



Trenergy Farm

| Truro, Cornwall

| **Carter Jonas**

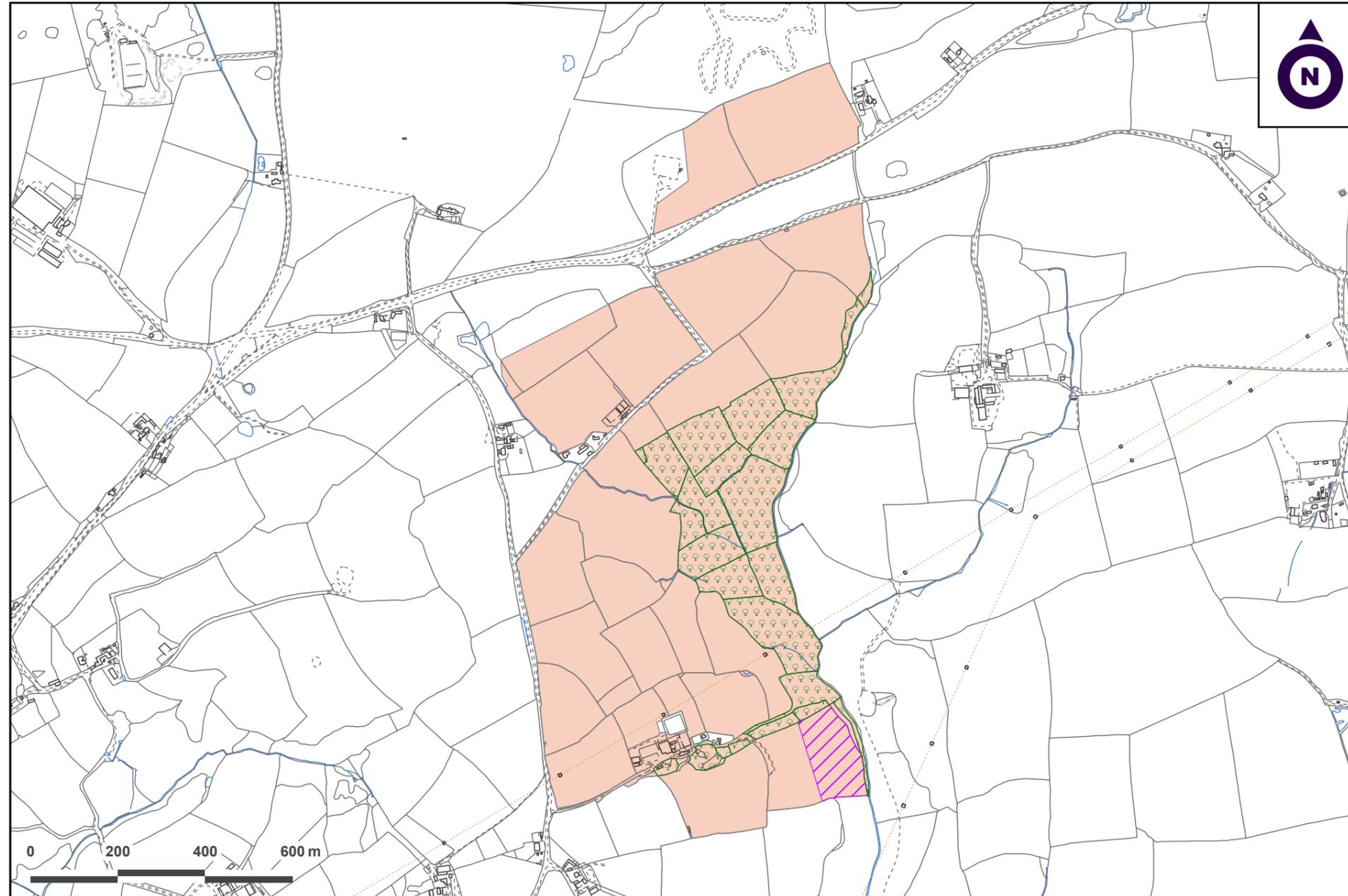
# Trenerry Farm St Allen Truro Cornwall TR4 9QX

An equipped dairy farm to let, comprising a farmhouse, land and a range of traditional and modern farm buildings. A Farm Business Tenancy is being offered by the landlord, The Cornwall Council, for a term up to 20 years.

- 6 bedroom farmhouse with ability to separate.
- Range of traditional and modern farm buildings.
- Strategically located in central Cornwall.
- Approximately 221.21 acres in total (incl 43 acres of woodland).
- Bennamann on-farm biogas harvesting slurry lagoon.
- Available as a whole, on a Farm Business Tenancy of up to 20 years or state retirement age.

Available to let by informal tender.

Carter Jonas



## Property

Trenerry Farm is a dairy farm which forms part of Cornwall Council's Farms Estate.

