



Lower Northcott Farm

Northcott, Devon

Carter Jonas

**Lower Northcott Farm
Northcott
Launceston
PL15 9RQ**

**Approximately 370.75 acres,
productive farmland with a
picturesque Grade II Listed
farmhouse, and range of modern
and traditional farm buildings,
available to let
on a long term tenancy.**

- A productive equipped livestock farm, managed regeneratively in recent years
- Substantial farmhouse plus the potential for additional farm worker accommodation
- Available to let on a Farm Business Tenancy of up to 25 years, by informal tender

Carter Jonas



Location

Although a Cornwall postal address, Lower Northcott abuts the River Tamar on the eastern, Devon side, in a naturally rural but accessible part of the South West countryside.

The A388 (approximately 1.5 miles away) links Lower Northcott to the larger towns of Launceston and Holsworthy, both just over 8 miles or a 15-20 minute drive away. The A30 trunk road can be joined at Launceston or Liftondown, for easy onward travel into Cornwall or up to Exeter, the M5 and beyond.

Property

Lower Northcott Farm offers a well-equipped farmstead with a range of modern and traditional farm buildings sat on a sizeable holding of 370.75 acres.

Historically a dairy farm, more recently rearing beef, the land has been farmed regeneratively, with a focus on soil health and maximising nutrient density in the forage grown on farm, to reduce reliance on cereals and concentrates for finishing the beef animals.

The farm is thought to be capable of supporting a range of farming enterprises, and the landlord looks forward to seeing proposals from applicants, whether along the same lines as the current farming practices or otherwise.

The long term tenancy, of up to 25 years, offers an exciting opportunity for the right tenant.

Farmhouse

Lower Northcott Farmhouse is a picturesque Grade II Listed traditional stone farmhouse, comprising a kitchen/ dining room, two further reception rooms and utility room on the ground floor, with 4/5 bedrooms and two bathrooms on the first floor. The farmhouse has been looked after beautifully by the outgoing tenants.

