



Trenerry Farm

| Truro, Cornwall

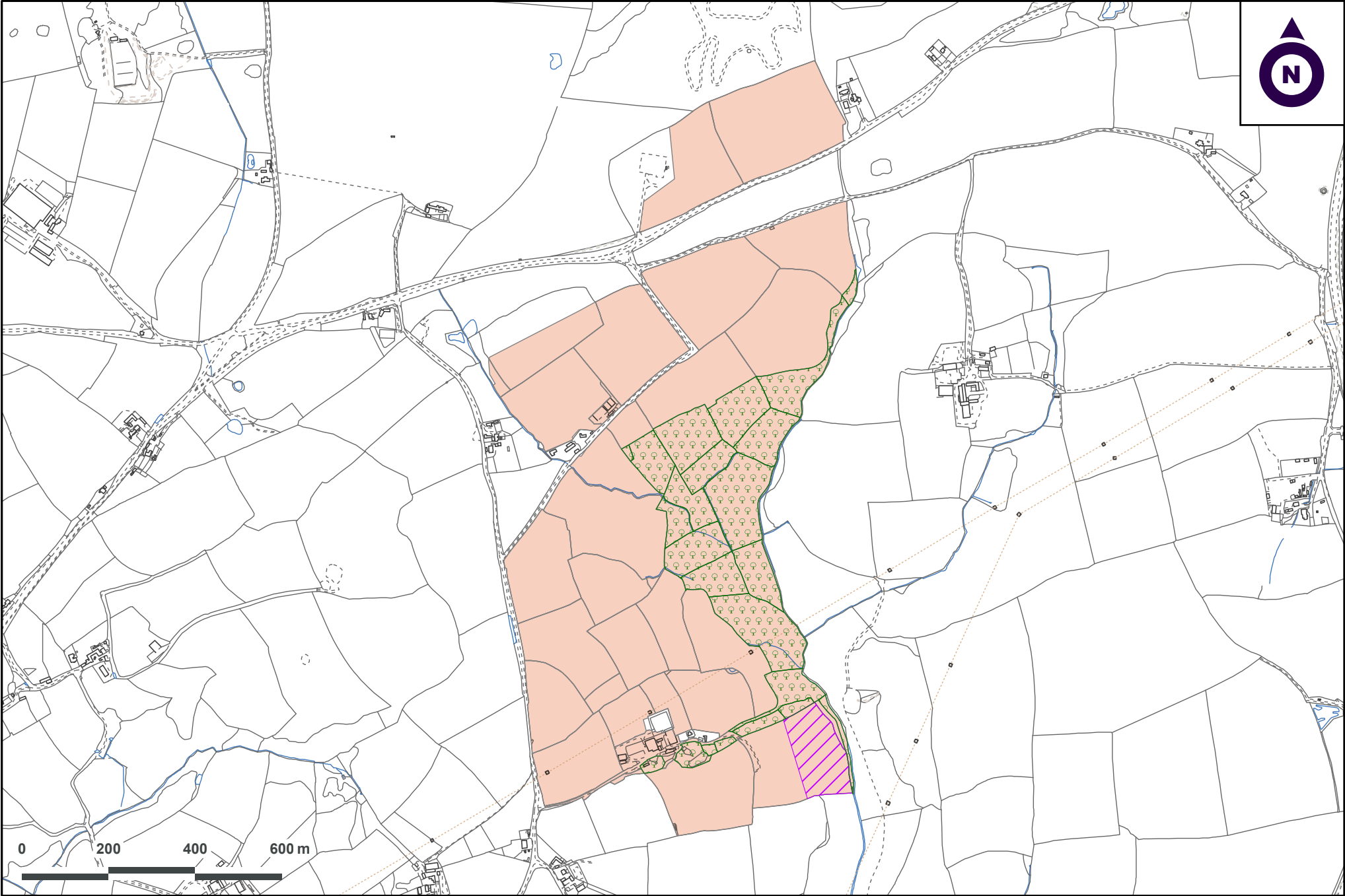
| Carter Jonas

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.



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.

