

**CUTCARE FARM
MERRYMEET
LISKEARD
CORNWALL
PL14 3LN**

A high-quality livestock farm to let, comprising farmhouse, 101.72 acres of land, and a range of traditional and modern farm buildings. Available on a 15 year Farm Business Tenancy on behalf of Cornwall Council.

- 3 bedroom farmhouse.
- Range of modern farm buildings.
- Approximately 101.72 acres (41.16 hectares) in total.
- Good access to the A390 and the A38.
- Available as a whole, on a 15 year Farm Business Tenancy (subject to contract).

Available to let by informal tender.

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Location

Cutcare Farm lies in a ring fence surrounded by its own land. It occupies a convenient location being less than 1 mile from the A390.

It is situated approximately 3 miles northeast of the town of Liskeard, whilst the A38 is less than a 3.5 mile drive. Liskeard has amenities to include supermarkets, shops, veterinary practices and agricultural merchants.

There is also a direct mainline railway link from Liskeard to London Paddington. The city of Plymouth is approximately 22 miles from the farm.

Property

Cutcare Farm forms part of Cornwall Council's Farms Estate. Having historically been a dairy farm, it is now being offered to those wishing to operate a livestock or mixed farming enterprise.

The farm offers an exciting opportunity for someone looking to establish their own farming unit or possibly expand an existing farming business.

The Council Farms Estate is offering Cutcare Farm on a long-term tenancy and proposals are invited from new or existing farming businesses.

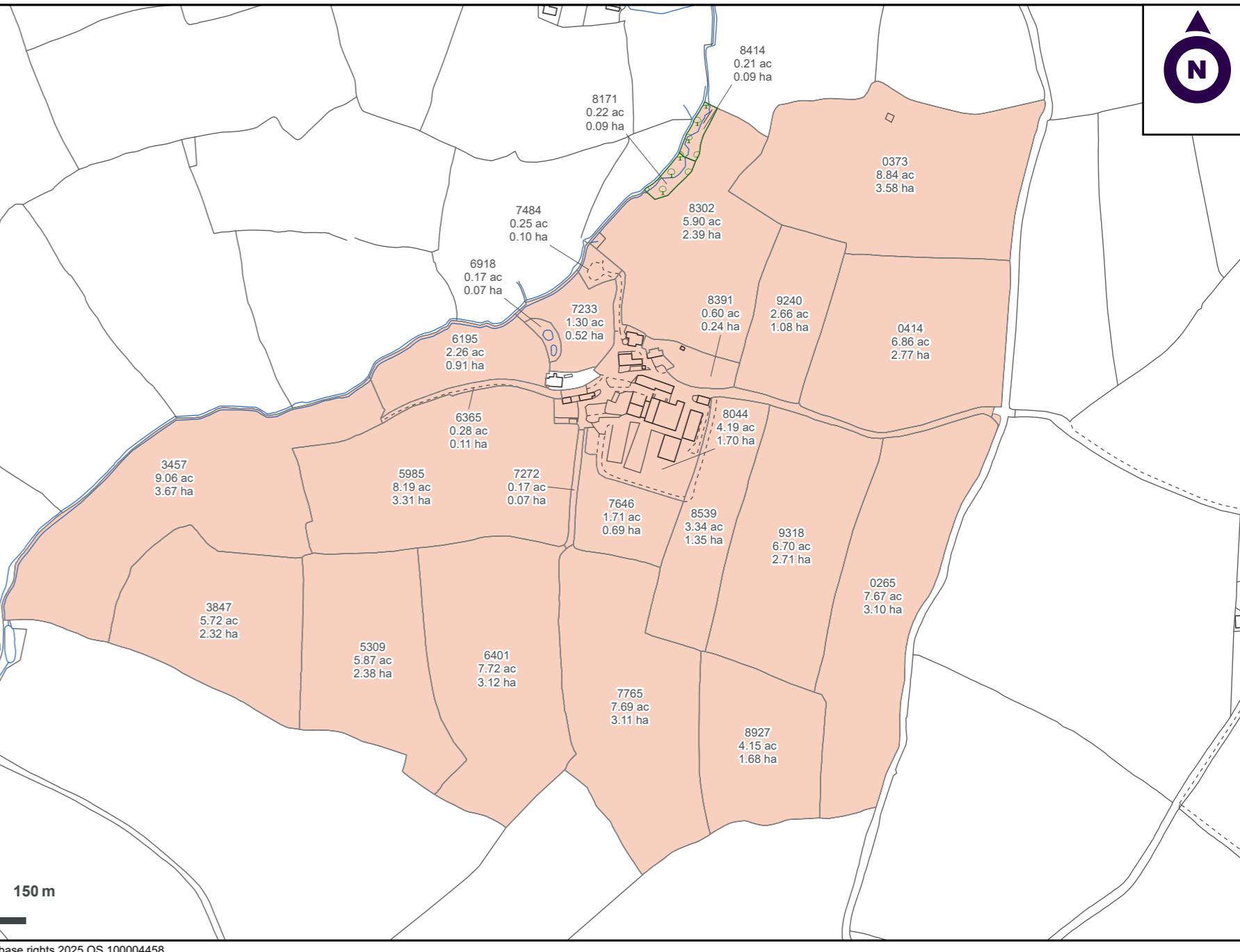
Farmhouse

A traditional three bedroom farmhouse of stone wall construction (majority rendered in pebbledash) with a tiled slate roof over.

The farmhouse benefits from UPVC double-glazing throughout and the Council have committed to undertake further works prior to the tenancy commencing, to upgrade the EPC rating of the house to an E.

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

A house floorplan is available within the additional tender information pack, which can be provided by the agents upon request.



Buildings

The farm buildings lie in one unit in the centre of the farm. There are a range of predominantly modern farm buildings including a six-bay steel frame hay shed, five-bay timber frame cubicle shed/bale store, and a large cubicle shed in the middle of the yard which measures approximately 100 ft x 75 ft. At the rear of the yard there are two earth bank silage clamps and an area which has previously been used to store bales.

A building plan and schedule is available and provides further information. These are included within the additional tender information pack.



Land

In total, the land extends to approximately 101.72 acres (41.16 ha). The land is largely gently undulating pasture, with some of the land to the southwest being steeper. According to the Agricultural Land Classification maps, the land is classed as being grade 3.

Whilst the land is currently all in pasture, the landlord is open to proposals involving arable use of some of the land on the eastern side of the farm.

A field schedule is included within the tender information pack.





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