

Tregaire Barton Farm, Portscatho, Truro, TR2 5EP



**TO LET BY INFORMAL TENDER – 305.13 ACRES
TREGAIRE BARTON FARM and PART LANHAY, PORTSCATHO,
TRURO. CORNWALL**

INTRODUCTION

Merricks Surveyors have been instructed by the Trustees of the Caerhays Estate to let by tender Tregaire Barton Farm and Part Lanhay on a 10 year Farm Business Tenancy.

The farm comprises a range of buildings and predominantly arable land with some pasture. The land will be available in two blocks, Lanhay will be available from 29th September 2026 and Tregaire Barton will be available from 31st December 2026.

If you only wish to tender for part then complete the relevant section only on the tender form

**Tenders close at 12.00 noon on Thursday 13th August 2026
and must be received in writing by Merricks Surveyors at
Unit 7, Tresillian Business Park, Truro, Cornwall, TR2 4HF.
A Tender Form is available with these details.**

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THE LAND

The land totals 305.1271 acres (123.4832 ha) of which circa 270 acres (109 ha) arable.

The land is classified predominantly as Grade 3 on the Agricultural Land Classification maps.

The holding is good productive land and currently the arable ground is in cereals but could be suitable for potatoes, brassicas, daffodils etc.

The successful applicant will be permitted (subject to getting the necessary consents) to break the land that has not recently been ploughed and include it within an arable rotation.

The land is served by a mixture of natural water and some fields have troughs served off a mains supply. The Estate take a number of tappings which the Tenant will recharge the Landlord at cost from submeter readings.

FARM HOUSE

The farmhouse is available to be let with the tenancy but the Landlord does not make this a requirement. The farmhouse is a constructed of stone under a slate roof with oil fired central heating and double glazing. It is comprised of 4 bedrooms, kitchen and a number of reception rooms.

The property has an EPC rating of E, the property will have an compliant electrical certificate when let.

FARM BUILDINGS

1. General Purpose – 60ft x 110ft (18.3 m x 34m) - Timber portal frame, concrete floor.
2. General Purpose "Duchy of Cornwall" timber frame/box profile steel sheet roof with attached lean-to section with steel uprights. Constructed in stages - 90' x 25' center with a 90' x 18' lean-to the North and a lean-to the South in 2 sections 60' x 45' and 30' x 25'.
3. General Purpose Building - Blockwork single storey building with 3" profile fibre cement sheet roof used by Tenant for weighbridge electrics.
4. Silage Pit – partial concrete floor
5. Yard

BUILDING	DESCRIPTION	BUILDING FLOOR AREA
1	General purpose building	6600ft ² (622 m ²)
2	General purpose building	7265ft ² (675 m ²)
3	General purpose building	570ft ² (53 m ²)
	Total Building Floor Area (approx)	14,435 ft² (1,350 m²)

CROPPING

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The successful applicant will be permitted to grant short term cropping licences for potatoes, brassicas etc which should be factored into the rent if this is going to occur.

VIEWING

Strictly by arrangement only. To view the house an appointment will need to be agreed between the current occupier and the agent and the applicant.

RENTAL TERMS

The holding will be let on a Farm Business Tenancy, for an initial term of 10 years. A draft copy of which is available on request. The rent tendered will be a market rent and if reviewed will be assessed on this basis.

REPAIRS

The holding will be let on basis that the Landlord will be liable for the mains walls and roof of the farmhouse and all other repairing obligations resting with the Tenant.

ENVIRONMENTAL STEWARDSHIP/COUNTRYSIDE STEWARDSHIP SCHEMES

There is a current SFI scheme on the holding which ceases the end of February 2027 (further information can be provided on request). If a successful applicant wished to enter the holding into a new scheme this would need to be agreed with the Landlord and consent would not be unreasonably withheld.

OCCUPATION

Pt Lanhay will be available for occupation from 29th September 2026

Tregaire Barton will be available for occupation from 31st December 2026

LEGAL COSTS

The ingoing Tenant to pay a contribution of £1,000 associated with the drafting of the Farm Business Tenancy. The incoming Tenant will be required to meet any Stamp Duty Land tax that arises on the new agreement

INGOING VALUATION

There will be a formal ingoing valuation prior to the commencement of the tenancy.

RECORD OF CONDITION

There will be a photographic Record of Condition of the buildings.

TENDER PROCESS

Tenders must be submitted, together with the personal particulars forms and should bear the applicants signature, certifying that the information is correct.

