



East Trehunist Farm

Liskeard, Cornwall

Carter Jonas

East Trehunist Farm
Liskeard
Cornwall
PL14 3SD

An exciting opportunity offered by Cornwall Council for a Farm Business Tenancy of up to 15 years for a livestock farm, comprising farmhouse, approximately 147.41 acres of land, and a range of farm buildings.

- 3 bedroom farmhouse
- Range of concrete/timber framed buildings
- Approximately 147.41 acres (59.65 ha) in total
- Available as a whole, on a Farm Business Tenancy of up to 15 years (subject to contract)

Available to let by informal tender

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Location

The farm is situated in the hamlet of Trehunist, less than a mile from Quethiock with the nearest primary school. Menheniot is just over 2.5 miles away with slightly more local services; a shop, another primary school and pub, while the larger towns of Liskeard and Callington are both approximately 7 miles drive, providing all essential amenities, doctors surgeries, supermarkets, secondary schools, as well as agricultural merchants.

The main A38 trunk road can be joined at Tideford, approximately 10 minutes drive away, linking to the rest of the county, and to the nearest city of Plymouth, approximately 13 miles away

Property

East Trehunist Farm is part of Cornwall Council's Farms Estate, currently run and equipped as a dairy farm, it is now offered as a stock farm, with diversification proposals also encouraged alongside the principal farming business.

The farm offers an exciting opportunity for someone looking to establish their own farming unit or possibly expand an existing farming business, on a long term tenancy.

The farm is equipped with nearly 15,000 square feet of a mixture of concrete and timber-framed farm buildings (some with water connected), including cubicles, loose housing and storage, silage pits and slurry lagoon as well as a 3 bedroom farmhouse.

Farmhouse

East Trehunist Farmhouse offers a great opportunity for a tenant to reside on-farm, with the final single glazed windows due to be replaced with double glazing shortly, it comprises a kitchen, with oil-fired Rayburn, separate utility room, conservatory, living room and family bathroom on the ground floor, and three bedrooms on the first floor.

It is a requirement of the tenancy agreement that the farmhouse is occupied by the tenant as their main dwelling and they are not to take in any lodgers other than immediate family without the landlord's consent.



Farm Buildings

The farm benefits from a useful footprint of existing farm buildings of varying construction; there is a mixture of loose housing and cubicles as well as some general purpose/storage on farm, in the yard adjacent to the farmhouse. There are two concrete floored silage pits plus small earth banked slurry lagoon. The current dairying equipment (parlour etc.) will either be removed or scheduled as redundant.

A buildings plan and schedule will be available within the tender information pack.





Land

In total the land extends to approximately 147.41 acres (59.65 ha) of productive pasture land, currently seeded with long term grass and herbal leys.

According to the national Agricultural Land Classification maps, the farm is in an area of grade 3a/3b, with some grade 4 in the steeper areas. A draft FBT plan and field schedule will be available within the tender information pack.



Cornwall Council's Approach

For Cornwall Council, an ideal potential tenant for this farm is someone who fits one of these categories;

- A new entrant looking to establish a new farming venture.
- An existing grazier looking to bring together all their farming activity in a fully equipped holding.
- An existing tenant on a smaller acreage, for which East Trehunist would provide a progression step for their business.

The Council has been providing a farms estate for over 100 years and these principles have been at the heart of their approach to new lettings.

Applicants need the husbandry skills necessary to farm the holding, a 3-year business plan supported by clear evidence of funds, an entrepreneurial approach to business, and an understanding of the environment and how farming works with nature to support its recovery alongside commercial food production.

Applicants are encouraged to familiarise themselves with the Council's reletting policy and selection criteria, available on their website.

Letting Information

East Trehunist Farm is available as a whole and will be let under the Agricultural Tenancies Act 1995. A Farm Business Tenancy (FBT) agreement will be put in place with up to a 15-year term. The landlord will reserve the right to operate a break clause during years five and ten of the tenancy.

Diversification proposals, alongside the principal farming enterprise, will be

considered and indeed are encouraged, but the holding should remain in predominantly agricultural use.

An indication of the Council's general terms of letting will be made available within the tender information pack, to guide proposals from prospective tenants. The pack also includes the tender application form.

Prospective tenants should refer to the agent for instructions and deadlines in relation to submitting an application.

The tenancy is due to commence on 1st April 2027.

Environmental Schemes

The farm is currently in a Sustainable Farming Incentive agreement, which will be ended by the current tenant before the end of their tenancy, leaving the land unencumbered by schemes for the incoming tenant.

