge of managing a high value nature conservation site;
4. Satisfaction that the candidate will farm the Holding to a standard that achieves the environmental requirements of the Management Plan and will buy fully into the Landlord's ethos of managing a flagship site to achieve environmental objectives;
5. Satisfaction that all maintenance and repairing obligations will be fully complied with, and promptly undertaken, to keep the Holding in good condition, and in a condition consummate with its condition at the commencement of the Farm Business Tenancy;
6. The candidate should be willing to work closely with and assist the National Park Authority and other conservation agencies as necessary e.g. Natural Resources Wales (NRW) and to attend Management Group Meetings;
7. The candidate should be mindful of the need to maintain good working relationships with the Management Support Group, other permitted individuals and user groups, neighbours to the site and the local community;
8. Cattle grazing system proposed;
9. Level of rent offered.

5. Description of Land at Llan & Treberfydd Fields

The Land at Llan Farm is located on the Southern shoreline of Llangorse Lake approximately 10km east of Brecon. Access to the land is via a field gate located in the carpark (marked as a black "X" on the Farm Business Tenancy Plan in Appendix 2) that leads into Field No. 1 at the North.

From the access gate, the land runs in a Southerly direction and comprises of a compact block of five semi-improved fields that consist of a mixture of lowland meadow, floodplain grazing pasture and marshy grassland.

Water is available from the ditches and natural supplies available on site. The land is also well-shaded and is ideally suited to seasonal cattle grazing.

Environmental management objectives are set out in detail in Appendix 3. In summary, these envisage that management will consist of extensive cattle grazing with some hay mowing and topping. Each of the five fields is individually fenced and it will be expected that the successful applicant will rotate grazing between these fields. Ground-nesting birds especially Lapwing nest in Field 1 (the Point Field) from time to time and it is a key requirement that management of this field is favourable to these species.

6. Application Process:

6.1 Viewing

Prospective applicants are welcome to view the Holding at any time provided that they are in possession of a set of these Particulars.

All viewings to be undertaken on foot only and no driving across the Holding is permitted. Any persons viewing the Holding do so at their own risk. It should be noted that cattle may be present. Please safely secure all gates.

6.2 Tender Submissions

Tender Submissions must be received in writing and received at Powells Office (Singleton Court Business Park, Wonastow Road, Monmouth, NP25 5JA) no later than noon on **Tuesday 19th September 2017** in the form of a completed version of the enclosed Tender Application Form. A covering letter with additional or supporting information will also be accepted.

6.3 Shortlist and Interviews

The intention is to shortlist candidates following analysis of the applications received and shortlisted candidates are anticipated to be invited to an interview / site meeting during the week commencing 16th October 2017.

6.4 Farm Business Tenancy Agreement

The successful applicant will be required to sign a Farm Business Tenancy by 1st December 2017. Any tenancy offer will also be subject to satisfactory references.

7. Farm Business Tenancy

Successful applicants will be required to sign a formal Farm Business Tenancy Agreement to commence on 1st January 2018. The principal terms of the Farm Business Tenancy are set out below:

7.1 Term

Five years commencing on 1st January 2018.

7.2 Rent

Tenders for the annual rent payable are invited on the Tenancy Application Form. The agreed rent will be payable annually in advance on 1st January each year with the first payment due on 1st January 2018.

Rent reviews will be every three years in accordance with the statutory provisions of the Agricultural Tenancies Act.

7.3 Repairs & Maintenance and Insurance

The Tenant will be responsible for keeping the land comprised in the Holding in good agricultural and environmental condition taking into account the environmental management prescriptions as set out in Appendix 3.

The Tenant will be responsible for the repair and maintenance of all boundary and internal fencing.

The Tenant will be responsible for maintaining an appropriate level of public liability insurance.

7.4 Determination in Part

The Landlord will have the ability to recover up to 10% (ten percent) of the Holding in any year, for any purpose, on providing twelve months' written notice to the Tenant.

7.5 Reservations

The Landlord will reserve all trees and timber out of the Farm Business Tenancy. The Landlord is permitted to exercise all rights of access required for any management including timber extraction.

7.6 Assignment & Subletting

No assignment or sub-letting of the Farm Business Tenancy will be permitted. The Tenant will not be permitted to keep on the Holding any livestock that are owned by a third party.

7.7 Basic Payment Scheme

The Tenant will have the ability to claim payments under the Basic Payment Scheme and will be responsible for holding the required number of entitlements to enable him / her to submit claims under the Scheme.

7.8 Glastir / Environmental Grant Schemes

The National Park Authority would support the Tenant entering into any Glastir or similar environmental scheme provided that proposed management options support the National Park Authority's objectives. Landlord consent would be required before the Tenant contemplates entering into any such scheme.

Appendix 1
Location Plan

Appendix 2

Farm Business Tenancy Plan

Appendix 3

Conservation Management Objectives

BACKGROUND

The majority of the site forms part of Llangorse Lake SSSI and SAC, therefore ensuring the favourable condition of its component SSSI features is a key driver for the site's ongoing management.

