



Land at Coswinsawsen

Camborne, Cornwall

**Carter Jonas**

# Land at Coswinsawsen Camborne Cornwall TR14 0EA

Approximately 50.58 acres of a mixture of permanent pasture and croppable land.

To let by informal tender, as a whole, on a three year Farm Business Tenancy



## Land

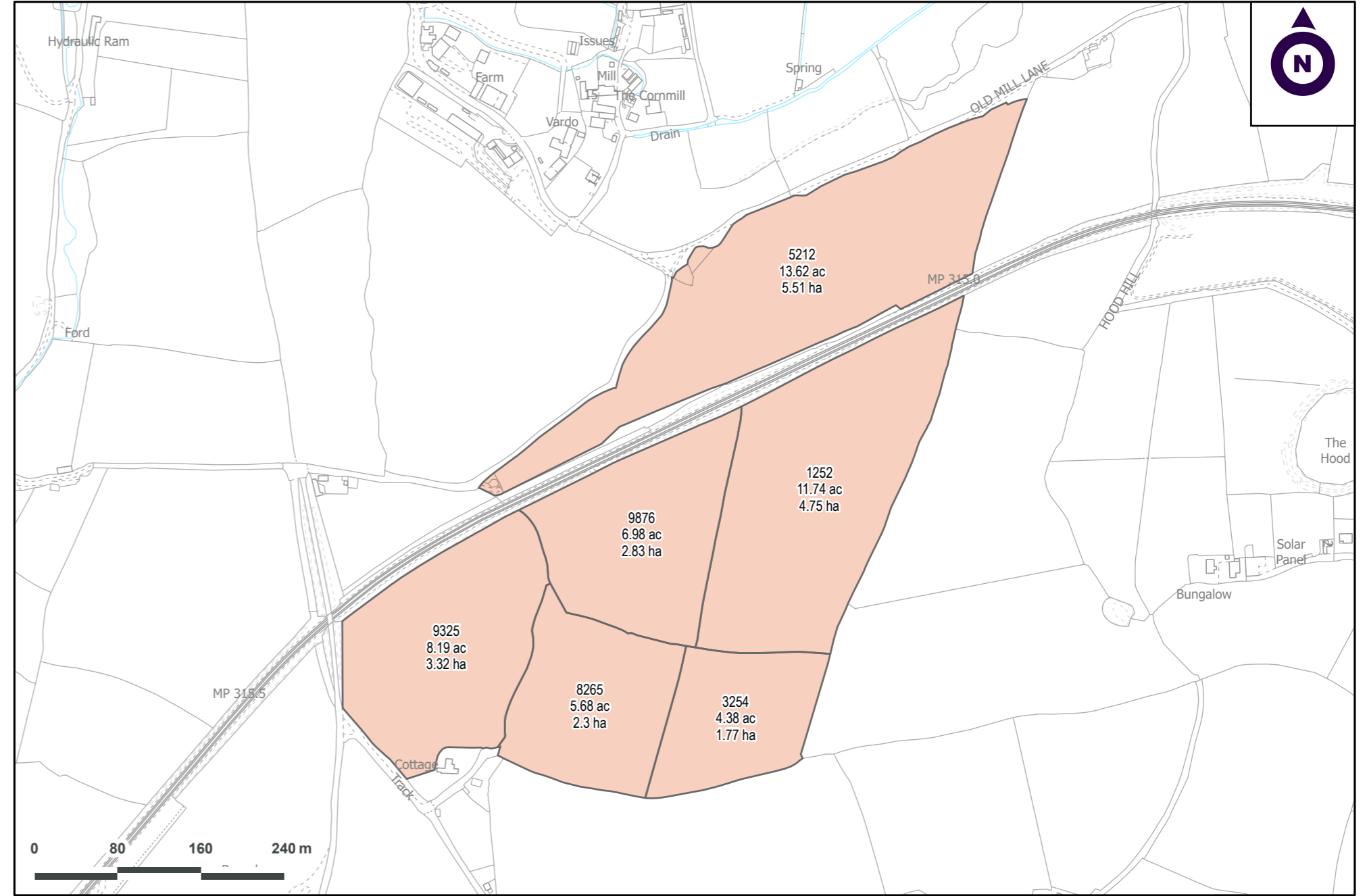
In total, the land comprises 50.58 acres (20.47 ha) of temporary and permanent pasture across 6 fields.

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.

The land is dissected by the main line railway, with one parcel of approx. 13.62 acres to the north, and the remaining five parcels on the south side, with both sides accessible directly from the adjoining access tracks but no direct access between the two blocks.

Access to the land is narrow in places, and prospective tenants are advised to satisfy themselves as to the suitability of the access for their own purposes before applying.



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## Method of Letting and Terms of the Tenancy

The land is offered to let by tender as a whole. The land is offered subject to contract on a new three year Farm Business Tenancy agreement, commencing from April 2026 until the 31st March 2029.

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 and plans will be available (subject to contract) 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 the successful applicant will be required to sign the Tenancy Agreement 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 will be liable to pay £500 (+VAT) per tenancy 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

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 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, 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

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

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.

## 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.

There is a footpath running along the southern boundary of field numbers 8265 and 3254, and the tracks leading to the land are bridleways.

## 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

From the east on the A30 take the junction for Camborne West and head west (rather than towards the town), on Roseworthy Hill, at Connor Downs turn left onto Gwinear Road then take the first left hand turning after the level crossing onto an unsurfaced track, the what.three.words locations are towards the end of this track, either side of a bridge over the railway line. Approaching from the south, head to Carnhell Green and then north on Station Road to turn right onto the track just before the level crossing. Approaching from the west, head towards Connor Downs from the Loggans Moor roundabout, and turn right onto Gwinear Road just before you leave the village, and as above you will find the track on the left just after the level crossing.



Gateway to field number 9325 (south of railway): [/// nation.yield.thrilled](#)

Gateway to field number 5212 (north of railway): [/// done.permanent.crawler](#)





## Truro

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## Important Information

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