The landlord encourages applicants to seek funding opportunities available to them. Towards the end of the tenancy however, the Council will be reluctant to authorise complex options that could limit the marketability of the farm when seeking the next tenant.

Early consultation on any agreement that will run longer than the term date would be recommended.

Farming & Environment Opportunities Plan

In line with the landlord's strategy for the Farms Estate, a biodiversity baseline report will be completed for the holding. This report will identify and record the existing habitat on the holding and identify

potential for biodiversity net gain.

The ingoing tenant is expected to develop and agree with the Council land agents, within 12 months of provision of the plan, the extent to which opportunities highlighted in the biodiversity baseline report will be explored, implemented and a programme for doing so.

Soil & Carbon Management

Effective soil management is important to the landlord, who would wish to see soil structure, drainage, organic matter levels, pH and nutrient levels maintained or improved, where agreed that it will be beneficial.

The landlord will commission independent soil tests on the holding on commencement, which will form part of the tenancy agreement to inform the Farming & Environment Opportunities Plan. These will also set the benchmark for the holding.

A test will be carried out at the end of the offered tenancy agreement at the cost of the outgoing tenant and form part of the valuation. It is expected that the soil will be returned in no worse a condition, unless otherwise agreed in writing during the tenancy that some depletion is accepted to facilitate and enhance biodiversity.

It will be a requirement of the tenancy that the tenant undertakes a farm carbon audit of the farm towards the end of the second year of the tenancy and to implement as many recommendations therefrom as is feasible, to reduce the carbon footprint of the farm. Further audits are also to be undertaken at each subsequent five year anniversary of the start date.

Planning

The tenant would be responsible for obtaining any relevant planning permission for their own proposals. There are no existing planning permissions in place for any new development or change of use.

Receiving planning consent from the Council in its capacity as planning authority will not constitute landlord's consent for the purposes of the tenancy. Separate landlord's consent will be required to be sought in advance of a planning application being submitted.

Sporting Timber & Mineral Rights

Sporting, timber and mineral rights will be reserved to the Landlord.

Routine Improvements

The value of all routine improvements to the holding, such as lime applied, new seeds and pastures, residual values of fertilisers applied and bought-in feedstuffs fed on the holding, as applicable, will be assessed at the end of the current tenancy and will be payable by the incoming tenant.

Ingoings Valuation

A list of the outgoing tenant's fixtures and fittings will be available in due course.

The ingoing valuation may be agreed by the landlord, in advance, however if required, the successful applicant will appoint their own agent to value the fixtures and routine improvements. The landlord will consider appointing the same agent should the prospective tenant wish, to assess dilapidations. The ingoing tenant will be responsible for the agent's fees.

Prospective tenants are encouraged to seek their own advice on the merits or otherwise of agents acting solely for the ingoing

tenant or jointly for the landlord and/or the outgoing tenant. Interested parties should also seek an estimate of fees in advance of submitting their tender.

Services

Water – Mains (plus access to watercourses on farm for stock)

Electricity – Mains

Drainage – Private (septic tank)

Heating – Electric with Oil-fired Rayburn and fire

Broadband – Standard (27 Mbps download and 2 Mbps upload speed) and Ultrafast (1800 Mbps download and 220 upload speed) available (Ofcom).

Mobile coverage – There is likely to be good outdoor and some limited indoor coverage from EE, while coverage from Three, Vodafone and O2 may be variable outdoors, and is unlikely to be available indoors (Ofcom).

Please note the agents have not inspected, nor tested these services.

Agricultural Landlord & Tenant Code of Practice

Applicants should, if they have not already done so, familiarise themselves with the Agricultural Landlord and Tenant Code of Practice for England, to understand the general principles and expectations of the respective parties in the management and use of tenanted farms.

Wayleaves, Easements & Rights of Way

The letting will be subject to all existing and future wayleaves, easements and rights of way.

Public rights of way can be seen on Cornwall's Interactive Map or OS mapping data.

EPC Rating

East Trehunist Farm: F

Council Tax

Band A (£1,627.22 for Quethiock Parish in 2026/27)

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY

www.cornwall.gov.uk

Viewings

Viewing days will be arranged to offer prospective tenants the opportunity to see the farm.

All viewings are strictly by appointment only, through Carter Jonas.

Directions

From the A38 at Tideford, head north on Church Road, after approximately 1 mile, turn left at the fork in the road onto Bones Lane, and then take the first right hand turn after a few hundred yards. After another 0.7 miles take the right hand turn, up the hill, signposted for Trehunist and Quethiock, the farm will be found on the right hand side after approximately 1.5 miles as you reach the hamlet of Trehunist.



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(farm entrance)





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