



South Trenoweth Farm

Praze, Cornwall

Carter Jonas

South Trenoweth Farm Praze Cornwall TR14 0PE

An exciting opportunity offered by Cornwall Council for a Farm Business Tenancy of up to 15 years for an equipped livestock farm, comprising farmhouse, approximately 105.02 acres of land, and a range of traditional and modern farm buildings.

- 3 bedroom farmhouse
- Range of traditional and modern buildings
- Approximately 105.02 acres (42.50 ha) in total
- Available as a whole, on a Farm Business Tenancy of up to 15 years (subject to contract)

Available to let by informal tender.



Location

Situated just south of the village of Praze-an-Beeble and approximately 5 miles from both Camborne and Helston, offering access to all local services as well as the A30 and A394 main roads.

Property

South Trenoweth Farm is part of Cornwall Council's Farms Estate, it has been and will remain a livestock unit, with diversification proposals encouraged alongside the principal farming business.

The farm offers an exciting opportunity for someone looking to establish their own farming unit or possibly expand an existing farming business, on a long term tenancy.

The farm is a tidy, equipped stock farm with useful storage and livestock housing as well as a 3 bedroom cottage farmhouse.

Farmhouse

A traditional Cornish cottage farmhouse with three double bedrooms, a fitted kitchen, separate sitting/dining room with coal-fired Rayburn and lounge with woodburner; a great opportunity for a tenant to reside on-farm. The farmhouse has a lovely, fully enclosed garden, as well as an outhouse housing the oil-fired boiler.

Buildings

The farm buildings sit in a predominantly concreted yard, including a three bay timber framed storage building with large lean-to as well as a useful livestock building, approximately 45ft by 75ft, with electricity and water connected, fronted with a concrete feeding yard and hardcore bale storage area. In addition, there are a number of traditional stone farm buildings, all in good order. A buildings plan and schedule is available within the tender information pack.



Land

In total the land extends to approximately 105.02 acres (42.50 hectares). The farm sits mostly in one adjoining block (only excepting one small parcel on the other side of the B3303), with a stone track providing access to much of the farm (under a railway bridge, serving the old Helston branch-line which runs through the farm).

The land is predominantly gently undulating permanent pasture, with some new leys, and according to the Agricultural Land Classification maps, the land is classified as grade 3. A field schedule and draft FBT plan are available within the tender information pack.



Cornwall Council's Approach

For Cornwall Council, an ideal potential tenant for this farm is someone who fits one of these categories;

- A new entrant looking to establish a new farming venture.

- An existing grazier looking to bring together all their farming activity in a fully equipped holding.

- An existing tenant on a smaller acreage, for which Menerdue would provide a progression step for their business.

The Council has been providing a farms estate for over 100 years and these principles have been at the heart of their approach to new lettings.

Applicants need the husbandry skills necessary to farm the holding, a 3-year business plan supported by clear evidence of funds, an entrepreneurial approach to business, and an understanding of the environment and how farming works with nature to support its recovery alongside commercial food production.

Applicants are encouraged to familiarise themselves with the Council's reletting policy and selection criteria, available on their website.

Letting Information

South Trenoweth 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 up to a 15-year term. The landlord will reserve the right to operate a break clause during years five and ten of the tenancy.

Diversification proposals, alongside the principal farming enterprise, will be considered and indeed are encouraged, but the holding should remain in predominantly agricultural use.

A draft tenancy agreement as well as an indication of the Council's general terms of letting 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 2026.

Environmental Schemes

None of the land is currently entered into any environmental 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 complex options that 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 line with the landlord's strategy for the Farms 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 it 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 anniversary of the start date.

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.

Routine Improvements

The value of all routine improvements to the holding, such as lime applied, new seeds and pastures, residual values of fertilisers applied and bought-in feedstuffs fed on the holding, as applicable, will be assessed at the end of the current tenancy and will be payable by the incoming tenant.

Ingoings Valuation

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

The ingoing valuation may be agreed by the landlord, in advance, however if required, the successful applicant will appoint their own agent to value the fixtures and routine improvements. The landlord will consider appointing the same agent should the prospective tenant wish, to assess dilapidations. The ingoing tenant will be responsible for the agent's fees.

Prospective tenants are encouraged to seek their own advice on the merits or otherwise of agents acting solely for the ingoing tenant or jointly for the landlord and/or the outgoing tenant. Interested parties should also seek an estimate of fees in advance of submitting their tender.

Designations

The farm lies within a Nitrate Vulnerable Zone.

Services

Water: Mains

Electricity: Mains

Drainage: Private (septic tank)

Heating: Oil-fired central heating, coal-fired Rayburn and woodburner

Broadband: Standard (11 Mbps download and 1 Mbps upload speed) or Ultrafast (1,800 Mbps download and 220 Mbps upload speed) available (Ofcom).

Mobile coverage: All networks are likely to provide voice and data coverage outdoors (EE showing a lower likelihood than others), but most networks will provide limited coverage indoors (EE suggesting 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.

There are public rights of way over the holding, which can be seen on Cornwall's Interactive Map or OS mapping data.

