



TO LET COMMERCIAL OPPORTUNITY LLAETHDY, ST DAVIDS

The National Trust is excited to bring to the market the opportunity to rent and operate Llaethdy, a former Youth Hostel set in a stunning location below St Davids Head in Pembrokeshire.

The property is well-suited for year-round, short-term accommodation, offering an attractive proposition for both experienced operators and those looking to enter the holiday accommodation market.





To be let via informal tender.

For more information / to attend the viewing day please contact – alex.rees-wigmore@nationaltrust.org.uk

The National Trust

The National Trust is a charity founded in 1895 to preserve, through its ownership, landscape, and the features within it for public benefit. For more information, please visit www.nationaltrust.org.uk.

The Opportunity

The National Trust is pleased to present an exciting opportunity to rent a former Youth Hostel on a ten-year lease.

The property could operate with the tenant living in part of it and providing visitor accommodation in the remainder or alternatively the whole property could be used for visitor accommodation with the tenant living off site.

Situation and Description

Llaethdy is situated below St Davids Head with views over Whitesands Beach and to Ramsey Island beyond. There is a public footpath running through the property giving access to the Coastal Path.

The tiny city of St Davids lies just over 2 miles to the south east.

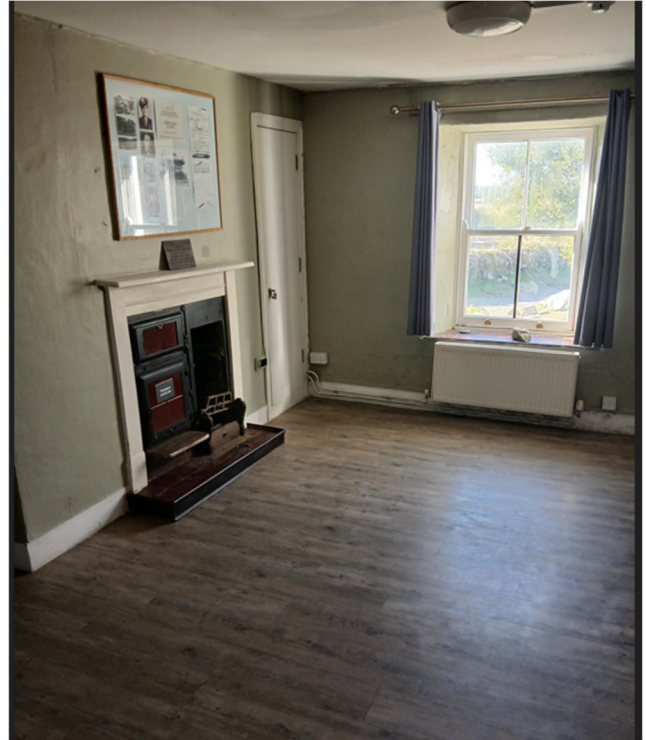
Llaethdy was originally a small farmstead with a farmhouse and range of traditional stone outbuildings

The property consists of the following:

Reception, staff kitchen with staff accommodation above

Dairy Building with 7 bedrooms, toilets and showers, self catering kitchen

The Lodge and Farmhouse with 6 bedrooms, toilets and showers, kitchen, dining room and two lounge areas



General. The property benefits from

- **Heating:** LPG Boiler
- **Parking:** There is a communal parking area
- **Wi-Fi:** there is a BT phone line to the property.
- **Telephone:** There is reasonable mobile signal at the property
- **Access:** Access is along a track approximately 350m long

Commercial Operation

The property is intended to be operated as commercial holiday accommodation with opportunities for:

- Short-term holiday accommodation use
- Online booking capability
- Group and multi-family booking potential

Services

- Mains Power
- Mains Water
- Septic Tank
- Wood burner in the farmhouse
- LPG from on site tanks

Licensing & Compliance

The Tenant will be responsible for ensuring that the business is fully compliant with all applicable legislation, regulations and local authority requirements relating to commercial short-term accommodation.

The following matters should be addressed and maintained throughout the lease period:

Fire Safety

- Compliance with the Regulatory Reform (Fire Safety) Order 2005
- Fire risk assessments to be undertaken and reviewed regularly
- Maintenance of appropriate smoke alarms, heat detectors, carbon monoxide alarms, emergency lighting and fire-fighting equipment where required
- Clearly displayed fire evacuation procedures and guest information

Electrical Safety

- Periodic Electrical Installation Condition Reports (EICR)
- Annual Portable Appliance Testing of all portable electrical appliances
- Ongoing inspection and maintenance of heating, hot water and electrical systems.