The farm offers an exciting opportunity for someone looking to establish their own farming unit or possibly expand an existing farming business.

The Council Farms Estate is offering Trenerry Farm as a whole, on a long-term tenancy and proposals are invited from new or existing farming businesses.

## Location

Trenerry Farm lies in a very convenient location less than 1.5 miles from the A39 and within 3.5 miles drive of the A30. Except for two fields which lie immediately to the north of the A30 and B3288, all of the land and buildings are situated to the south of the A30, in a ringfence.

The farm is approximately 5.5 miles north of the cathedral city of Truro, which has a weekly livestock market, veterinary practices, farm machinery dealerships and agricultural supply merchants, and amenities including supermarkets and shops. There is also a direct mainline train link to London Paddington.

## Buildings

The farm buildings lie in two separate units but are within half a mile of each other 'as the crow flies'. The main unit lies adjacent to the farmhouse and comprises a range of both traditional and modern farm buildings and a silage clamp.

The second unit is located to the north, lying adjacent to the property 'Ventonteague' and consists of modern farm buildings and concrete yards.

Building plans and schedules are available for both units and provide further information. These are included within the additional tender information pack.

## Land

In total, the land extends to approximately 221.21 acres (89.52 ha). The land is largely gently undulating pasture, with some of the land to the southeast being steeper. In all, approximately 167.12 acres (67.63 ha) is either currently pasture or classed as permanent pasture. This pastureland is classified by the Agricultural Land Classification maps as being grade 3.

There is a substantial block of woodland situated on the eastern side of the farm known as Trenerry Plantation. In total the area of woodland across the farm amounts to approximately 43.49 acres (17.60 ha), with the remaining acreage consisting of the track, building and yard areas. The woodland is also a County Wildlife Site.

The area shown hatched in purple on the plan is species rich grassland. It is a requirement of the landlord that this is managed in a manner which protects it, by controlling scrub, keeping it grazed and not fertilising it.

A field schedule is included within the additional tender information pack.

## Farmhouse

A traditional Cornish stone-built farmhouse under a slate roof with a total of 6 bedrooms. The Council have recently installed new UPVC double-glazed windows throughout and have committed to a further significant refurbishment programme for the farmhouse.

Larger scale works will take place when the farmhouse is vacant and these works will include installation of new kitchen units, new electric radiators, redecoration (including repairs to internal plasterwork) and a new immersion tank. Detailed information regarding the planned improvement programme is outlined in the additional tender information pack provided.

It is a requirement of the tenancy agreement that the farmhouse is occupied by the tenant as their main principle dwelling and they are not to take in any lodgers other than immediate family without the landlord's consent. However, there is potential (subject to obtaining any necessary consents) for the farmhouse to be used/occupied as two separate dwellings. The current layout of the house has a natural divide which means it could lend itself to being split into a separate 4 bedroom and 2 bedroom dwelling, each with their own kitchen. On this basis, the Council will consider applications which propose the subletting of part of the farmhouse as a separate dwelling.

This could be used to provide the farm with an additional source of income, or to provide onsite farmworker accommodation. Such an arrangement will be subject to approval from the Council. If approval is given, there will be a requirement within the tenancy agreement that upon expiry of the lease, vacant possession must be available for the entirety of the holding.

# Trenerry Farmhouse

**Trenerry Farmhouse**  
**St Allen**  
**Truro**  
**Cornwall**  
**TR4 9QX**

### Approximate area:

**Total:**  
205.90 sq m / 2,216 sq ft



**First Floor**



**Ground Floor**

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Letting

Trenerry 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 a term of up to 20 years or to state retirement age, whichever shall come first. The landlord will reserve the right to operate a break clause during years 7 and 14 of the tenancy.

Due to the investment the Council has made at the farm, it is a requirement that it will predominantly be used as a dairy holding to optimise the production of slurry for the biomethane lagoon.

Draft Heads of Terms for the proposed tenancy agreement 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 2025.

## Environmental Schemes

None of the land is currently entered into any environmental grant 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 the application of options that are complex to comply with or 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 the line with the landlord's strategy for the 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 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 of the tenancy.

## 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.

## Contracts

The current tenant has been supplying milk to Rodda's Creamery for 7 years and it has been indicated that subject to some investment in the repair and maintenance to some buildings and investment and upgrades to the parlour and dairy/plant room by April 2026 (within first 12 months of tenancy), plus the farm meeting Rodda's Bespoke Standards and the prospective tenant meeting with Rodda's, a new milk supply contract could be made available to a new tenant. Other processors and markets are available and prospective applicants should make their own enquiries direct with their preferred supplier.

## Designations

All of the land falls within a Nitrate Vulnerable Zone (NVZ).

The land to north of A30 lies adjacent to, but outside of, the Newlyn Downs SSSI (Sites of Special Scientific Interest) and SAC (Special Area of Conservation).

