



Lambriggan Farm

Penhallow, Cornwall

Carter Jonas

Lambriggan Farm Penhallow Cornwall TR4 9LU

An exciting opportunity offered by Cornwall Council for a Farm Business Tenancy of up to 10 years for an equipped livestock farm.

- 3 bedroom farmhouse (renovation works in progress)
- Range of timber framed buildings
- Approximately 131.10 acres (53.06 ha) in total
- Available as a whole, on a Farm Business Tenancy of up to 10 years (subject to contract)

Available to let by informal tender.



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Location

The farm is situated approximately half a mile from the A3075 main road, which links the A30 at Chiverton Cross to Newquay, via Goonhavern. Goonhavern and Perranporth are both approximately 3 miles from the farm, providing local services. The A30 is approximately 3 miles drive, providing access throughout the county, and the cathedral city of Truro is approximately 8 miles or 20 minutes drive away.

Property

Lambriggan Farm is part of Cornwall Council's Farms Estate, having previously been run as a dairy farm, it is now offered as a livestock holding, with diversification proposals 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 with over 17,000 square feet of modern, timber-framed farm buildings, providing useful storage and livestock housing, there are a number of smaller more traditional buildings, as well as a 3 bedroom farmhouse which is currently undergoing some renovation works.

Farmhouse

Lambriggan Farmhouse offers a great opportunity for a tenant to reside on-farm, it is due to undergo some renovation works prior to the commencement of the tenancy, with some work to the roof as well as the kitchen and bathrooms. The accommodation comprises three bedrooms, family bathroom, kitchen, two reception rooms, and a downstairs WC/shower room.

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 buildings predominantly sit in one adjoining block, comprising mostly general purpose livestock/storage sheds, with some cubicles. There is an additional storage shed in parcel 5393 shown on the enclosed plan. There are two former silage pits which could be brought back into use, if made compliant by the incoming tenant. There is a small range of more traditional farm buildings, housing the former dairying equipment, which are likely to be scheduled as redundant for agricultural use.

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



Land

In total the land extends to approximately 131.10 acres (53.06 ha) in a ringfence, dissected only by the farm track, this includes approximately 4.26 acres of woodland. The land is predominantly gently undulating, used most recently for pasture and forage crops.

According to the Agricultural Land Classification maps, the land is classified predominantly as grade 1, with some grade 2.

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 Lambriggan 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

Lambriggan 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 10-year term. The landlord will reserve the right to operate a break clause during year five 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.

Ingoings Valuation

There is no ingoing payment due from the incoming tenant for fixtures or improvements, and there will be no dilapidations payment due to the incoming tenant, so tenders should be submitted on the basis of the current condition of the farm.

Geothermal Site

There is a geothermal renewable energy site adjoining the farm, to be fenced away in field parcel 5908. This does not form part of the tenancy but the farm tenant will be required to provide access to the lessee of the geothermal site. Further details will be provided in the tender information pack.

Services

Water: Mains

Electricity: Mains

Drainage: Private (septic tank)

Heating: Oil-fired central heating

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

Mobile coverage: All networks are likely to provide voice and data coverage outdoors, indoor coverage may be limited (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 is a public byway crossing the farm (over the track), 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

Lambriggan Farmhouse: TBC (post-renovation works)

Council Tax

Band C (£2,155.64 for Perranzabuloe 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.

