



Land at Treburthes Farm

Ruan High Lanes, Cornwall

Carter Jonas

**Land at Treburthes Farm
Ruan High Lanes
Truro
Cornwall
TR2 5JP**

Approximately 179.19 acres (72.51 ha) of arable and pastureland, with good access off the A3078, to let in three lots.

Lots one and three are available on short-term Farm Business Tenancy agreements (and subject to contract) until 31st October 2025.

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

Available from May 2025.

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Land

In total, the land comprises 179.19 acres (72.51 ha) of pasture and arable land. The land has multiple points of access directly off the A3078.

The land is predominantly classified as being Grade 3, with a small amount on the eastern side being Grade 4 according to DEFRA's Agricultural Land Classification Map.

A plan of the holding is available from the agents.

Each lot comprises the following:

Lot 1 – 22.75 acres (9.21 ha) of arable land in three fields (edged in red). Situated on the western side of the A3078, each field is currently in stubble having recently been used to grow corn.

Lot 2 – 67.47 acres (27.30 ha) in seven fields (edged in purple). This lot is all in pasture and is for grazing and mowing only.

Lot 3 – 88.97 acres (36.00 ha) of pasture and arable land in 13 fields (edged in blue). Three of the fields on the western side of this lot are currently in maize stubble, with the rest being in pasture. The landlord is open to the following fields being used for arable or vegetable production (see accompanying land plan): OS8616, OS7798, OS4890, OS5401, OS6112, OS7023.

In respect of lots 1 and 3, 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.

Method of Letting & Terms of the Tenancy

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

- Lot 1 and lot 3 are offered subject to contract on short-term Farm Business Tenancy agreements, commencing from May 2025 and ending on the 31st October 2025.
- Lot 2 is available under a licence agreement for mowing and grazing until the 28th September 2025.

In respect of lot 1 and lot 3:

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.

Part Resumption

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.

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 and lot 3, 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.

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 tenancy 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.

Slurry Obligation

With regard to lot 3, the Tenant of this lot will be required to empty the slurry lagoon which lies immediately north of OS0029. The lagoon, as well as the adjacent track the Tenant will use for access, are shaded yellow on the accompanying land plan.

VAT

With regard to lot 1 and lot 3, 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.

Assignment

With regard to lot 1 and lot 3, 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

All sporting rights are reserved by the Landlord.

Ingoings

With regard to lot 1 and lot 3, 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 Tenant must agree with the Landlord on a final cropping plan, ensuring that each arable field is returned to either a grass ley, or an agreed cover crop, at the end of the tenancy.

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





Repairing & Insuring Obligations

With regard to lot 1 and lot 3, the Tenant will be responsible for the maintenance of the land 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 four weeks 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 four weeks of the end of the tenancy.

Improvements

With regard to lot 1 and lot 3, 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.

Environmental Schemes

With regard to lot 1 and lot 3, the Tenant shall not enter the land into any subsidy or grant scheme.

Services

Prospective applicants must satisfy themselves as to the availability and suitability of the water supply as part of their tender application.

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Offices throughout the UK

Designations

The land lies within the Cornwall National Landscape/Area of Outstanding Natural Beauty (AONB).

Wayleaves, Easements & Rights of Way

It is understood that public footpaths cross parts of lot two and three. There are no public rights of way over lot one.

More detailed information can be found on the Cornwall Council interactive mapping system.

Viewings

Interested parties 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 Tregony, head south along the A3078. Continue for approximately 3 miles and access to lot 2 will be found on your left-hand side where a 'to let' board has been erected. Lot 1 can be accessed approximately 60 metres further to the south, on the right-hand side of the road, where a further 'to let' board has been erected. To access lot 3, continue south along the A3078 for a further 420 metres or thereabouts and access can be gained on your left-hand side, where a 'to let' board has been erected.



Lot 1: ///shortens.glow.repeated (western block).

Lot 2: ///passages.paradise.riverbed (northeastern block).

Lot 3: ///objective.touched.brew (southeastern block).



Truro

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