



No. 7 Trerice Holdings

near Newquay, Cornwall

Carter Jonas

No. 7 Trerice Holdings

Trerice

Newquay

TR8 4PH

An exciting opportunity offered by Cornwall Council for a Farm Business Tenancy of up to 15 years for an equipped dairy/ livestock holding, comprising farmhouse, approximately 147.56 acres of land, and a range of farm buildings.

- 3 bedroom farmhouse
- Range of farm buildings
- Approximately 147.56 acres (59.72 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 farm is situated just outside of Newquay, less than 4 miles and a 15 minute drive from the town centre, the Carland Cross junction of the A30 trunk road through Cornwall is approximately 10 minutes drive, 6 miles to the south, where the A39 there leads on to the cathedral city of Truro within 12 miles or a 25 minute drive.

Property

No. 7 Trerice Holdings is part of Cornwall Council's Farms Estate, offered as an equipped dairy or livestock farm with diversification proposals also encouraged alongside the principal farming business.

The current tenants run an organic herd of approximately 50 milking cows. There may be the opportunity to discuss an incoming tenant taking on the herd and milk contract, as a going concern; but this is not guaranteed and anyone seeking to continue dairying at No.7 Trerice Holdings should make their own enquiries into the possibility of obtaining a new milk contract, or relocating an existing one.

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 a mixture of steel and timber framed buildings, including cubicles plus timber cow kennels, loose housing and storage, concrete-floored silage pits, a terraced dirty water pit system, a herringbone parlour and dairy system currently supporting the herd of approximately 50 milkers. A further timber-framed storage building is provided away from the main yard, a few hundred yards down the road.

Farmhouse

No. 7 Trerice Holdings offers the opportunity to live on-farm, with a three-bedroom farmhouse adjoining the main yard, comprising a kitchen/dining room, living room, office, boot room and shower room on the ground floor with three double bedrooms and a family bathroom on the first floor, with views out over the farm.

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 useful footprint of existing farm buildings; the main farmstead provides a steel framed cubicle/loose housing building (with 50 cubicles) together with timber cow kennels (64), two further three-bay timber framed loose housing/storage buildings (one with a concrete floor), two silage

pits and a separate substantial timber framed general purpose building, located separately but not far from the main yard.

There is a complete milking set-up in place, which can be taken on by the incoming tenant to continue milking a similar sized herd (of around 50 cows).

The current dung storage is considered sufficient for 12 months storage based on the herd of 50 cows plus 50 followers; the current tenant operates a FYM straw-based system rather than slurry, but there is a terraced dirty water pit system, with 5 pits each holding 1600 gallons.

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





Land

In total the land extends to approximately 147.56 acres (59.72 ha). The farm is currently laid to pasture, though previously a proportion has been cropped with forage crops of peas and barley undersown with clover leys.

According to the national Agricultural Land Classification maps, the farm is in an area of predominantly grade 3a land. 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 No.7 Trerice Holdings 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

No. 7 Trerice Holdings 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 2027.

Environmental Schemes

The farm is not currently in any agri-environment schemes, however small parts of the farm are subject to an agreement under the 'Green Ribs' project in conjunction with National Highways, including the creation of woodland, wet woodland and ponds, which the incoming tenant will be involved in maintaining. Further details will be provided in the tender information pack.

The landlord encourages applicants to seek funding opportunities available to them. Towards the end of the tenancy however, the Council will be reluctant to authorise complex options that could limit the marketability of the farm when 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 on commencement, 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 offered 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.

Sporting Timber & Mineral Rights

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

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 – Borehole (with mains backup)

Electricity – Mains

Drainage – Private (septic tank)

Heating – Oil-fired

Broadband – Standard is available (1 Mbps download and 1 Mbps upload speed) Super and Ultrafast broadband are not available (Ofcom).

Mobile coverage – coverage from EE and Three is likely to be good outdoors and variable indoors, while coverage from Vodafone is likely to be good outdoors but limited indoors, and coverage from O2 is likely to be variable outdoors and unavailable 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.

Public rights of way can be seen on Cornwall's Interactive Map or OS mapping data.

EPC Rating

No. 7 Trerice Holdings Farmhouse: D

Council Tax

Band D (£2,482.22 for St Newlyn East Parish in 2026/27)

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, head north on the A3076 towards Qunitrell Downs, turn left at Kestle Mill, signposted towards Newlyn East, Trevoll and Trerice (National Trust), following the road until you see the stone wall and sign of the National Trust's Trerice property, bearing right rather than continuing to follow the road and the farm will be found on the left hand side after approximately 0.3 miles.



/// signal.scorched.crazy (yard entrance)





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Important Information

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