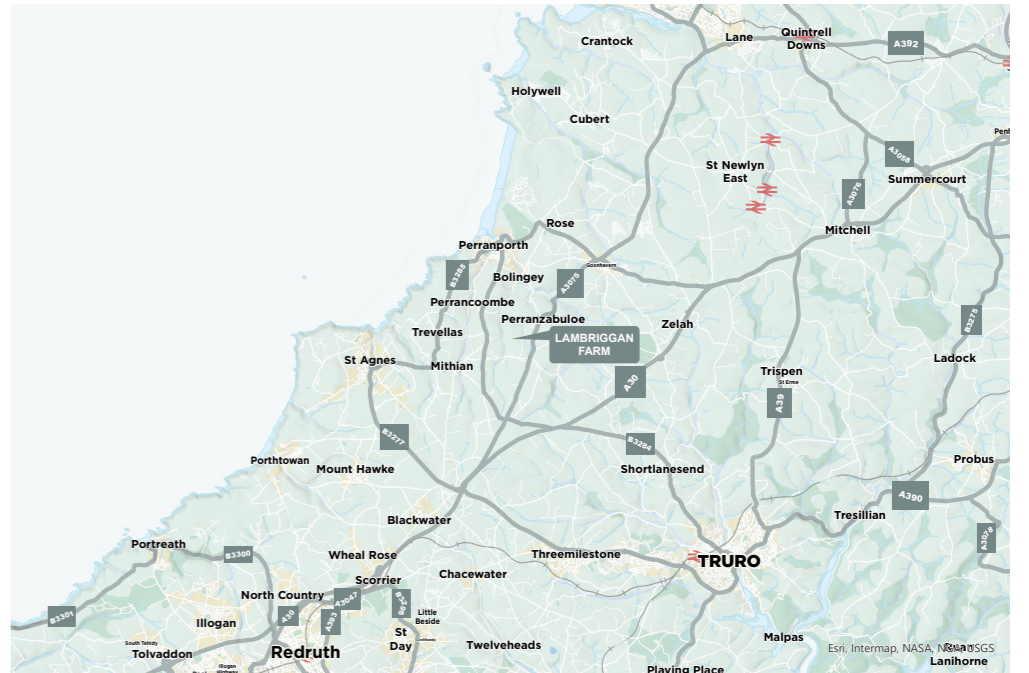
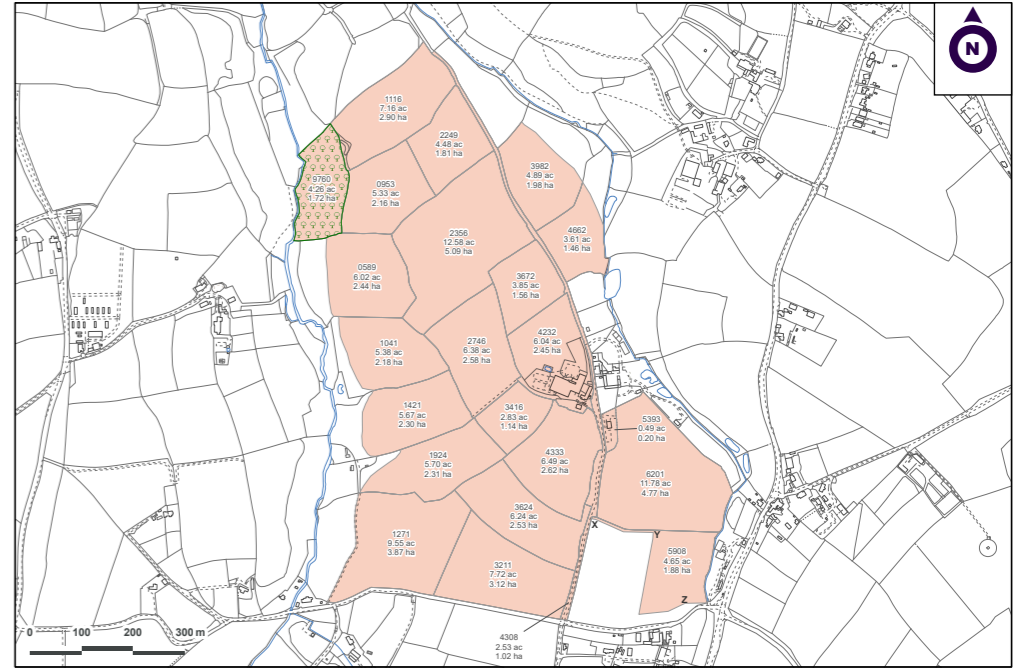
Directions

From the A30 at Chiverton Cross, take the A3075 towards Goonhavern, after approximately 2.3 miles as you see a sign that you are entering Penhallow, turn left at the off-set crossroads, signposted for Mithian, (If exiting the A30 at Carland Cross,

take the B3285 to Goonhavern, and exit the village on the A3075, you will find the turn signposted for Mithian on the right-hand-side after approximately 2 miles), after approximately 350 yards the farm entrance drive is on the right, you will then find the farmhouse and yard on the left-hand-side after approximately 500 yards.



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