The goals are:

- To achieve and maintain favourable condition for the national and locally important species and terrestrial habitat features associated with the fringes of Llangorse Lake;
- To ensure an effective contribution to the favourable conservation status of Llangorse Lake SAC & SSSI, of which most of the site forms part.

1. GRAZING MANAGEMENT

Field 1 The Point Field

This field forms part of the SSSI in its entirety.

The aim of management in this field is to reduce soft rush to less than 30% and encourage a mosaic of vegetation height with sufficient areas of short grassland to encourage use by ground-nesting birds.

The Tenant agrees to:

- Graze the field with cattle only from mid-May to the end of October each year (cattle to be removed earlier if ground conditions become wet and there is a risk of damage by poaching);
- Top the upper part of the field to remove thistles, docks and ragwort but not near the reedbed from mid-July onwards.

Fields 2 – 5 Llan Fields and Treberfydd Fields

These fields to be managed as one block. Following completion of fencing works by the Landlord in Autumn 2016, it is now possible for these fields to be closed off separately as necessary to enable a hay cut and individual grazing.

- From mid-April, grazing to commence with approximately 30 head of cattle with each field opened up in succession for grazing during the Spring / Summer months as detailed below. (Please note that the dates set out below may change with the presence of any ground nesting birds. To be discussed with the National Park Authority prior to cattle being turned out);

Fields 4 & 5

Both fields form part of the SSSI designation in their entirety. These two fields may be managed as one enclosure.

The Tenant agrees to:

- Graze these fields with cattle only from mid-April to the end of October each year (cattle to be removed earlier if ground conditions become wet and there is a risk of damage by poaching).

Field 3

This field falls largely outside of the SSSI designation.

The Tenant agrees to:

- Graze the field with cattle only from late-April / early-May to the end of October each year (cattle to be removed earlier if ground conditions become wet and there is a risk of damage by poaching).

Field 2

This field falls largely outside of the SSSI designation.

The Tenant agrees to:

- Graze the field with cattle only from early to mid-May to the end of October each year (cattle to be removed earlier if ground conditions become wet and there is a risk of damage by poaching).

Additional points on grazing management:

- For the best conservation outcomes, grazing levels may need to vary from year to year, depending upon ground and weather conditions and future use of the fields by ground-nesting birds. There will be a regular dialogue between Landlord and Tenant to discuss and agree any variations to the grazing regime outlined above.
- The Landlord will reserve the right to undertake soft rush control in Fields 1 and 3. This will be achieved either by liaising with the Tenant to undertake an early cut and collect or hard graze so that re-growth can be weedwiped in May / June.

2. MOWING / HAY CUTS – FIELDS 2-5

One or more of these fields to be closed off for mowing for hay each year, the hay cut to be undertaken no earlier than mid-July. The hay cut to be followed by light aftermath grazing by cattle only.

Other discretionary early and late cuts may be appropriate in some years e.g. to assist with soft rush control, support late-flowering plant species.

For the avoidance of doubt, please note that:

- the successful Tenant will be entitled to harvest and keep the hay for their own use;
- the mowing for hay or other early or late season discretionary cuts, in pursuance of the site's conservation objectives, must always be followed by clearance or harvesting of the cut material during the same season; i.e., it must not be left to rot down on site.

3. DITCHES & FIELD MARGINS

Management of ditches and field margins will aim to maintain a diversity of ditch and bankside habitats supporting botanical and invertebrate / insect interests.

The Landlord will reserve the right to:

- Undertake cyclical ditch clearance in conjunction with coppicing and pollarding of bankside trees.

The Tenant agrees to:

- Undertake periodic siding of hedgerows and flailing of field margins outside of the bird breeding season to limit scrub encroachment. This should be undertaken on a rotational basis with one-third of hedgerows to be sided and one-third of field margins to be flailed each year;
- Flail the hedgerow around the Llangasty carpark, to be undertaken annually;
- Undertake additional discretionary flailing that may be required in discussion with the National Park Authority to assist with ditch management.

The National Park Authority would encourage the Tenant to lay hedges where appropriate and utilising grant aid opportunities under Glastir Grant Schemes.

4. GENERAL REQUIREMENTS (for all fields)

The Tenant agrees:

- (a) Not to use any herbicide, pesticide, fertilizer, manure, lime or any chemical on the Holding;
- (b) Not to plough, cultivate or reseed the Holding nor to carry out new drainage works or modifications to the existing drainage system without the consent in writing of the Landlord;
- (c) Not to undertake any shooting, gassing, poisoning or trapping on the Holding;
- (d) To graze cattle only on the Holding;
- (e) To use his / her best endeavours to ensure that the livestock graze evenly over the Holding and that no part of the Holding is undergrazed or overgrazed;
- (f) Not to provide any supplementary feeding on the Holding without the prior consent of the Landlord in writing

The Landlord agrees:

- To consider contributing to hedgelaying works carried out by the Tenant on the Holding.