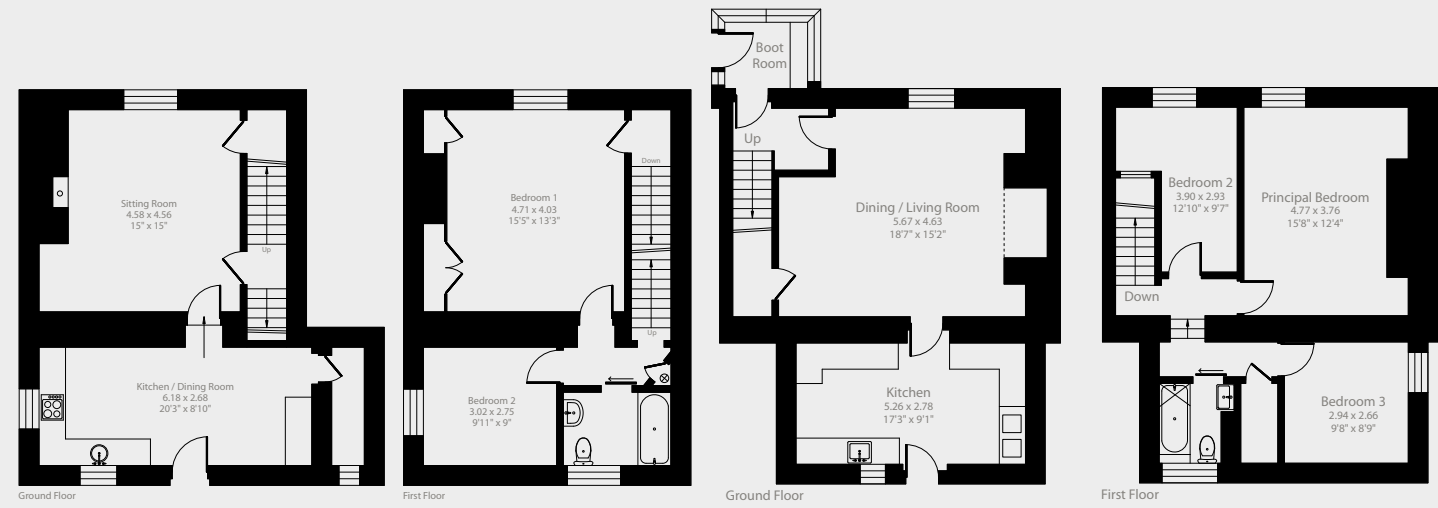
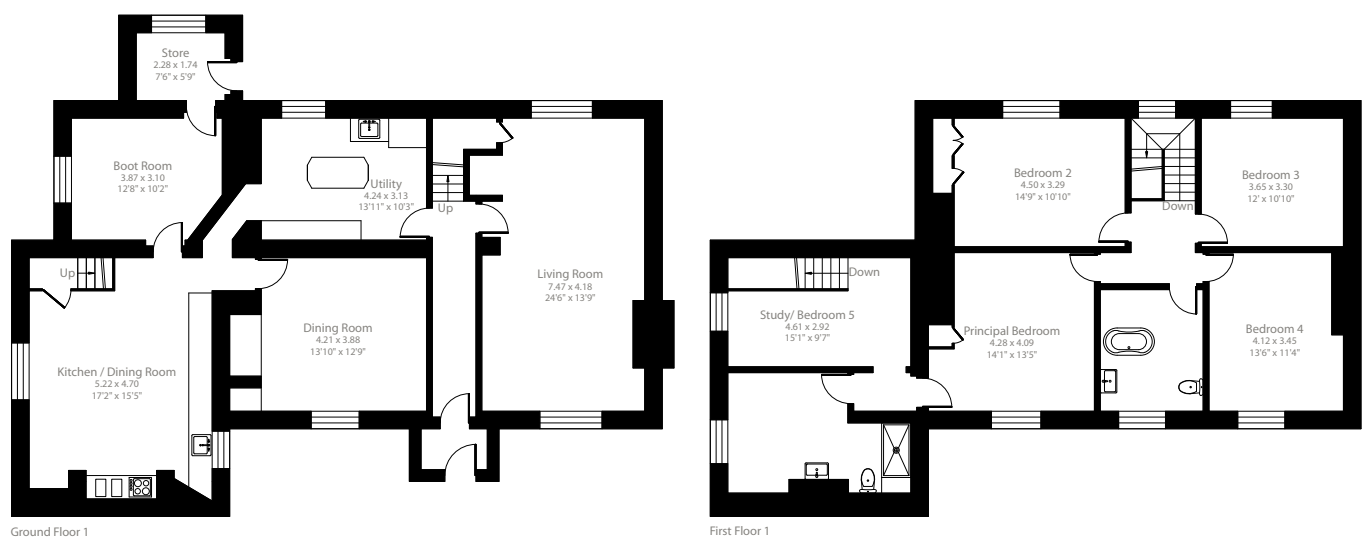
Outside, the farmhouse benefits from well maintained gardens, and a parking area separated from the nearby farmyard. Orchards have also been planted either side.

The tenant will be obliged to reside in the farmhouse, as part of the tenancy agreement.



Farmhouse

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Cottages

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For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Cottages

1 & 2 Lower Northcott Cottages are a pair of semi-detached houses that sit to the south of the farmstead, each comprising a kitchen and living/dining room on the ground floor with 2 bedrooms in No.1 and 3 bedrooms in No.2, together with family bathroom on the first floor.

The cottages are offered as optional additional accommodation, should a prospective tenant need to house a farm worker for example. Applicants are invited to include one or both of the cottages in their proposals, or exclude them completely, as required.



Buildings

Lower Northcott Farm's steading is well equipped with a range of modern, steel-framed, partially concrete floored buildings of varying ages, together with some traditional barns. The yard offers livestock housing, storage for fodder and machinery, livestock handling facilities, silage pits and workshop space.