Health & Safety

- Compliance with all applicable health and safety legislation relating to guest accommodation
- Maintenance of safe access, external surfaces, stairways and outdoor areas
- Procedures in place for reporting, recording and responding to accidents or incidents
- Legionella risk assessment and water hygiene management procedures

Furniture & Furnishings

- All supplied furniture, mattresses, upholstery and soft furnishings to comply with current Furniture and Furnishings (Fire Safety) Regulations.

Insurance

- Appropriate commercial insurance cover, to include:
 - Public liability insurance
 - Contents and guest damage
 - Employers' liability insurance (where staff are employed)

Licensing

The Tenant shall obtain and maintain any licenses, registrations or consents required for:

- Waste disposal arrangements
- TV licensing requirements

Data Protection

- Compliance with UK GDPR and data protection legislation in relation to guest information, booking records and payment processing
- Secure handling and storage of customer data

Environmental & Waste Management

- Appropriate refuse collection and recycling arrangements
- Safe storage and disposal of cleaning products and commercial waste
- Compliance with environmental health requirements

Operational Records

The operator should maintain:

- Safety inspection records
- Maintenance logs
- Appliance servicing documentation
- Guest booking records
- Insurance documentation
- Risk assessments and compliance certificates

Application Process

- Interested parties will be able to view the property on **Thursday 30th July 2026, by prior agreed appointment**. National Trust staff will be on hand to answer questions. **Please contact Alex Rees-Wigmore to book a viewing slot – alex.rees-wigmore@nationaltrust.org.uk**
- Applicants are then to provide an outline of their business plan vision, together with an indication of investment and rent they would tender.
- Applications will then be short-listed, and those short listed invited to provide more detailed business plans. This may result in applicants being invited to attend interview, following which any offer made will be subject to references and credit checks.

No guide on anticipated rent is being given, and applicants are advised to submit sustainable proposals.

Conditions

1. Applicants should submit their rent tender and outline of their business plan vision to: Alex Rees-Wigmore, alex.rees-wigmore@nationaltrust.org.uk **by noon on Tuesday 11th August 2026.**
2. The National Trust reserves the right not to accept the highest, or indeed any applicant. The information provided will remain confidential.
3. The choice of the tenant shall be at the discretion of the National Trust. It will not give reasons as to why a particular tender is accepted or refused.
4. The National Trust will not be responsible for any expense to which aspiring tenants are put in submitting their tender.
5. The National Trust shall not be bound to any programme of dates for notification of the successful applicant.
6. All other information given in the application will be treated in the strictest confidence by the National Trust.

The National Trust gives notice that:

- a. These particulars are set out as a general outline only, for the guidance of intending tenants and do not constitute, nor constitute part of, any offer or contract.
- b. All descriptions, areas, references to conditions and other details are given having taken all reasonable steps to ensure their accuracy, but nonetheless such statements do not constitute any warranty or representation of fact.
- c. It is the responsibility of any intending tenant to satisfy themselves as to the basis on which they makes an offer and to satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- d. Neither the National Trust nor any person acting on its behalf has any authority to make or give any representation or warranty in relation to this property.
- e. The Trust will only accept tenders from any applicant(s) who have attended the viewing day and submitted their tenders prior to the closing date specified within the particulars.



National
Trust

HEADS OF TERMS FOR A PROPOSED BUSINESS LEASE

The National Trust intends to grant a lease of the properties described here on the following terms. These terms are not intended to create any legally binding obligations. They are subject to contract, completion of formally executed legal documentation and approval processes of the National Trust.

