



Meudon Farm

Falmouth, Cornwall

Carter Jonas

**Meudon Farm
Maenporth Road
Maenporth
Falmouth
Cornwall
TR11 5HT**

Approximately 100.11 acres of land and a range of modern farm buildings available to let. Available on an 11-year Farm Business Tenancy on behalf of Cornwall Council.

- Range of modern farm buildings.
 - Approximately 100.11 acres (40.51 hectares) in total.
 - Good access to the A394 and the A39.
 - Available on an 11-year Farm Business Tenancy (subject to contract).
- Available to let by informal tender.

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Location
Meudon Farm occupies a coastal position in between Maenporth cove and the village of Mawnan Smith.

As the crow flies, the farm is situated approximately 2.5 miles to the south of the town of Falmouth which provides amenities including supermarkets, shops and veterinary practices.

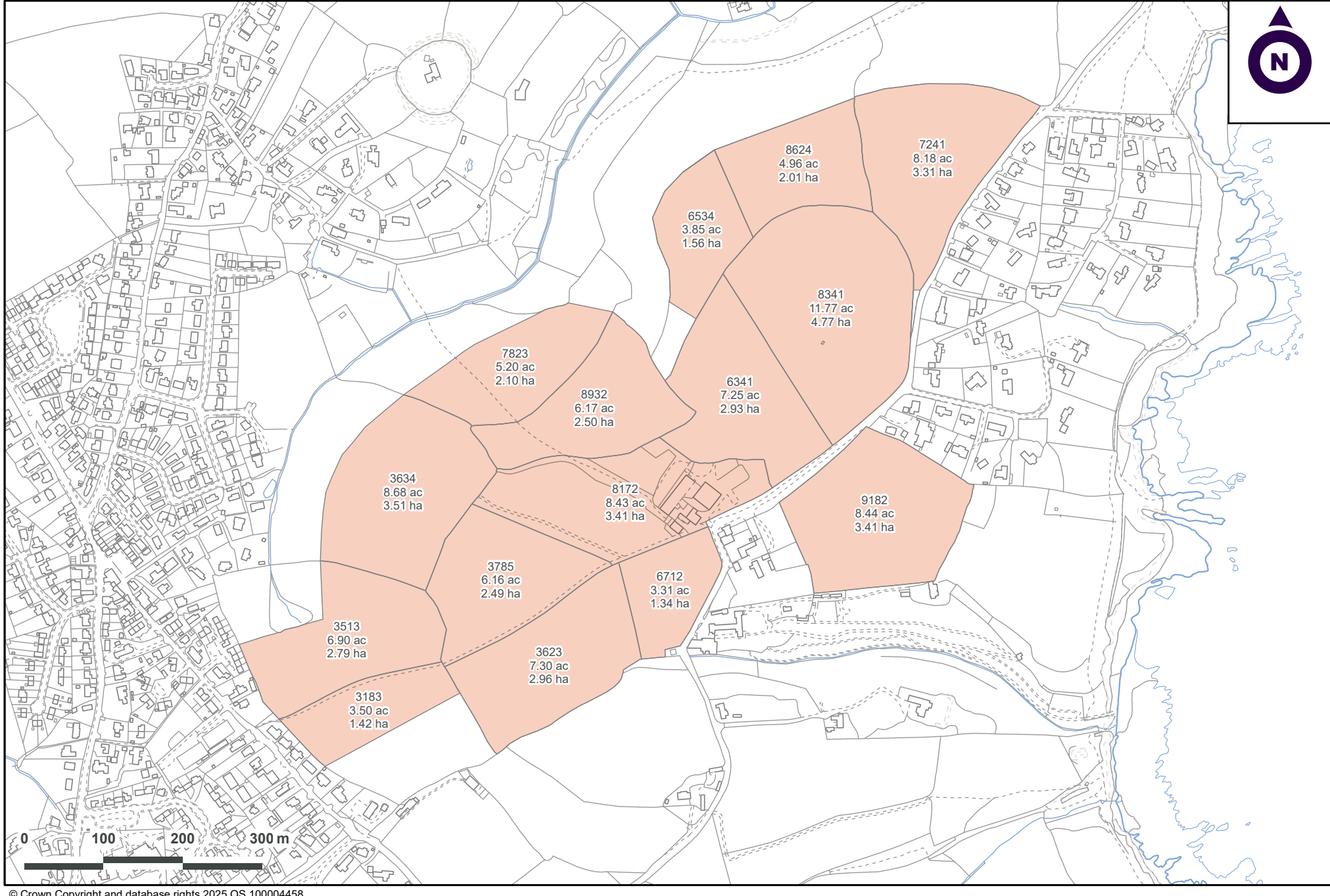
The A39 can be accessed from Falmouth, or via the village of Mabe Burnthouse and is approximately 3 miles to the north of the farm (as the crow flies).

