

**LAND AT TREWITHIAN FARM, PORTSCATHO, TRURO, TR2 5EJ  
APPROX. 93.62 ACRES – AS A WHOLE OR IN 3 LOTS**



**GRAZING AND MOWING LICENCE  
PARTICULARS AND GRASS KEEP TENDER FORM 2024**

Carter Jonas LLP  
Peat House  
Newham Road  
Truro  
TR1 2DP

T: 01872 487620  
M: 07977 705290

E: [george.olver@carterjonas.co.uk](mailto:george.olver@carterjonas.co.uk)

**PLEASE NOTE:** These particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agent or owner and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, not tested the services, appliances or fittings at the property. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

## 1. The Land

The land totals approximately 93.62 acres in all and is split into three blocks. The three blocks are not interconnected, but all have their own direct access as shown per the attached plan. The land is available as a whole or in 3 separate lots, as described below (see accompanying plan):

- Lot 1 (red) – 43.98 acres
- Lot 2 (orange) – 31.13 acres
- Lot 3 (blue and purple) – 18.51 acres

Lot 1 comprises undulating pasture land in 8 field enclosures and benefits from a storage yard area which was used by the previous occupier as a bale and machinery storage area.

Lot 2 comprises gently sloping pasture in 5 field enclosures with the eastern side of the land sloping more steeply down to a stream.

Lot 3 comprises gently sloping pasture in 5 field enclosures.

The northern block of land (lot 1) benefits from mains water, with troughs connected in two of the fields OS9342 and OS7351, whilst the blocks of land outlined in blue and orange have a natural stream supply. The two fields outlined in purple do not have a water supply. Applicants must satisfy themselves as to the availability and reliability of the water supply.

## 2. Location

The land is situated in and on the outskirts of the hamlet of Trewithian. It has good access, with the majority being accessed via the A3078 except for lot 2, which is accessed off the Portscatho road. The attached site plan shows this in further detail.

## 3. Tenancy Agreement

The land is offered on a licence agreement, due to start on the 6<sup>th</sup> May 2024 and end 28<sup>th</sup> September 2024. Within lot 1, fields OS7728 and OS9342 (including the yard area) will be marketed as part of a sale during the licence period and therefore the inclusion of these fields could be terminated early. If this occurs, a pro-rata adjustment to the rent payable will be made accordingly. A draft copy of the agreement can be provided on request.