The table below and aerial view opposite give an overview of the buildings available at Lower Northcott. Currently set up for rearing beef, there is potential for the yard and buildings to support an alternative or mixed farming enterprise.

Given the amount of fixed equipment, applicants are encouraged to particularly consider the repairing obligations while preparing their applications. It is hoped that a schedule of the outgoing tenant's fixtures and fittings will be available from Carter Jonas in due course as well.

Label	Building Description	Approximate size	Notes
1	Lower Northcott Farmhouse		
2	1 & 2 Lower Northcott Cottages		
3	Traditional Farm Building, with concrete block addition		Limited to storage or potentially available for a non-agricultural use. Concrete block section previously used for meat-box processing.
4	'Round House' – Traditional Farm Building		Converted to a serviced workshop
5	General purpose building	60ft x 30ft	
6	Lean-to	60ft x 20ft	
7	Clear-span building, covering handling system	100ft x 45ft	
8	Clear-span building, livestock housing	75ft x 40ft	
9	Clear-span building, livestock housing (with lower level roof)	100ft x 45ft	
10	Open sided/fronted, covered yard / loafing area	90ft x 40ft	
11	Earth banked silage pits / muck heap storage	100ft x 45ft (2 No.)	
12	Open-sided storage building	40ft x 40ft	
13	Enclosed, serviced workshop	40ft x 35ft	
14	Pair of attached livestock / storage sheds with lean-to	110ft x 60ft	Two 40ft sheds, plus a 30ft lean-to
15	Pair of livestock sheds with feed passageway between	60ft x 45ft (2 No.)	
16	Dirty water pit		





Land

The land at Lower Northcott Farm extends to nearly 371 acres (150 hectares) in total, and has been managed as regenerative pasture for a number of years.

The current tenant made a change in farming policy and sought to farm the holding less intensively in the mid 2000s, converting to organic in 2007.

