



Land at Trevorva Cott

Probus, Cornwall

**Carter Jonas**

**Land at Trevorva Cott  
Probus  
Cornwall  
TR2 4HN**

**Approximately 84.96 acres of a mixture of permanent pasture and croppable land, to let in two lots.**

Lot 1: 77.03 acres available on a three year Farm Business Tenancy and Lot 2: 7.93 acres available on a summer licence, both commencing in April 2026.



**Land**

In total, the land comprises 84.96 acres (34.38 ha) of temporary and permanent pasture across 14 fields. Some slightly irregular field boundary lines are due to proposed tree planting on the holding which will be fenced away at the appropriate time, at the Landlord's cost.

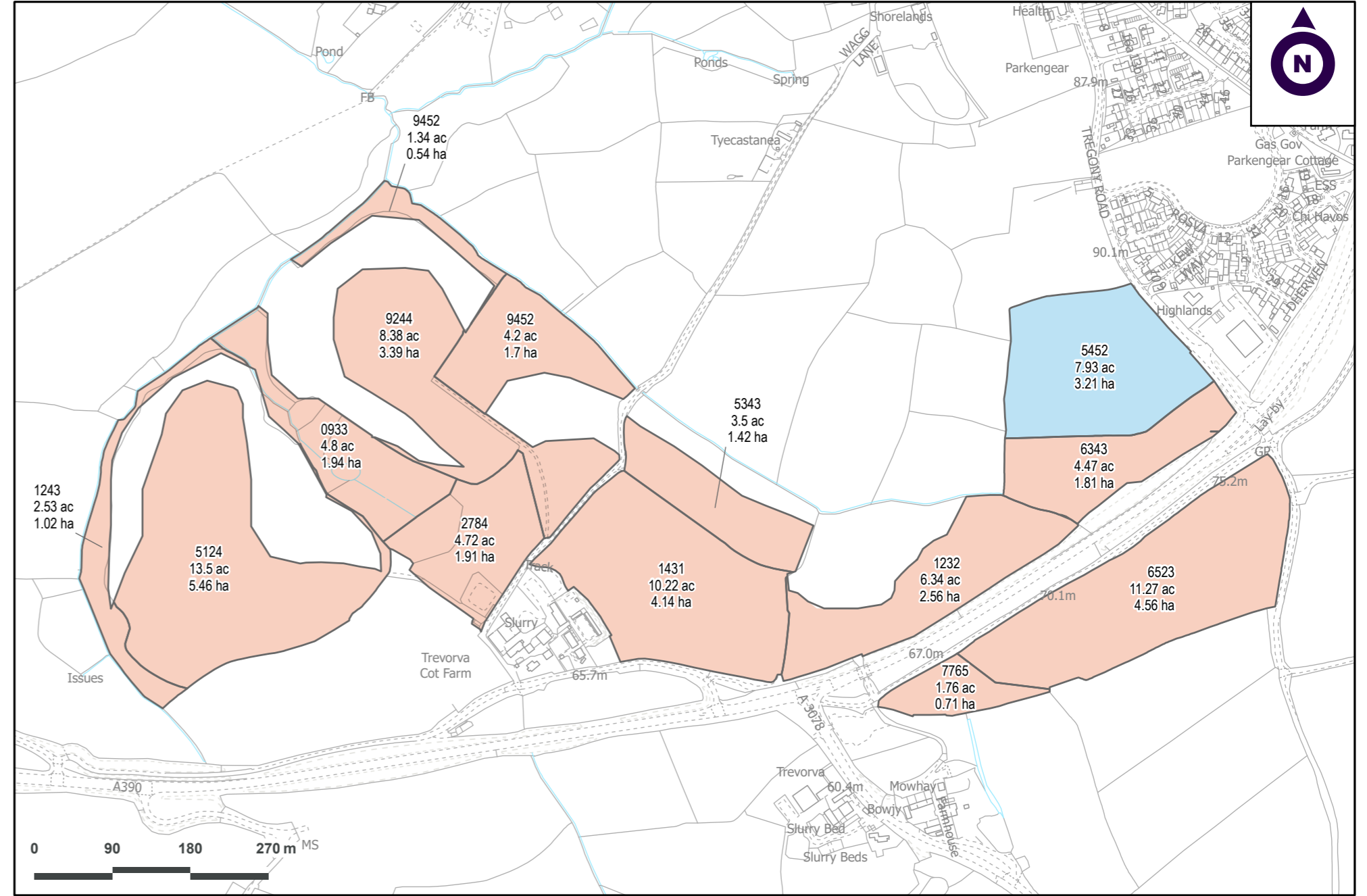
Each lot comprises the following:

Lot 1: 77.03 acres (31.17 ha) in 13 fields, shaded pink. Lot 1 is offered on a three year Farm Business Tenancy.