Applicants must complete the attached application form in full

All tenders must be for a specific sum. Where the tender has been prepared by a professional agent this should be made clear.

Completed applications must be received by 12.00 noon on Thursday 13th August at:
Merricks Surveyors, Unit 7 Tresillian Business Park

Applications should be marked "**Private and Confidential Tregaire and Pt Lanhay Tender**".

We reserve the right not to accept the highest or indeed any tender.

GENERAL INFORMATION

Local Authorities: Cornwall Council, New County Hall, Treyew Road, Truro, TR1 3AY.
0300 1234 100

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Business Rates: The property is not currently subject to business rates, however if any business rates become payable then they will be the responsibility of the tenant.

Services: The property has main electricity. Prospective tenants should make their own enquiries of the appropriate statutory undertakers:

South West Water 0800 1691144



Building 1 - Livestock Housing



Tregaire Barton Farmhouse



Agents note: Merricks Surveyors for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescription shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

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ALL ENQUIRIES

Jeremy Merrick MRICS
Merricks Surveyors, Unit 7, Tresillian, Truro,
Cornwall TR2 4DF

07535 594960

jeremy@jeremymerrick.co.uk

SCHEDULE OF LAND

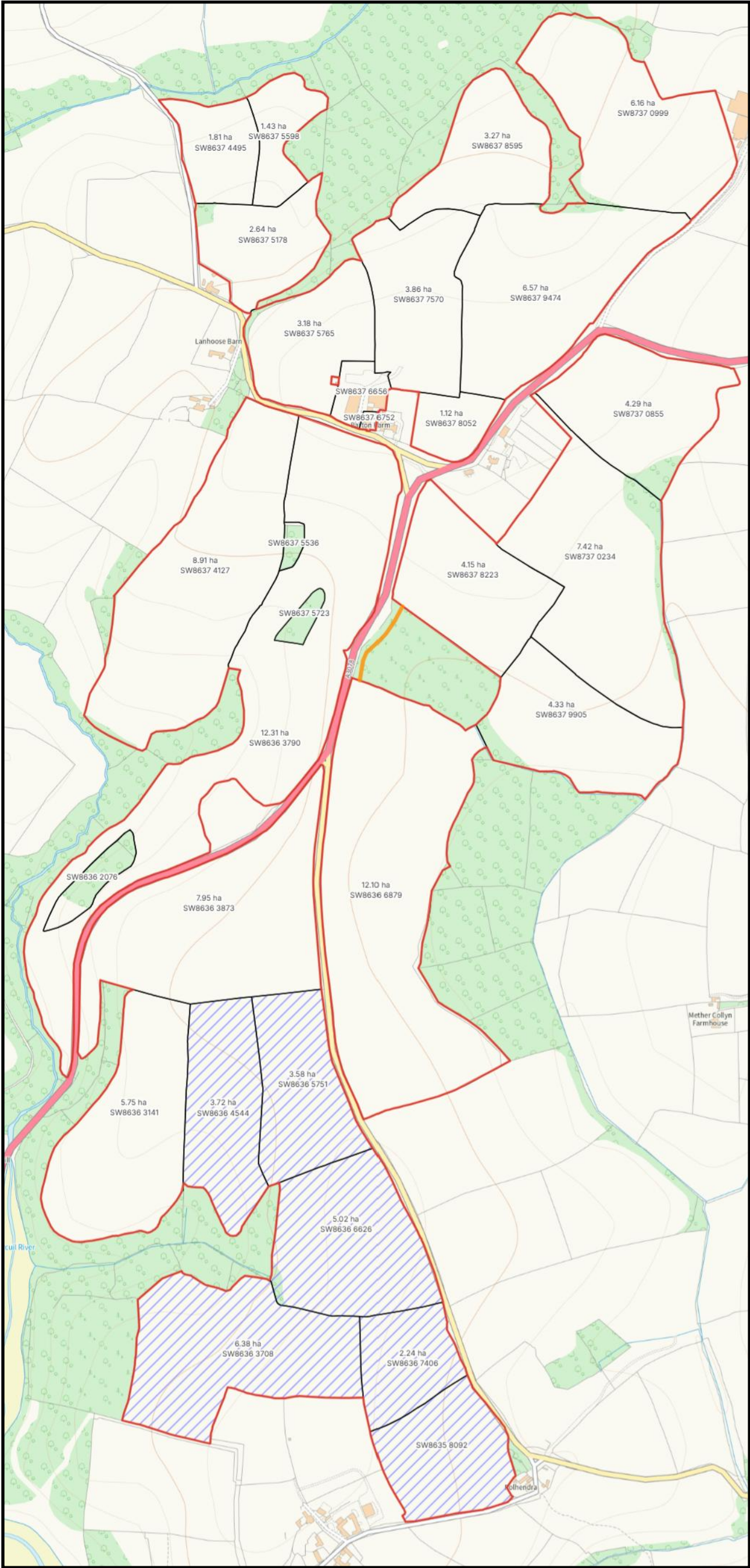
Pt Lanhay Farm, colored blue in table below
(edged Red hatched blue on the attached plan)

