



Ymddiriedolaeth
Genedlaethol
National Trust

Land at Clegir Mawr & Pen y Graig, Rhydwyn Vision & Letting Particulars



Available to Let by Tender



Farming for food and nature ...

1. The Opportunity	3
2. The Holding	3
4. Application and Tenders	4
5. Disclaimer & Data Privacy	7
6. Appendices	8

...High Nature Status



1. The Opportunity

The National Trust is inviting applications for an initial **2-year Farm Business Tenancy** at Clegir Mawr & Pen y Graig. This is an opportunity for a forward-thinking farmer who values productive livestock farming alongside the care and enhancement of the natural environment.

We are keen to hear from applicants who recognise that management of this land will need to be adaptable and sensitive, and who are motivated by the challenge of farming in a way that benefits wildlife, habitats and landscape character. Part of the holding lies within a Site of Special Scientific Interest (SSSI), and any proposals must fully reflect its conservation importance.

Our aim is to work with a tenant whose farming system supports the National Trust's objectives for nature recovery, climate resilience and people, while remaining practical and economically viable. We recognise that there is no single approach to achieving this and would welcome thoughtful, innovative proposals that demonstrate how good-quality livestock can be reared while habitats are maintained, enhanced or created.

2.0 The Holding

The holding is bare land only and extends to approximately 36.36ha. The area we are looking to let is shown edged red on the attached plan together with a schedule of field numbers, areas and classifications. The land is accessed from a private track that adjoins a minor road, north of Church Bay.

The Wales Coastal Path crosses the holding as well as other public rights of way. The holding contains a biological SSSI due to the rare spotted rock-rose.

There is a mains water supply to the land and the tenant will be responsible for paying for all water consumed. There are presently no livestock handling facilities on the holding.

Please note that there will be no sheds let with the holding and it is bare land only.

2.1 The Tenancy

The land is to be let on a Farm Business Tenancy which will commence in late summer 2026 for an initial fixed term of 2 years. The tenancy will be subject to standard repairing obligations, and a draft copy of a standard Farm Business Tenancy agreement will be available to view upon request.

The tenant will be responsible for maintaining a stock-proof boundary on the Holding and the tenant will be required to undertake a series of fencing works as part of the letting. Ring feeders and supplementary feeding will not be permitted, apart from locally sourced small bales of hay. Additionally, any inputs such as organic or inorganic fertiliser are not permitted. The National Trust will reserve the right for all trees including the right to plant additional trees across the holding.

Please note that the land is opted to tax for VAT, so VAT will be charged on the rent.

2.2 Sustainable Farming Scheme and Agri-environment Schemes

The Welsh Government has recently released details of the Sustainable Farming Scheme, and the National Trust would be open to discussing proposals for this land. The National Trust would also be open to considering other agri-environment schemes on a case-by-case basis.

3.0 Application & Tender Process Details

Application forms are at the end of this document. All applications should be submitted using the prescribed application forms which are to be signed, marked as *Private & Confidential – Land at Clegir Mawr* and either emailed to;- wa.tenantenquiries@nationaltrust.org.uk

or posted to:

LAND AT CLEGIR MAWR APPLICATION
SWYDDFA YSTAD YSBYTY
DINAS
BETWS Y COED
LL24 OHF

The deadline for receipt of all applications, by email or post, is 12pm on **3rd June 2026**.

Successful applicants will be invited to an open day, provisionally planned for the **18th June 2026**, where after reviewing the holding they will be able to submit a tender for the land.

Please note that the National Trust does not bind itself to accept the highest or any tender. The Trust shall not accept tenders from applicants who have not visited the Farm on one of the viewing days. Applicants should provide any relevant additional information required to substantiate and justify proposals.

Applicants should complete full budget and cash flow projections for their proposals in addition to being willing to provide details of their financial and agricultural resources. Emphasis should be made on how you will deliver towards the farm vision.

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3.1 Making an Application, Top Tips

If you are making an application, we recommend that you review our web content below for top tips and to get to know us, our strategy and our vision.

<https://www.nationaltrust.org.uk/features/farm-lettings>

<https://www.nationaltrust.org.uk/farming>

<https://www.nationaltrust.org.uk/lists/seven-of-our-best-nature-friendly-farms>

These external links may also help you craft your farm proposal and vision for nature.

<https://www.nffn.org.uk/>

<https://farmwildlife.info>

3.3 Background to the National Trust

The National Trust is an independent conservation and access charity which cares for special places across England, Wales and Northern Ireland.

<https://www.nationaltrust.org.uk/>

We are supported by some 5 million members and 65,000 volunteers. We are one of Europe's leading conservation bodies and one of the largest landowners in the UK, managing approximately 247,900 hectares or around 1.5% of land across England, Wales and Northern Ireland for the benefit of the nation.

The National Trust manages land to achieve an array of objectives ranging from the protection of historic landscapes and features to creating and managing wildlife habitats, with sustainable farming an important mechanism.