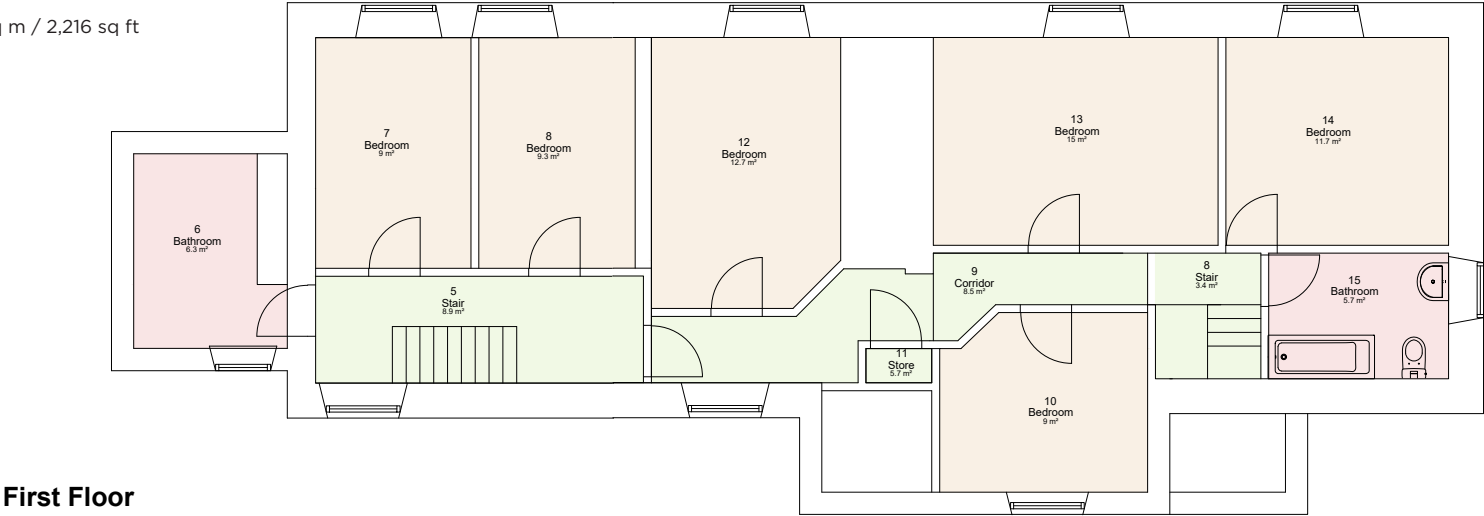
This could be used to provide the farm with an additional source of income, or to provide onsite farmworker accommodation. Such an arrangement will be subject to approval from the Council. If approval is given, there will be a requirement within the tenancy agreement that upon expiry of the lease, vacant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

