



Pollamounter Farm

near St Newlyn East, Cornwall

Carter Jonas

Pollamounter Farm St. Newlyn East Newquay TR8 5HX

An exciting opportunity offered by Cornwall Council for a Farm Business Tenancy of up to 15 years for an equipped stock farm (with the potential for dairy).

- 4 bedroom farmhouse.
- Range of timber framed buildings.
- Approximately 143.57 acres (58.10 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.



Location

The farm is situated approximately 1.5 miles east of St Newlyn East village, providing a number of local services, and approximately two to three miles from the A30 at Mitchell or Summercourt, linking to the rest of the county.

Property

Pollamounter Farm is part of Cornwall Council's Farms Estate, currently run as a dairy farm, it is now being offered as a livestock unit, but with the potential to continue dairying subject to the right proposal from prospective tenants. Diversification proposals are 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 nearly 17,500 square feet of a mixture of steel, concrete and timber-framed farm buildings, as well as a 4 bedroom farmhouse.

Farmhouse

Pollamounter Farmhouse offers a great opportunity for a tenant to reside on-farm, having previously been two farm cottages, merged into one, it offers quite generous accommodation, which could benefit from some modernisation, that the landlord would be open to discussing with the incoming tenant.

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 large footprint of existing farm buildings of varying construction, as the farmyard has expanded over the years. There is a mixture of loose housing and cubicles as well as general purpose/storage buildings on farm. For the current dairy set-up there is a herringbone parlour, slurry store and silage pits, and with the right proposal from prospective tenants, Cornwall Council would be open to a dairy enterprise at Pollamounter, but it is now being offered as a livestock farm.

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



Land

In total the land extends to approximately 143.57 acres (58.10 ha), of which approximately 11.42 acres is woodland. Predominantly surrounding the farmstead, split by one public highway, but a block of approximately 24 acres is slightly separated from the farm, to the north, adding to the useful cropping land on the farm. According to the Agricultural Land Classification maps, the farm is classified as grade 3.

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 Pollamounter 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

Pollamounter 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 2026.

Environmental Schemes

None of the land is currently entered into any environmental 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 complex options that 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 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 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 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.

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: Private (borehole) with mains back-up

Electricity: Mains

Drainage: Private (septic tank)

Heating: Electric with Oil-fired Rayburn

Broadband: Standard (15 Mbps download and 1 Mbps upload speed) and Ultrafast (1800 Mbps download and 220 upload speed) available (Ofcom).

Mobile coverage: here is likely to be good outdoor coverage from EE and Three, while

coverage from 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.

There are public rights of way over the holding, which can be seen on Cornwall's Interactive Map or OS mapping data.

Sporting Timber & Mineral Rights

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

EPC Ratings

Pollamounter Farmhouse: G

Council Tax

Band D (£2,364.11 for St Newlyn East Parish in 2025/26)

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.

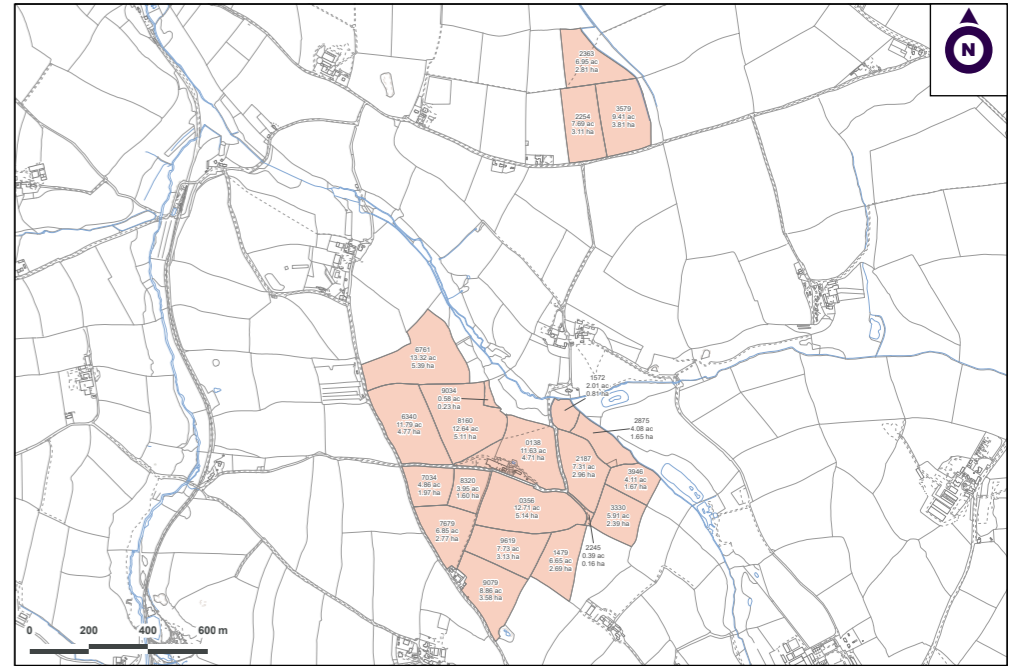
All viewings are strictly by appointment only, through Carter Jonas.

Directions

Leaving the A30 at Mitchell, proceed towards St Newlyn East branching right onto Mitchell Lane, after approximately 1.5 miles, turn right, signposted for Degembris and Benny, after approximately half a mile turn right again, signposted for Pollamounter and Degembris, you will find the farm on the left hand side after a few hundred yards.

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