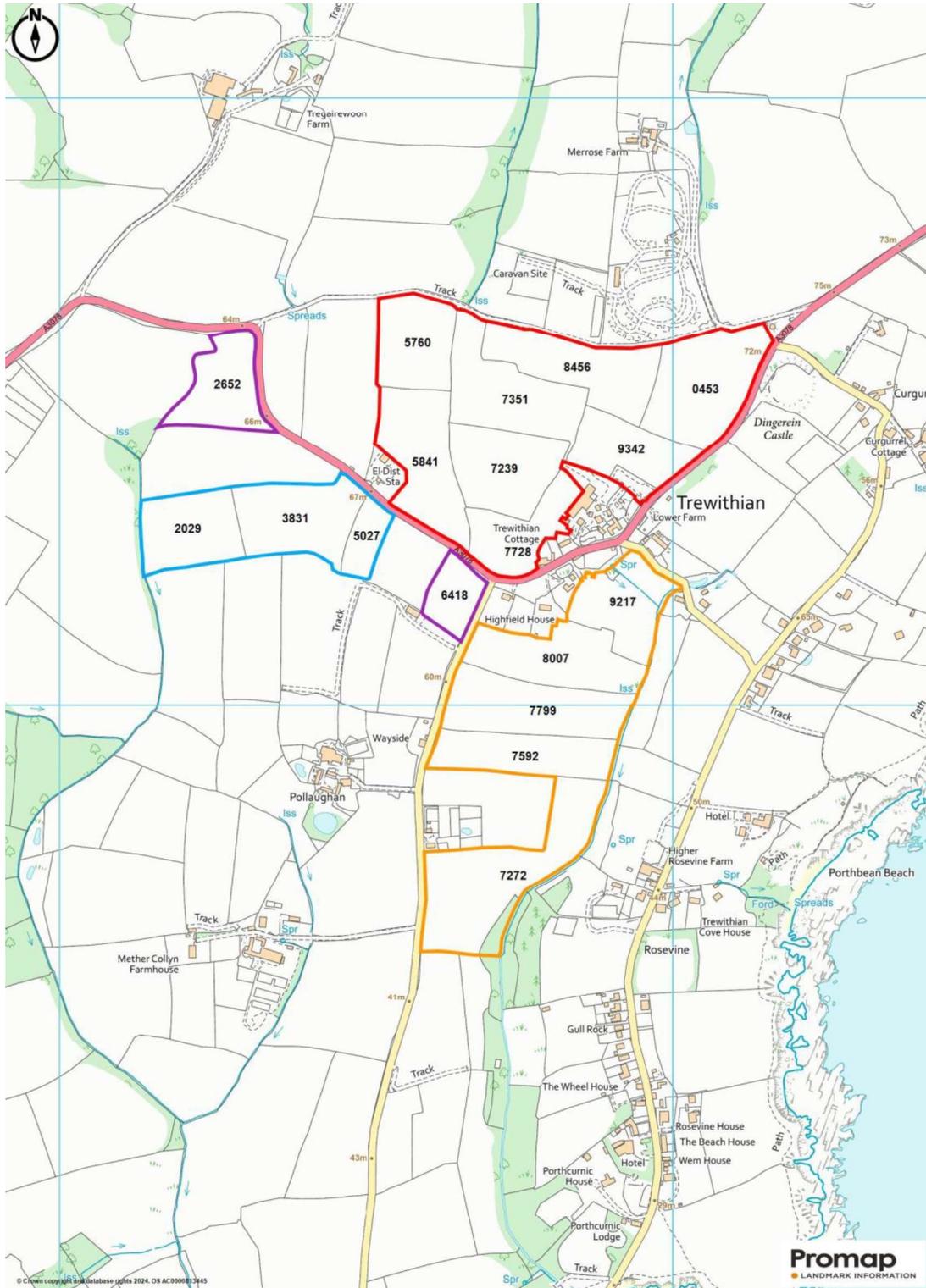
## 4. Tender Process

Any tenders should be submitted electronically to George Olver of Carter Jonas. In addition to the agreed rent, the incoming licensee will be liable to pay 5% (+ VAT) of the tendered amount as a contribution towards the Vendor's costs/Agent's fees. This contribution is subject to a minimum of £200 (+ VAT), per Licence Agreement drawn up, and will be due at commencement for the preparation of the Licence(s). Please note that no VAT will be charged on the purchase price of the grass itself.

Closing date for informal tenders is **12 noon on Wednesday 1<sup>st</sup> May 2024**. The highest or any other tender will not necessarily be accepted. Offers should be submitted in writing or electronically via email to George Olver of Carter Jonas (01872 879026 / [george.olver@carterjonas.co.uk](mailto:george.olver@carterjonas.co.uk)). Please mark envelope/subject of email '**Land at Trewithian - Tender**'.

## 5. Viewings

Anyone wishing to view the land should contact Carter Jonas in the first instance but can view unaccompanied with a set of these details to hand.



Plan – (for identification purposes only)

*Please ensure that you provide as much information as possible within this form and complete the Tender Form on the final page.*

**LAND AT TREWITHIAN FARM  
GRASS KEEP TENDER FORM**

I/We, (Surname) .....

(Forenames) .....

Of .....

Postcode .....

Telephone ..... Email .....

**Please give a brief description of your existing farming business:**

**Please give a brief description of how the land will be used and how it will integrate with your existing business/land (if any);**

