



Menerdue Farm

| near Stithians, Cornwall

| **Carter Jonas**

## Menerdue Farm Carmenellis Near Stithians Cornwall TR16 6PF

An exciting opportunity offered by Cornwall Council for a Farm Business Tenancy of up to 15 years for an equipped livestock farm, comprising farmhouse, approximately 124.32 acres of land, and a range of timber framed farm buildings.

- 3 bedroom farmhouse
- Range of timber framed buildings
- Approximately 124.32 acres (50.34 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.

Carter Jonas



### Location

The farmland extends to the edge of Stithians reservoir, with the farm situated approximately 2 miles drive from the village of Stithians. The main A394 road to Penryn (approx. 4 miles away) and Helston (approx. 7.5 miles away) is around 5 minutes drive away, while the cathedral city of Truro to the north east and the A30 at Redruth to the north west are both within approximately half an hour's drive.

### Property

Menerdue 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 10,000 square feet of modern, timber-framed farm buildings, providing useful storage and livestock housing, as well as a 3 bedroom farmhouse.

### Farmhouse

Menerdue Farmhouse offers a great opportunity for a tenant to reside on-farm, it has three double bedrooms, family bathroom, a fitted kitchen with separate utility room and a large lounge; with double glazed windows throughout and oil-fired central heating.

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.

### Buildings

The farm buildings sit in one adjoining block, comprising a large approx. 90 ft by 45 ft section with a 30 ft lean to and cubicle housing attached. A buildings plan and schedule is available within the tender information pack.



### Land

In total the land extends to approximately 124.32 acres (50.34 ha) in a ringfence. The land is predominantly gently undulating, used most recently for maize and grass silage crops.

According to the Agricultural Land Classification maps, the land is classified as grade 3 and 4. A draft FBT plan and field schedule is 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 Menerdue 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

Menerdue 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.

A draft tenancy agreement as well as 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.

## Designations

The farm lies within a Nitrate Vulnerable Zone.

## 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.

## Services

Water: Private (borehole)

Electricity: Mains

Drainage: Private (septic tank)

Heating: Oil-fired central heating

Broadband: Standard (9 Mbps download and 0.9 Mbps upload speed) available, but Ultrafast is not available (Ofcom).

Mobile coverage: All networks are likely to provide voice and data coverage outdoors, but some networks will only provide limited coverage 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

Menerdue Farmhouse: TBC

## Council Tax

Band C (£2,121.12 for Stithians 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.

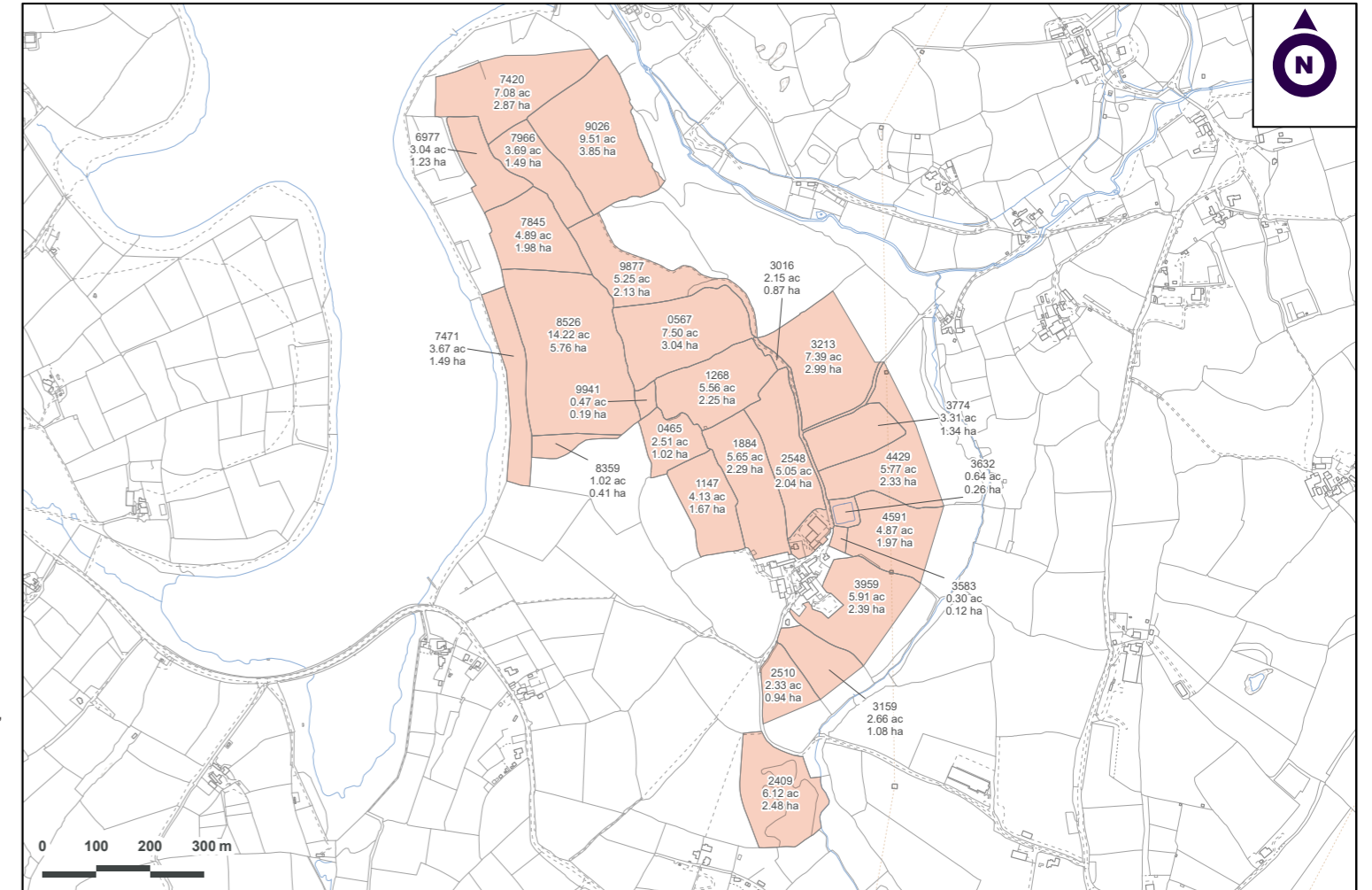
All viewings are strictly by appointment only, through Carter Jonas.

## Directions

From the fuel station in Longdowns, proceed west out of the village along the A394. After approximately 0.6 miles, turn right (next to Cornwall Autogas & MOT Centre) signposted Wendron and Stithians. Follow this road for approximately 0.5 miles, before turning right signposted Stithians. Take the left-hand turning after approximately 50 metres. Menerdue Farm is the last house and buildings located on the lefthand side at the end of the farm drive.



/// ownership.mammals.ants (farmhouse)



© Crown Copyright and database rights 2025 OS 100004458



## Truro

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

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
One Chapel Place, London W1G 0BG

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

[carterjonas.co.uk](http://carterjonas.co.uk)  
Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE