



Land at Menerdue Farm

near Stithians, Cornwall

Carter Jonas

**Land at Menerdue Farm
Menerdue Lane
Carnmenellis
Redruth
Cornwall
TR16 6PF**

**Approximately 236.14 acres of
land with good access to the
A394, to let in two separate lots.**

Lot one is available on a three year Farm
Business Tenancy.

Lot two is available for summer grazing/mowing
under a licence agreement.

Available from May 2025.

Carter Jonas



Method of Letting & Terms of the Tenancy

The land is offered to let by tender in two separate lots.

- Lot 1 is offered subject to contract on a new three year Farm Business Tenancy agreement, with occupation from May 2025 until the 31st March 2028.
- Lot 2 is available under a licence agreement for mowing and grazing until the 28th September 2025.

In respect of lot 1:

- 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 formal Heads of Terms within 14 days of acceptance of their tender and the Tenancy Agreement prior to entry.

Tender Application & Fee Contribution

Tender forms are available from the agents.

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

With regard to lot 1, in addition to the agreed rent, the incoming Tenant will be

liable to pay £500 (+VAT), as a contribution towards the Landlord's costs.

With regard to lot 2, 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.

Land

In total, the land comprises 236.14 acres (95.56 ha) of pasture and arable land. A plan of the holding is available from the agents.

Each lot comprises the following:

Lot 1 – 58.22 acres (23.56 ha), available on a three year Farm Business Tenancy agreement (edged in red).

Lot 2 – 177.92 acres (72.00 ha), available for summer grazing or mowing under a licence agreement (edged in blue).

The land is classified as being Grade 3 and 4 according to DEFRA's Agricultural Land Classification Map.

In respect of lot 1, the landlord is open to proposals which involve using the land for arable or vegetable production, subject to obtaining all necessary consents in respect of the pastureland. Applicants are responsible for conducting their own enquiries in this regard.

Ingoings

With regard to lot 1, 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 during the final month of the tenancy.

Should any pastures be broken during the tenancy, the successful applicant must produce a soil management plan upon request to protect the Landlord's soils 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 crop or green cover crop.

Applicants should consider these responsibilities and the associated costs when preparing their tender.

Repairing & Insuring Obligations

With regard to lot 1, 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 responsible to put and keep the holding in good agricultural condition, as evidenced by a photographic record of condition which will be produced prior to the commencement date of the tenancy.

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

With regard to lot 1, if the incoming Tenant wishes to carry out improvements at their own expense, the Landlord's written permission will be required. The conditions of such permission being a matter of discussion at the time.





VAT

With regard to lot 1, no VAT is currently payable on the rent itself, but the Landlord reserves the right to charge VAT should the option to tax be elected.

Part Resumption

With regard to lot 1, the Landlord will have the right to recover 15% of the holding in each year of the term by serving 12 months' notice of their intention to do so.

Assignment

With regard to lot 1, 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.

Sporting Rights

With regard to lot 1, all sporting rights are reserved by the Landlord.

Environmental Schemes

With regard to lot 1, the Tenant shall not enter the land into any subsidy or grant scheme without the Landlord's prior written consent.

Designations

All the land lies within a Nitrate Vulnerable Zone (NVZ), as well as an Area of Great Landscape Value.

Within lot 2, field 27 is designated as 'open access'. It is also designated as a County Wildlife Site, as are fields 9, 10 and 13.

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

Public footpaths cross both lot 1 and lot 2. More detailed information can be found on the Cornwall Council interactive mapping system.

In respect of lot 2, the Licensor will be commencing a woodland planting scheme after the licence expires, which affects some of the land included in the licence agreement. However, the Licensor reserves the right to access this land to undertake preliminary works such as fencing during the licence period. Further information is available from the agents upon request.

In respect of lot 1, the Tenant will benefit from a right of way over the area of track shaded yellow on the plan, in order to access the land.

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 fuel station in Longdowns, proceed west out of the village along the A394. After approximately 0.6 miles, turn right (next to Cornwall Autogas & MOT Centre) signposted Wendron and Stithians. Follow this road for approximately 0.5 miles, before turning right signposted Stithians. Take the left-hand turning after approximately 50 metres. Proceed down this lane for approximately 0.5 miles and you will arrive at Menerdue Farm.



Lot 1: /// coil.winter.respect

Lot 2: /// blows.agreeing.durations



Truro

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