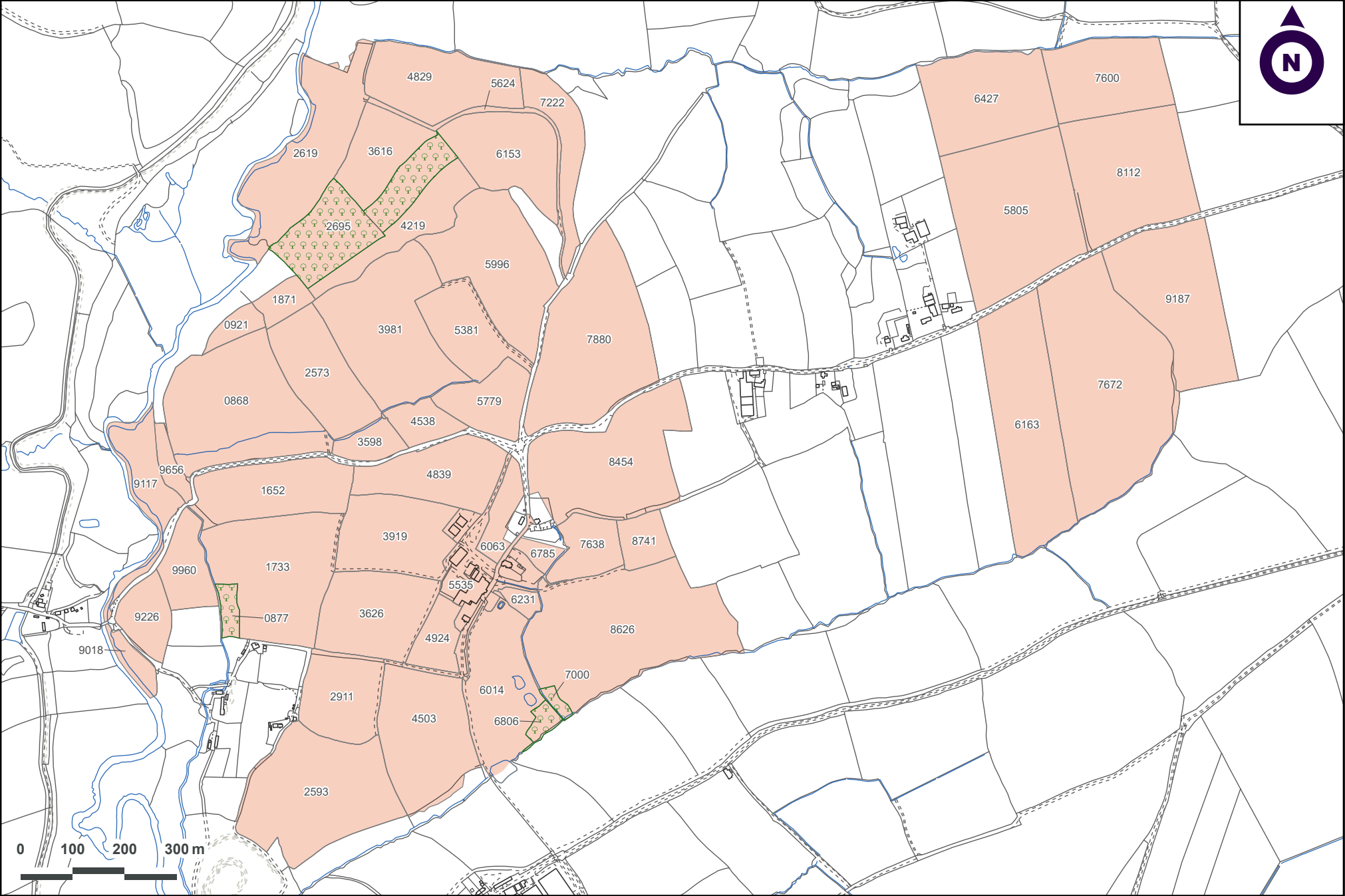
After some years the tenant found that the organic regulations were restricting the ability optimise his regenerative approach, so he turned away from organic certification and started a sustainable, integrated farming approach, testing trace elements in the soil and plants, using chemical assistance in a targeted way, improving the forage to reduce reliance on cereals and concentrates.

The current tenant has also adopted a minimum tillage system, to protect the soil and reap the knock-on benefits; there has been no ploughing on the farm for at least 10 years, and no cereals have been produced on farm for 20 years, the pastures providing adequate feed for finishing the livestock.

Although not certified organic, the current tenant has found other ways to sell his beef at a premium, direct to consumers and wholesale, based on the 100% pasture fed, regeneratively farmed aspect.

The landlord considers that the holding is capable of supporting a range of farming systems and prospective tenants are invited to put forward their own proposals for the future management of the farm. Whilst applications demonstrating good soil stewardship and sustainable land management are welcomed, there is no requirement for the incoming tenant to continue the current farming approach.





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Letting

The farm is available as a whole (while inviting applicants to specify whether they want to include one, both or neither of the cottages) and will be let on a Farm Business Tenancy (FBT), under the Agricultural Tenancies Act 1995, due to commence from 25th March 2027.

The Coode Estate is open to a discussion regarding the exact length of term, but Lower Northcott Farm is offered on a long term tenancy of up to 25 years.

Draft Heads of Terms for the Farm Business Tenancy agreement will be supplied with the tender form, to guide proposals from prospective tenants.

Environmental Schemes

The land is not currently within any agri-environment scheme, but prospective tenants are encouraged to consider what schemes may be available to them to support their farming business during the term.

Planning

There are no extant planning permissions at the farm, and the tenant would be responsible for obtaining planning consent, or any other relevant consents, for any proposals. Landlord’s permission will also be required for any changes of use or new fixed equipment.

