



Land at Treburthes Farm

Ruan High Lanes, Cornwall

Carter Jonas

Land at Treburthes Farm Ruan High Lanes Truro Cornwall TR2 5JP

Approximately 113.98 acres
(46.13 ha) of arable and
pastureland, with good
access off the A3078.

Available in one lot on a Farm Business
Tenancy of up to 5 years, from 1st October
2026 (excluding the maize ground, which
is available from 1st November).

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Land

In total, the land comprises 113.98 acres (46.13 ha) of pasture and arable land. The land has multiple points of access directly off the A3078.

The land is predominantly classified as being Grade 3, with a small amount on the eastern side being Grade 4 according to DEFRA's Agricultural Land Classification Map.

A draft plan of the holding is available from the agents. Some tree planting has commenced on the holding, and there is more to be completed, the exact location of which may be subject to change, in discussion with the selected tenant. All tree planting is separated from the remainder of the holding with deer fencing, installed by the Landlord.

The farmstead at Treburthes (excluded from the letting) is due to be sold, and no rights of way are being retained over the sold portion, therefore access to the land following the sale will have to be taken from the adjoining highway.

The land is a mixture of approximately two thirds arable and one third grassland. The arable acres have most recently been used for cereal cropping, including some maize (which will be harvested by the end of October, for the incoming tenant to take occupation of those fields, totalling approximately 22 acres, on 1st November).

The Landlord is open to proposals to increase the arable acreage on the holding, cropping some of the land currently down to pasture, subject to the incoming tenant obtaining all necessary consents. Applicants are responsible for conducting their own enquiries in this regard.

Method of Letting & Terms of the Tenancy

The land is offered to let by informal tender as a whole. The land is offered subject to contract on a new five year Farm Business Tenancy agreement, commencing from 1st October 2026 (subject to holdover on the land currently in maize; this land will be available from 1st November).

The rent will be payable in equal instalments on the 17th day of each month in advance by direct debit. The Landlord reserves the right to vary the area of land prior to the signing of the Tenancy, subject to a pro-rata adjustment in the tendered rent.

A draft of the proposed Tenancy Agreement and plans will be available (subject to contract) for inspection from the agents.

Applicants for the tenancy shall be deemed to have read and accepted the terms of the proposed Tenancy Agreement and the successful applicant will be required to sign the Tenancy Agreement prior to entry.

Part Resumption

The Landlord will have the right to recover 15% of the holding in each year of the term by serving 12 months' notice of their intention to do so.

Tender Application & Fee Contribution

Tender forms are available from the agents.

Any tenders should be submitted electronically to Carter Jonas, details are included on the tender form.

In addition to the agreed rent, the incoming Tenant will be liable to pay £500 (+VAT) per tenancy agreement, as a contribution towards the Landlord's costs.

After receiving the tenders, a shortlist of applicants will be drawn up and all applicants will be informed as to whether their names have been shortlisted.

The Landlord and their agents reserve the right to visit shortlisted applicants on their present holding, following which references may be taken up as necessary and a decision will then be made as to the successful applicant. The successful applicant will be informed of the decision as soon as possible and will then be required to sign the tenancy agreement within 14 days of acceptance.

The Landlord and their agent do not undertake to accept the highest or any offer, the decision to let and choice of tenant is entirely at the Landlord's discretion.

VAT

No VAT is currently payable on the rent, but the Landlord reserves the right to charge VAT should the option to tax be elected.

Assignment

The Tenant will not be permitted to assign, underlet or part with/share possession of the whole or any part of the interest, without written consent from the Landlord.

Sporting Rights

All sporting rights are reserved by the Landlord.

Ingoings

There will be no ingoing valuation payment required from the successful applicant; however, a record of condition will be prepared prior to the tenancy commencement date to document the state and condition of the property.

The Tenant must agree with the Landlord on a final cropping plan, ensuring that each arable field is returned to either a grass ley, or an agreed cover crop, at the end of the tenancy.

Applicants should consider these responsibilities and the associated costs when preparing their tender.

Repairing & Insuring Obligations

The Tenant will be responsible for the maintenance of the land and for insuring their own stock.

The Tenant will be required to keep the holding in good agricultural condition, and in at least the same condition as at commencement, as evidenced by a photographic record of condition.

Within the first three months of the tenancy, the Tenant shall provide a full soil analysis at their cost to the Landlord and will ensure existing fertility and pH levels are maintained or enhanced during the tenancy. A corresponding soil analysis report shall be produced by the Tenant (at their expense) within three months of the end of the tenancy.

Improvements

If the incoming Tenant wishes to carry out improvements at their own expense, the Landlord's written permission will be required. The conditions of such permission being a matter for discussion at the time.



Environmental Schemes

The Tenant shall not enter the land into any subsidy or grant scheme without the Landlord's prior consent.

Services

Prospective applicants must satisfy themselves as to the availability and suitability of the water supply as part of their tender application, as applicable.

Designations

The land lies within the Cornwall National Landscape/Area of Outstanding Natural Beauty (AONB). The land to the north of the A3078 (approximately 13 acres) lies within a Nitrate Vulnerable Zone (NVZ).

Wayleaves, Easements & Rights of Way

The letting will be subject to all existing and future wayleaves, easements and rights of way. There are existing public footpaths across part of the holding.

More detailed information can be found on the Cornwall Council interactive mapping system.

Viewings

Interested parties wishing to view the land should contact Carter Jonas in the first instance, but may view unaccompanied, on foot and during daylight hours only.

Directions

From Tregony, head south on the A3078. Continue for approximately 3 miles, and the farm entrance drive will be found on the left hand side (where a 'for sale' board is currently in place, for the farmstead), just before Roseland Plant Centre.

There are various accesses directly from the highway onto the land, which will be the only means of access during the course of the tenancy, but for the purposes of viewing, and before a sale is completed, it is suggested that prospective tenants park at the farmstead.



///mass.from.calendars (farm drive entrance)



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Important Information

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