Conservation of biodiversity and landscape has always been part of the Trust's charitable purpose. The National Trust is committed to delivering *“sustainable land management, meeting society's needs today while keeping land and its resources in good condition for ever, for everyone”*.

4. Disclaimer

The purpose of these particulars is to be used only as a guide hence meaning that it does not comprise or form part of any offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation are given in good faith and are believed to be correct but any intending tenant should not rely upon them as statements of representations of fact and must satisfy him/herself by personal inspection or otherwise of the correctness of each item.

No responsibility can be accepted for any expense incurred by an applicant in inspecting the property and preparing submissions, irrespective of whether it is let or withdrawn.

4.1 GDPR

Your privacy is important to us, so we'll always keep your details secure and never use them for marketing communications that you haven't agreed to receive.

Our full Privacy Policy can be found online at:

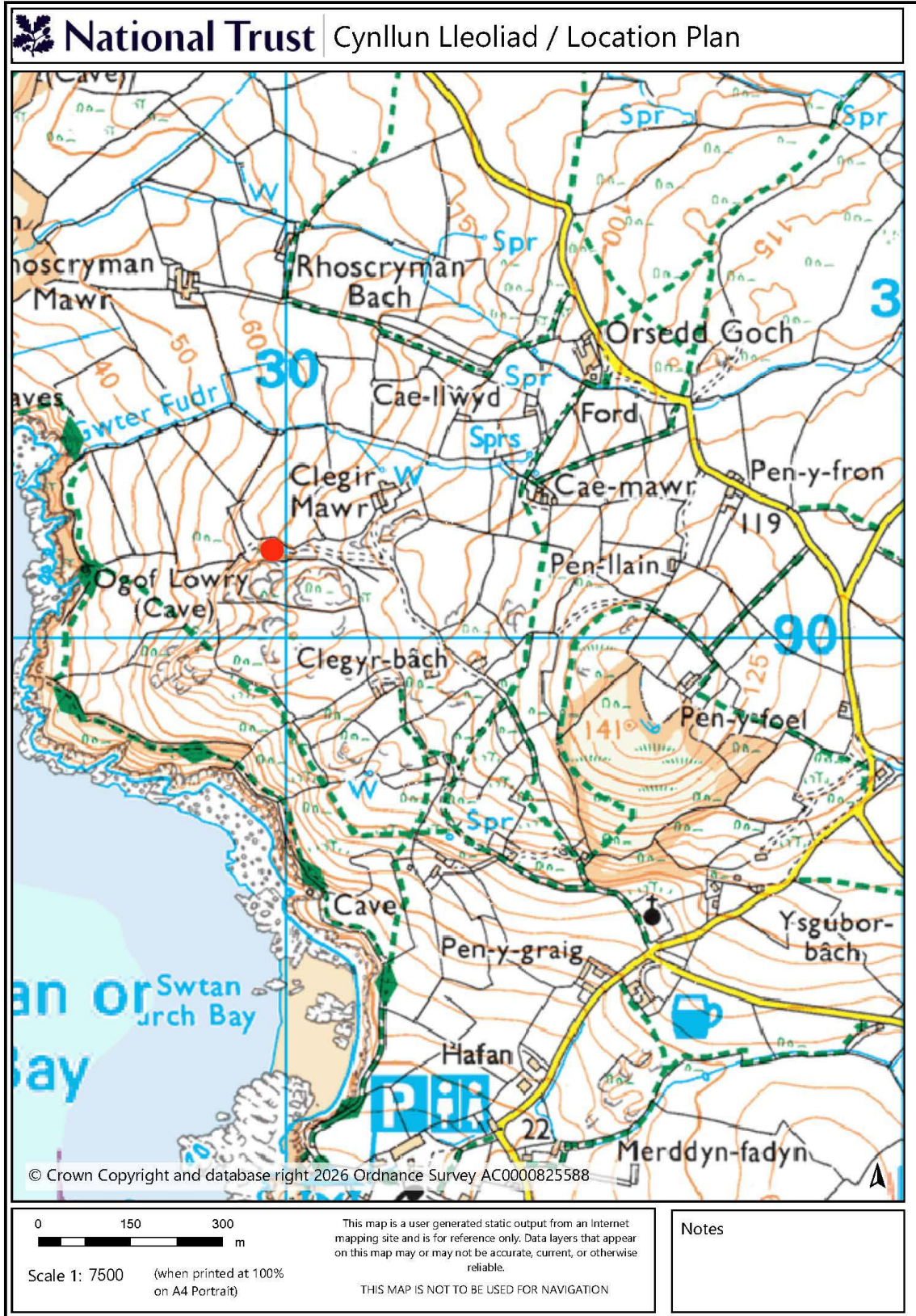
<https://www.nationaltrust.org.uk/features/privacy-policy>

We may need to collect personal data from you to enable us to communicate with you and send details of the Farm Open Days and the tender process if requested.