Lot 2: 7.93 acres (3.21 ha) in a single parcel, with independent road access, shaded blue. Lot 2 is offered on a short term licence, until the end of October 2026.

The land is classified as being Grade 3 according to DEFRA's Agricultural Land Classification Map.

The Landlord is open to proposals which involve using the land for arable or vegetable production, subject to obtaining all necessary consents (where required), in respect of the pastureland. Applicants are responsible for conducting their own enquiries in this regard.



## Method of Letting and Terms of the Tenancy

The land is offered to let by tender in two lots. Lot 1 is offered subject to contract on a new three year Farm Business Tenancy agreement, commencing from April 2026 until the 31st March 2029, while Lot 2 is offered subject to contract on a short term licence only, until the end of October 2026.

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, Licence and plans will be available 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/or Licence, and the successful applicant will be required to sign the Tenancy Agreement or Licence, as appropriate, prior to entry.

## Tender Application & Fee Contribution

Tender forms are available from the agents.

Any tenders should be submitted electronically to Caroline Raspison at Carter Jonas.

In addition to the agreed rent, the incoming Tenant for Lot 1 will be liable to pay £500 (+VAT) per tenancy agreement, as a contribution towards the Landlord's costs, while the incoming Licensee will be liable to pay £300 (+VAT) per licence 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 application has been shortlisted.

The Landlord's agent reserves 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 and prior to entry on the land.

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.

## Ingoings

With regard to Lot 1, 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 successful applicant for Lot 1 will be required to trim all hedges at appropriate intervals during the tenancy and in any case in the last cutting season prior to the end of the tenancy.

Should any pastures be broken during the tenancy for Lot 1, the successful applicant must produce a soil management plan upon request, to ensure the Landlord's soils are protected from erosion.

Additionally, before the final year of the tenancy, the Tenant must agree with the Landlord on a final cropping plan, ensuring that each field is either returned to a good-

quality long-term ley or sown with an agreed arable or green cover crop.

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

## Repairing Obligations

With regard to Lot 1, the Tenant will be responsible for the maintenance of the land (in particular trimming hedges, repair of gates/fences, and all field cultivations) 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 any 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 relevant time.

## VAT

No VAT is currently payable on the rent, but the Landlord reserves the right to charge VAT in addition to the tendered rent should the land be opted to tax.

## Sporting Rights

All sporting rights are reserved by the Landlord.

## Part Resumption

With regard to Lot 1, the Landlord will have the right to recover possession of up to 15% of the holding in each year of the term by serving 12 months' notice of their intention to do so.

## 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.

## Environmental Schemes

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

## Designations

All of the land lies with a Nitrate Vulnerable Zone (NVZ) and the land south of the A390 is within an Area of Great Landscape Value.

## Services

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

## Wayleaves Easements & Rights of Way

The letting will be subject to all existing and future wayleaves, easements and rights of way.

Rights will be retained or granted as appropriate for neighbouring occupiers to

access adjoining land, including but not limited to the occupiers of the neighbouring kennels/cattery business and their customers.

## Viewings

Potential Tenants 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

Lot 1 can be accessed at Trevorva Cott Farm, accessed directly from the A390 on the Probus Bypass, there are signs for Roseland Kennels and Cattery on the entrance, while Lot 2 has direct access from Tregony Road, which can also be accessed from the A390 taking the turning in opposite the layby on the other side of the road, or from within Probus turning onto Tregony Road by the church.



Lot 1: ///reinvest.contained.wriggle

Lot 2: ///brew.ironic.quietly





## Truro

07795 014984 | [caroline.raspison@carterjonas.co.uk](mailto:caroline.raspison@carterjonas.co.uk)  
Carter Jonas, Peat House, Newham Road, Truro, TR1 2DP

## Important Information

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