Landlord	The National Trust for Places of Historic Interest or Natural Beauty (registered charity number 205846) whose principal office is at Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA Regional contact details Alex Rees-Wigmore Senior Estate Manager (alex.rees-wigmore@nationaltrust.org.uk)
Tenant	TBC
Guarantor or rent deposit, if any	☐ No ☐ Yes - details annexed
Property	Llaethdy Farmhouse, St Davids, Pembrokeshire Together with all furniture and equipment as listed in the attached inventory. This is part of the National Trust's Pembrokeshire Estate The Landlord's Land Registry title number is CYM403217 The Property is shown edged red on the attached lease plan.
Term	TEN years from XXXXXX 2026
Break Clause	☐ ✓ Tenant only Break dates: FIVE years on the term date. Notice period: six months
Contracted out of Landlord & Tenant Act 1954 security of tenure provisions?	✓ Yes ☐
Right to renew	✓ No

	ü
Rent	£ TBC (exclusive of business rates) VAT is payable on the rent in addition Rent is payable on the 1st of every month Rent commencement date TBC
Rent Review	Every fifth year to open market value ☐
Occupancy Costs	The estimated costs of occupancy, including service charge and insurance contributions are set out in the table below.
Rights for the Tenant	ü Access over NT land ü Services ü Parking ☐ Other } Details annexed
Permitted Use	Permitted Use: Short holiday accommodation Tenant to ensure that proposed use complies with planning law. Restrictions on use: No permanent residential occupation except for the owner / manager of the business ü Change to Permitted Use not permitted
Assignment, subletting and other dispositions	ü Not permitted subject to the permitted use. ☐ Assignment of whole ☐ Subletting of whole ☐ Subletting of part ☐ Sharing occupation with group co ☐ Charging } subject to landlord's consent not to be unreasonably withheld
Repair & redecoration	The Tenant must keep the Property (including the Tenant Items set out in the Repair Schedule below): ü in good repair and condition; ü to the standard of repair shown in the Schedule of Condition The Landlord must keep the Landlord's Items set out in the Repair Schedule below in good repair. The Tenant must pay the Tenant Contribution as set out in the Repair Schedule within 21 days of written demand from the Landlord. The Tenant must redecorate the Tenant Decoration Items in the Repair Schedule below every five years and in the last year of the Term. The Landlord must redecorate the Landlord Tenant Decoration Items in the Repair Schedule below every five years.

Alterations	ü The Tenant must not make any alterations to the structure or exterior of the Property but non-structural alterations to the interior of the Property may be permitted during the Term subject to written consent from the Landlord (not to be unreasonably withheld)
Buildings Insurance	The Landlord will insure the Structure of the Property under its block policy. Terrorism is not insured under the Landlord's policy.
Public Liability Insurance	ü Tenant is required to hold with sum assured of indemnity limit of at least £5,000,000
Other Agreed Terms	☐ No ü Yes: details annexed ü Units to be transferred with: • Full inventory • Furniture, white goods, linens (if included) and the tenant will be responsible for: • Replacement and upkeep during term • Maintaining letting-ready standard
Approvals	☐ Subject to Survey ☐ Regional/National/Trustee Internal Approval ☐ Charity Commission Consent ☐ DEFRA Consent ☐ Treasury/DCMS Consent ☐ Other (e.g. Natural England, Planning)
Costs	ü Each party will be responsible for its own legal costs ☐ Tenant to pay Landlord's reasonable costs
Solicitors	For the Landlord: Legal Dept, National Trust, Heelis, Kemble Drive, Swindon SN2 2NA For the Tenant:

Signed to confirm agreement to these proposed terms:

..... for TenantDate

..... for LandlordDate

SECTION 2 – RESPONSIBILITY FOR REPAIRS AND DECORATION

RESPONSIBILITY FOR REPAIRS	LANDLORD ITEMS	TENANT ITEMS	NOT PRESENT	TENANT CONTRIBUTION
PARTS OF THE BUILDING(S) AT THE PROPERTY				
Chimneys and flues	✓	☐	☐	0%
Flashings and flashing's	✓	☐	☐	0%
Dormers	☐	☐	✓	%
Roofs (coverings and structure)	✓	☐	☐	0%
Rainwater goods, gutters and downpipes	☐	✓	☐	%
Keeping rainwater goods, gutters and downpipes clean and clear of obstruction	☐	✓	☐	%
External walls of building(s)	✓	☐	☐	0%
Structural walls and columns inside building(s)	✓	☐	☐	0%
Non-structural walls inside building(s)	☐	✓	☐	%
Plaster on inside of buildings	☐	✓	☐	%
Loft Insulation	☐	✓	☐	%
Internal joinery (excluding windows and doors)	☐	✓	☐	%
External joinery (excluding windows and doors)	✓	☐	☐	0%
Doors inside buildings including frames, glass & fittings	☐	✓	☐	%
Doors within the external walls of building(s) including frames, glass and fittings	✓	☐	☐	0%
Windows either inside the building or in the external walls of buildings including glass and fittings and frames	☐	✓	☐	%
Porches and conservatories	☐	☐	✓	%
Floors and ceilings (not including joists and other structural components)	☐	✓	☐	%
Joists and other structural components supporting floors and ceilings	✓	☐	☐	0%
Staircases	☐	✓	☐	%
SERVICES AND UTILITIES AT THE PROPERTY (INSIDE THE PROPERTY BOUNDARIES)				
Electrical installations, wires, consumer units and other fittings and appliances (including annual PAT testing)	☐	✓	☐	%
Gas and oil installations, pipes and other fittings and appliances	☐	✓	☐	%
Water pipes, sanitary fittings and appliances	☐	✓	☐	%
Foul drainage pipes, septic tanks and all associated pipes, drains, soakaways and apparatus within the Property	☐	✓	☐	%
Surface water drainage channels and ditches	✓	☐	☐	0%