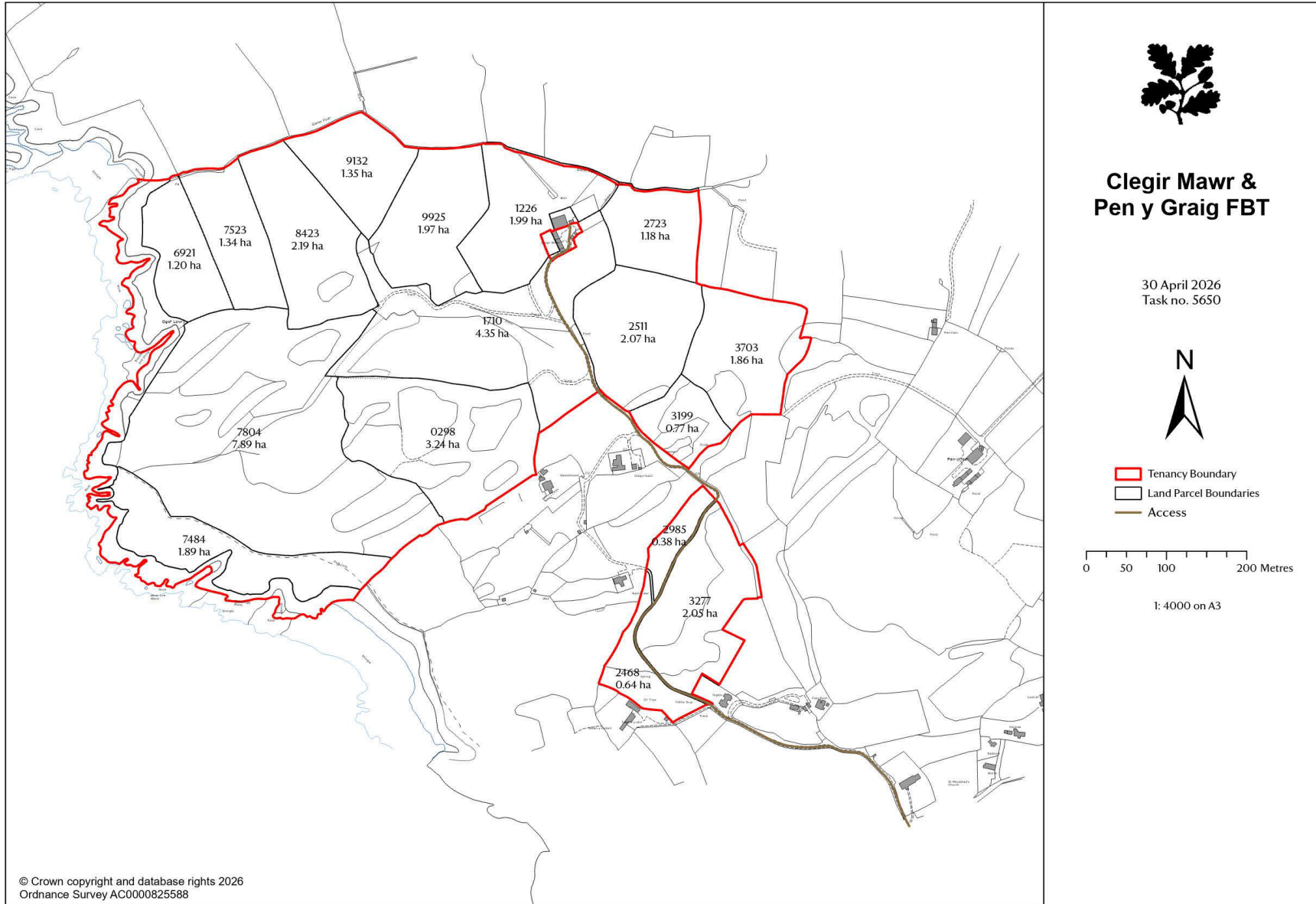
Should you proceed to make an application for the farm tenancy, we will only use the data you provide for the purposes of evaluating applications and selecting a Tenant.

Information you submit may be retained in accordance with our Retention Schedule. If at any stage, you change your mind and don't want us to hold your information anymore please email wa.tenantenquiries@nationaltrust.org.uk.

Appendix A - Location



Appendix B - Holding Plan



Appendix C - Field Schedule

Parcel	Approx. Area (Ha)	Restricted Use
SH2989 7484	1.89	Permanent Pasture
SH2990 7804	7.89	Permanent Pasture
SH2990 6921	1.20	Permanent Pasture
SH2990 7523	1.34	Permanent Pasture
SH2990 8423	2.19	Permanent Pasture
SH2990 9132	1.35	Permanent Pasture
SH2990 9925	1.97	Permanent Pasture
SH3090 1226	1.99	Permanent Pasture
SH3090 1710	4.35	Permanent Pasture
SH3089 0298	3.24	Permanent Pasture
SH3090 2733	1.18	Permanent Pasture
SH3090 2511	2.07	Permanent Pasture
SH3090 3703	1.86	Permanent Pasture
SH3089 3199	0.77	Permanent Pasture
SH3089 2985	0.38	Permanent Pasture
SH3089 3277	2.05	Permanent Pasture
SH3089 2468	0.64	Permanent Pasture
Total	36.36	