Listing Status

Lower Northcott Farmhouse is Grade II Listed (list entry 1309827). Further details can be found on Historic England’s website (historicengland.org.uk).

Sporting Timber & Mineral Rights

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

Ingoings Valuation

The incoming tenant may be responsible for the cost of any fixtures or routine improvements (such as tenant’s pastures) that need to be purchased from the outgoing tenant, the valuation is to be confirmed.

Services

- Water: Mains
- Electricity: Mains
- Drainage: Private (septic tank)
- Heating: Oil

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 rights of way over the holding (e.g. footpaths and bridleways), which can be viewed on Devon County Council’s website.

EPC Rating

- Lower Northcott Farmhouse: E
- 1 Lower Northcott Cottages: E
- 2 Lower Northcott Cottages: D

Council Tax

Lower Northcott Farmhouse is band E, and the annual charge in the parish of St Giles on the Heath & Northcott for 2026/27 was £3,175.41. Both 1 & 2 Lower Northcott Cottages are band A, and the annual charge in the same parish for 2026/27 was £1,732.04.

Local Authority

- Torridge District Council
www.torridge.gov.uk
- Devon County Council
www.devon.gov.uk

Viewings

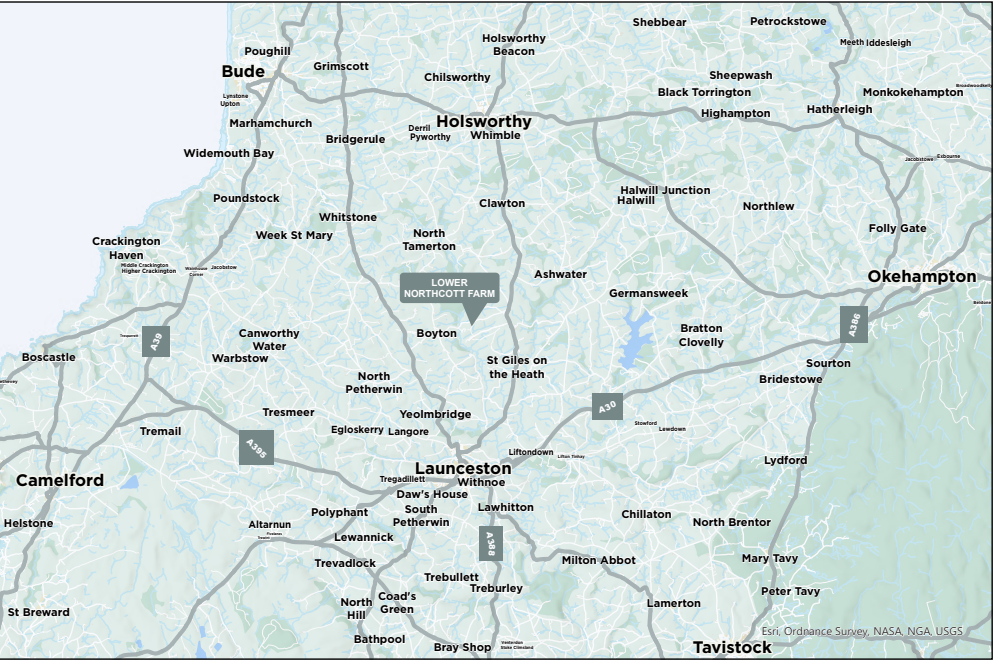
Viewing days will be arranged to offer prospective tenants the opportunity to see the property. Viewings are strictly by appointment only through Carter Jonas.

Directions

From the A30, exit at Launceston from the west or at Liftondown from the east, and head north on the A388 towards Holsworthy, approximately two miles after St Giles on the Heath, take the left hand turn in Chapman’s Well, signposted for Northcott and Boyton, follow this road for just over one mile and two farm entrances will be found on the left hand side, the second leads to the yard.



/// kneeled.trucked.chainsaw
(entrance to yard)





Truro

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