



Land at Lambriggan Farm

Penhallow, Cornwall

Carter Jonas

**Land at Lambriggan Farm
Penhallow
Truro
Cornwall
TR4 9LU**

**Approximately 149.65 acres
(60.56 ha) of pastureland
available under a licence
agreement for summer grazing/
mowing, with good access to
the A3075 and B3284.**

The land comprises 22 field enclosures and is available as a whole. It is classified as being Grade 2 and 3 according to DEFRA's Agricultural Land Classification Map.

The land is available for summer grazing/mowing under a licence agreement which will commence in early May 2025 and will expire on the 28th September 2025.

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**Tender Application &
Fee Contribution**

Tender forms are available from the agents.

Any tenders should be submitted electronically to George Olver of Carter Jonas.

In addition to the agreed licence fee, the incoming Licensee will be liable to pay £300 (+VAT), as a contribution towards the Licensor's costs.

After receiving the tenders, a shortlist of applicants will be drawn up and all applicants will be informed as to whether their names have been shortlisted.

The 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 relevant agreement within 14 days of acceptance.

The highest or any other tender will not necessarily be accepted, it is entirely at the landlord's discretion.

The landlord reserves the right to remove the land from the market and to not accept any of the tenders.

Designations

None of note.

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 lane which bisects the farmland is a public byway. There are no public rights of way over any of the fields.

Viewings

Applicants 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 Chiverton Cross, follow the new road layout to proceed onto the A3075 in the direction of Newquay and Perranporth. Continue north along the A3075 for approximately 2.3 miles, before turning left signposted 'Mithian' (opposite the turning for Healeys Cyder Farm). Proceed along this road for just over 300 metres before the entrance lane to Lambriggan Farm/Court will be found on your right-hand side, where a 'to let' board has been erected. The land can be accessed via gateways from this lane.



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Truro

01872 487620 | truro@carterjonas.co.uk
07977 705290 | george.olver@carterjonas.co.uk
07393 26942 | chris.anderson@carterjonas.co.uk

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