There are no known Tree Preservation Orders (TPOs) affecting any of the holding.

## Slurry Management

The slurry lagoon and system on the farm is let to Bennamann to operate an on-farm biogas processing plant. The lagoon, with a capacity of 2,773m<sup>3</sup> and installed in 2023, is available for use by the farm tenant. Further details of this installation, its operation and relationship between the two parties can be provided by the agent.

## Fixtures & Fittings

A list of the outgoings tenant's fixtures and fittings can be provided by the agent.

## Routine Improvements

The value of all routine improvements to the holding, such as lime applied, new seeds and the face value of pastures, residual values of fertilizers applied and bought-in feedstuffs fed on the holding will be payable by the incoming tenant.

## Valuation

The successful applicant will be required to appoint their own agent to value the fixtures and other routine improvements. The landlord will consider appointing the same agent should the prospective tenant wish that to happen to assess dilapidations. The ingoing tenant will be responsible for the respective valuer's fees. Please consider contacting a valuer for advice on the benefits and advantages of having the same agent act for all parties, which can be agreed, or to acting solely for the new tenant and landlord, or for just the ingoing tenant claims. Interested parties should seek an estimate of fees in advance of submitting their tender.

## Services

Water – Mains. Spring supply installed by tenant, to be classed as a tenants fixture as part of the ingoing valuation.

Electricity – Mains (currently single phase).

Drainage – Private septic tank drainage system.

Heating – New electric radiators to be installed prior to occupation of the farmhouse.

Broadband – Standard (7 Mbps download and 0.8 Mbps upload speed) or Ultrafast (1000 Mbps download and 220 Mbps upload speed) available (Ofcom).

Mobile Coverage – All networks are 'likely' to provide voice and data coverage outdoors, but most networks provide limited or no 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.

The slurry lagoon and Trenerry Farm Cottage are let to third parties and access is required to be provided to these over land within the tenancy.

A gas pipeline runs underground from east to west, through an area of woodland and five of the fields nearest the main set of farm buildings (and to the north of the farm track).

There are no public rights of way over any of the holding.

## Sporting Timber & Mineral Rights

Sporting, timber and mineral rights will be reserved by the landlord.

## EPC Rating

Trenerry Farm – E

## Council Tax

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 property.

To respect the privacy of the current tenants, any viewings are strictly by appointment only, through Carter Jonas.

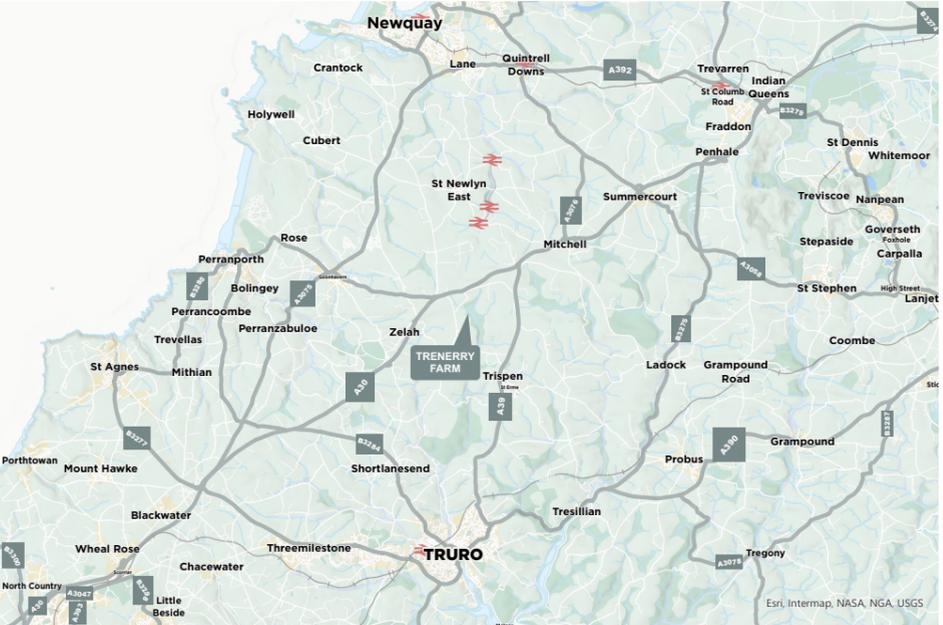
## Directions

From Truro, proceed north along the A39 towards Trispen. Continue for approximately 3.5 miles and shortly after passing the Honda garage on your right,

turn left signposted St Allen and Truthan. Continue along this road for approximately 1.2 miles before turning right. Go past the bungalow 'Trewarren' on your left and after approximately 70 metres, the entrance to Trenerry Farm will be found on the right-hand side.



/// strays.extent.pockets  
(the entrance to the farm track).





## Truro

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