Sporting Timber & Mineral Rights

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

EPC Ratings

South Trenoweth Farmhouse: E

Council Tax

Band D (£2,353.86 for Crowan Parish in 2025/26)

Local Authority

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 farm.

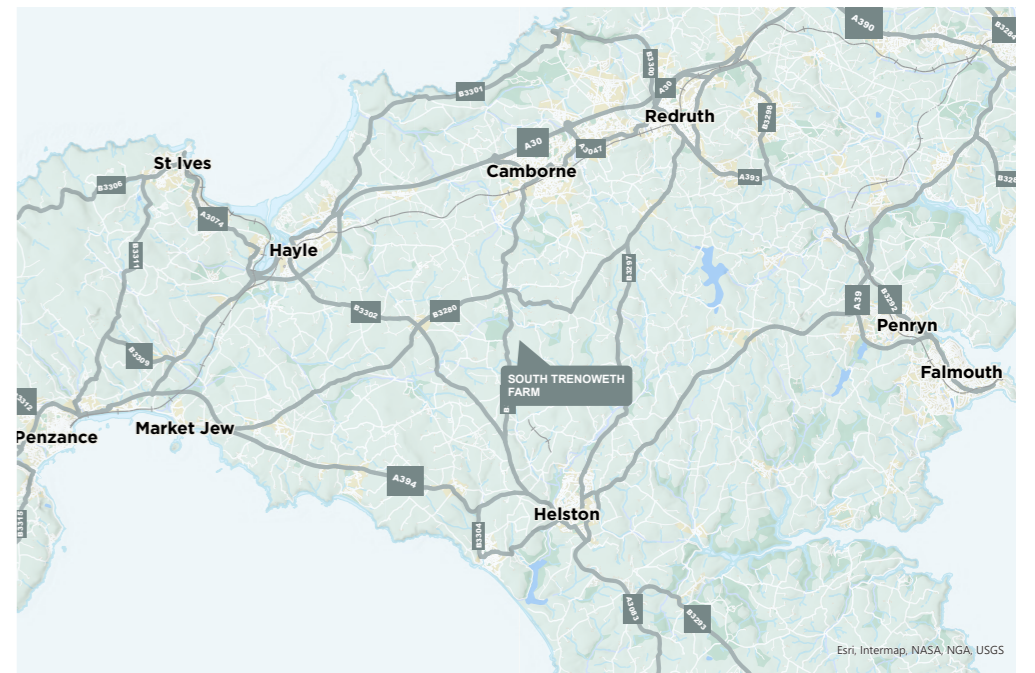
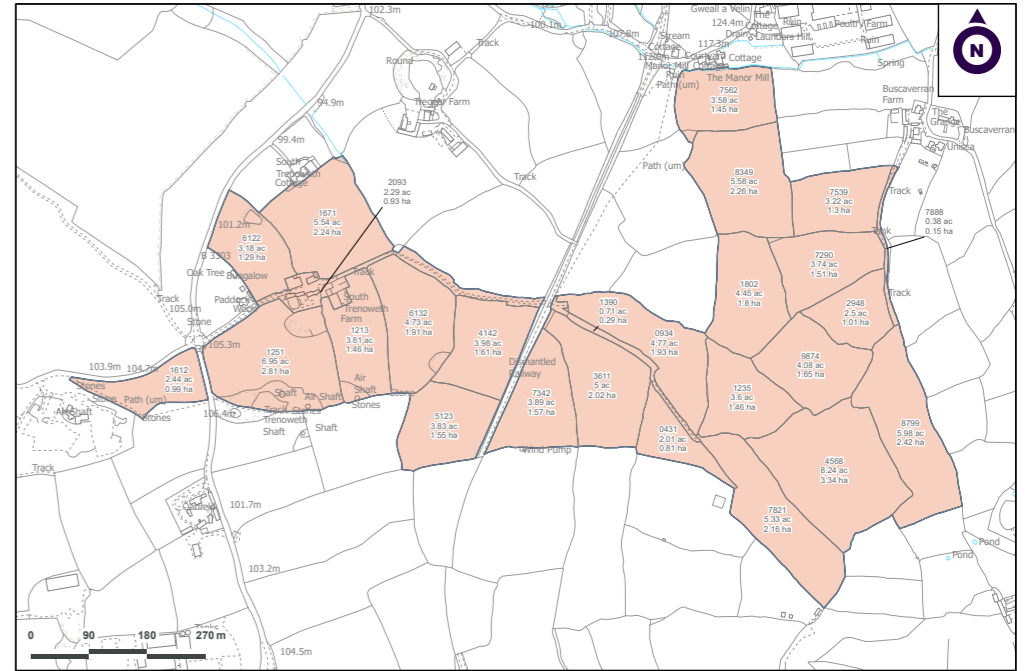
All viewings are strictly by appointment only, through Carter Jonas.

Directions

From the A30, take the Camborne West junction and head into Camborne on the A3047. After approximately 1 mile, at the T-junction with Commercial Street, turn right and continue to the mini-roundabout by Camborne Police Station. Turn right onto Pendarves Road (B3303), continue on this road for approximately 4 miles, the farm entrance is on the left hand side, opposite the road to Horsedowns, approximately a mile after leaving Praze-an-Beeble village.



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