The city of Truro is a 13 mile drive north and provides a more extensive range of amenities.

Property
Meudon Farm forms part of Cornwall Council's Farms Estate. Having historically been operated as a dairy farm, it is now being offered to those wishing to operate it as a 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 the Farm on a long-term tenancy and proposals are invited from new or existing farming businesses.



Buildings

The farm buildings lie in one unit in the middle of the farm and benefit from being accessed directly off a 'C' road. The buildings have good access to the fields on either side of the farm.

There are a range of modern farm buildings, as well as a silage clamp to the east. Of particular note, the buildings include:

- A four-bay timber frame building with central passage and cubicles. This measures approximately 85 ft x 80 ft.
- One large run of timber frame buildings comprising two Dutch barns with a lean-to on either side. In all this measures approximately 175 ft x 45 ft.

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 100.11 acres (40.51 hectares). The land is largely gently undulating, with some of the land situated to the northwest being of a steeper gradient. The land is currently all in pasture.

According to the Agricultural Land Classification maps, the vast majority of the land is classed as grade 2, with a small amount of the steeper land being grade 3.

Whilst currently all in pasture, the landlord is open to proposals involving arable use of some of the land, subject to the prior written consent of the landlord being given first.

A field schedule is included 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 Meudon 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 new letting approach.

Cornwall Council 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.

Letting Information

Meudon Farm is available as a whole and will be let under the Agricultural Tenancies Act 1995 (subject to contract). A Farm Business Tenancy (FBT) agreement will be put in place with an 11-year term. The landlord will reserve the right to operate a break clause during year six of the tenancy.

Diversification proposals, alongside the principal farming enterprise, will be considered, but the holding should remain in predominantly agricultural use as a livestock/mixed farming enterprise.

Draft Heads of Terms for the proposed tenancy agreement 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 29th September 2025.

Environmental Schemes

None of the land is currently entered into any environmental grant schemes.

The landlord encourages applicants to seek funding opportunities available to them. Towards the end of the tenancy, the Council will be reluctant to authorise the application of options that are complex to comply with, or could limit the marketability of the farm in 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 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 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 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 of the tenancy.

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.

Designations

The farm lies within an Area of Outstanding Natural Beauty (AONB).

Except for two fields, the land lies within a Nitrate Vulnerable Zone (NVZ).

Holdover & Early Entry

It may be possible to arrange early entry by negotiation.

Fixtures & Fittings

A list of the previous tenant's fixtures and fittings can be provided by the agent.

Routine Improvements

The value of all routine improvements to the holding, such as lime applied, new seeds and the face value of pastures, residual values of fertilizers applied and bought-in feedstuffs fed on the holding will be payable by the incoming tenant.

Valuation

The ingoing tenant will be required to take over the fixtures, fittings and improvements, as listed on the outgoing tenant's fixtures and improvements list (see tender information pack), at the values stated (non-negotiable).

A record of condition will be carried out by Cornwall Council at the commencement of the tenancy.

Services

Water – Mains.

Electricity – Mains.

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 footpaths exist over some of the land on the western side of the holding. More detailed information can be found on the Cornwall Council interactive mapping system.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights will be reserved by the landlord.

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 Truro, proceed along the A39 in the direction of Falmouth. Continue along the A39 for approximately 7 miles, passing through Playing Place and Perranarworthal. After approximately 7 miles, you will reach the Treliever Roundabout (double roundabout). Follow the signs for Falmouth by proceeding over the first roundabout and taking the first exit at the second roundabout. Continue until you reach the next roundabout (Kernick). Take the third exit signposted towards Mabe Burnthouse. Proceed up the hill before turning left signposted Mawnan Smith. Proceed along this road and out of the village. After approximately 1.5 miles you will reach a crossroad. Proceed straight over the crossroad in the direction of Mawnan Smith. Stay on this road for approximately 2.4 miles proceeding into the village of Mawnan Smith before forking left by The Red Lion public house. Continue along this road for approximately one mile and shortly after passing the Hotel Meudon on your right, the entrance to the farmyard will be found on your left, where a 'to let' board has been erected.



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