Boilers/central heating systems	☐	✓	☐	%
Solid fuel stoves, pumps and fittings	☐	✓	☐	%
Telephone, broadband and electronic data installations and wiring	☐	✓	☐	%
Lightning conductors	☐	☐	✓	%
Fire and security systems	☐	✓	☐	%
PARTS OF THE GROUNDS				
Boundary walls, fences, gates and hedges	☐	✓	☐	%
Paths, paving, hard surfacing and drives or roadways	☐	✓	☐	%
Inner garden walls and fences	☐	✓	☐	%
Sheds and other garden structures	☐	✓	☐	%
Track and ditch repairs	☐	✓	☐	%
SERVICES AND UTILITIES OUTSIDE THE PROPERTY BOUNDARIES				
Wires, cables, pipes, conduits, apparatus and other service media which exclusively serve the Property	☐	✓	☐	0%
Wires, cables, pipes, conduits, apparatus and other service media which are shared with other properties	✓	☐	☐	0%
Surface water drainage channels and ditches which exclusively serve the Property	✓	☐	☐	0%
Surface water drainage channels and ditches which are shared with other properties	✓	☐	☐	0%
Foul water pipes, septic tanks and pipes, drains, soakaways and associated apparatus on land adjoining or near the Property which exclusively serve the Property	☐	✓	☐	0%
Foul water pipes, septic tanks and pipes, drains, soakaways and associated apparatus on land adjoining or near the Property which are shared with other properties	☐	☐	✓	0%
Boreholes and wells and associated Apparatus which exclusively serve the Property	☐	☐	✓	%
Boreholes and wells and associated Apparatus which are shared with other properties	☐	☐	✓	%
DECORATION	LANDLORD DECORATION ITEMS	TENANT DECORATION ITEMS	NOT PRESENT	TENANT CONTRIBUTION
Inner facing of exterior walls and structural and non-structural walls inside the building(s) on the Property (interior items)	☐	✓	☐	%
Outside of exterior walls of the building(s) on the Property (exterior items)	☐	✓	☐	%
Doors and Gates (including door frames) (exterior items)	☐	✓	☐	%
Window frames (interior items)	☐	✓	☐	%
Window frames (exterior items)	☐	✓	☐	%

GDPR

Your privacy is important to us, so we will always keep your details secure and never use them for marketing communications that you have not 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 Viewing Days and the tender process if requested. Should you proceed to make an application for the business 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 do not want us to hold your information anymore please email alex.rees-wigmore@nationaltrust.org.uk



Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
The Rent	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
Security Deposit and Holding Deposit	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
Default Payments	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- • Interest on late payment of Rent • Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract) • Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)
Council Tax	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
Utilities (Electricity, Gas and Other Fuels, Water or Sewage)	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.
Television Licence	A payment to the British Broadcasting Corporation in respect of a TV Licence is a permitted payment and Contract Holders will be responsible for the payment of their own TV Licence. A payment to the British Broadcasting Corporation in respect of a television Licence is a permitted payment and Tenants will be responsible for the payment of this their Television Licence. A payment to the British Broadcasting Corporation in respect of a television Licence is a permitted payment and Tenants will be responsible for the payment of this their Television Licence.
Communication Service	Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline. telephone; the internet; cable television and satellite television. The sub-recharging of communications costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.