Trenerry Farmhouse

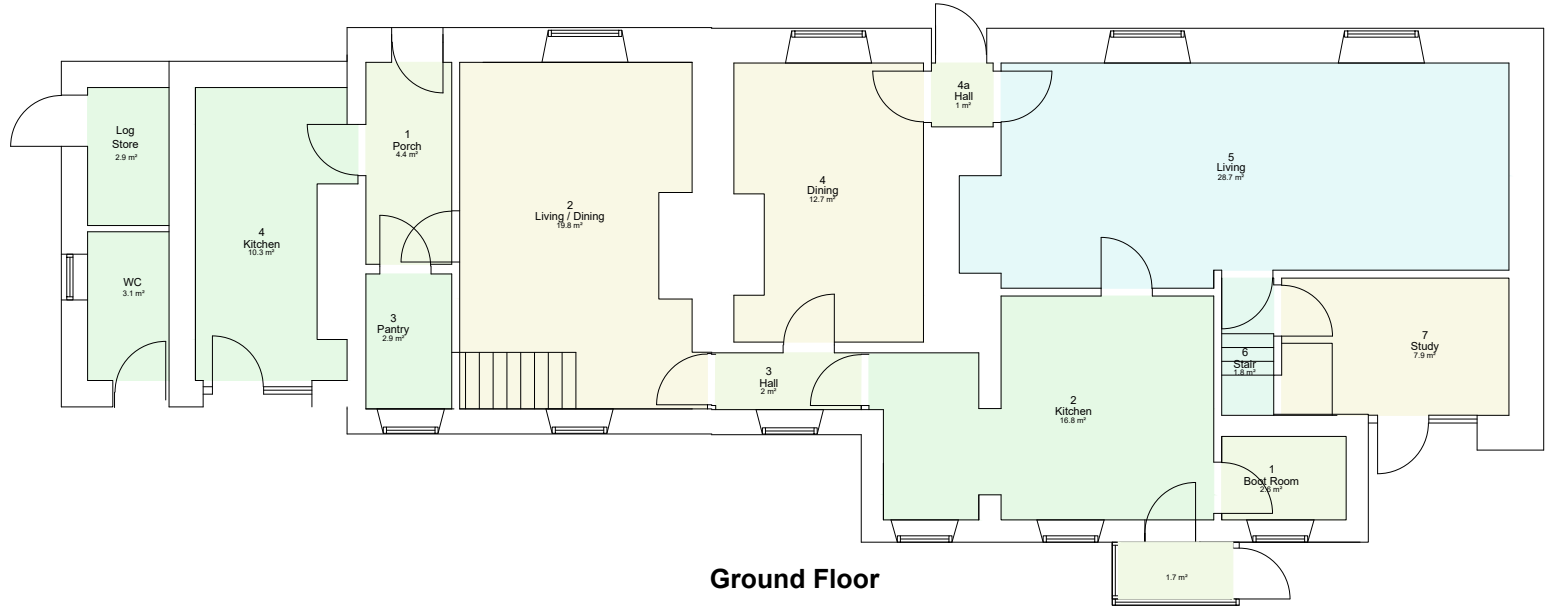
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Approximate area:

Total:
205.90 sq m / 2,216 sq ft

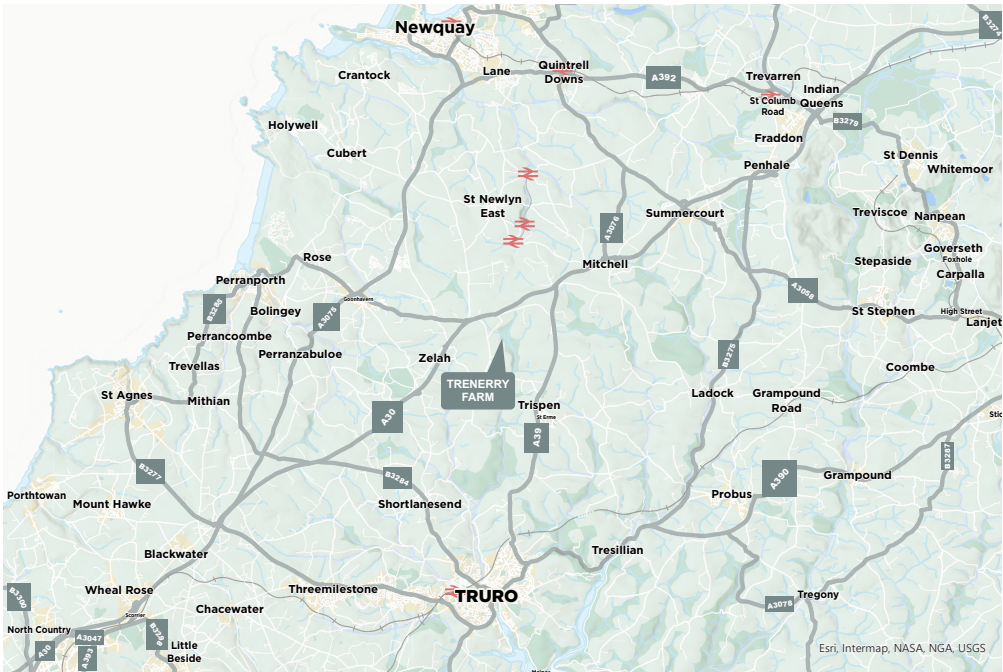


First Floor



Ground Floor

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





Truro

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