Tregaire Barton Farm, colored green in table below
(edged Red on the attached plan)

Parcel No	Area (ha)	Area (acres)	Description	Arable (Ha)	Arable (Acr)	Pasture (Ha)	Pasture (Acres)	Other (Ha)	Other (Acres)
4544	3.7241	9.2024	Arable	3.7241	9.2024				
5751	3.5776	8.8403	Arable	3.5776	8.8403				
6626	5.0193	12.4026	Arable	5.0193	12.4026				
3708	6.3798	15.7645	Arable	6.3798	15.7645				
7406	2.2400	5.5350	Arable	2.2400	5.5350				
8092	3.3161	8.1941	Arable	3.3161	8.1941				
4495	1.8095	4.4713	Pasture			1.8095	4.4713		
5598	1.4332	3.5413	Pasture			1.4332	3.5413		
5178	2.6448	6.5354	Pasture			2.6448	6.5354		
5765	3.1836	7.8668	Arable	3.1836	7.8668				
7570	3.8637	9.5473	Arable	3.8637	9.5473				
8595	3.2738	8.0894	Arable	3.2738	8.0894				
0999	6.1623	15.2270	Arable	6.1623	15.2270				
9474	6.5726	16.2409	Arable	5.0726	12.5344	1.5	3.7065		
0855	4.2925	10.6067	Arable	4.2925	10.6067				
0234	7.4158	18.3243	Arable	7.4158	18.3243				
8223	4.1451	10.2424	Arable	4.1451	10.2424				
4127	8.9124	22.0226	Arable	8.9124	22.0226				
9905	4.3327	10.7062	Arable	4.3327	10.7062				
6879	12.0983	29.8950	Arable	12.0983	29.8950				
3873	7.9472	19.6375	Arable	7.9472	19.6375				
3141	5.7547	14.2199	Arable	5.7547	14.2199				
6656	0.6623	1.6365	Farm Yard					0.6623	1.6365
6752	0.0680	0.1680	House					0.0680	0.1680
8052	1.1189	2.7649	Arable	1.1189	2.7649				
2076	0.7244	1.7899	Woodland/Waste					0.7244	1.7899
3790	12.3091	30.4157	Arable	8.7500	21.6213	3.5591	8.7944		
5723	0.2993	0.7394	Woodland/Waste					0.2993	0.7394
5536	0.2022	0.4996	Woodland/Waste					0.2022	0.4996
	123.4832	305.1271		110.5806	273.2446	10.9466	27.0490	1.9561	4.8335

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PLANS
Tregaire Barton Farm, and Part Lanhay (hatched blue)



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TENDER FORM

I have read and studied the particulars attached to this Tender Form in connection with the land and buildings at Tregaire Barton Farm and Part Lanhay and have inspected the property.

I understand that the initial term will be for 10 years and under the terms of a farm business tenancy.

I accept the terms outlined in the particulars and I agree to sign and execute a written tenancy agreement, subject to terms being agreed and acceptable to both parties.

I therefore tender the following annual rent for the Part Lanhay as from the 29th September and for Tregaire Barton as from the 31st December 2026.

LOT	DESCRIPTION	ACRES	ANNUAL RENT OFFER IN FIGURES	ANNUAL RENT OFFER IN WORDS
1.	Land at Tregaire Barton Farm	244.4579		
2.	Buildings at Tregaire Barton Farm	0.6623		
3.	Land at Lanhay	59.9389		
4.	Weighbridge			
5.	Tregaire Barton Farmhouse	0.0680		
WHOLE		305.1271		

Please also provide a purchase price for the weighbridge if this is of interest to you.

LOT	DESCRIPTION		Purchase Price in figures	Purchase Price in Words
1.	Weighbridge			

Signed

Name

Address

.....

Dated

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APPLICATIONS AND TENDER

For the tenancy of buildings and land at Tregaire and Pt Lanhay, Portscatho, Truro

1. Full Name:
Address:
.....
Tel. No:
Fax No:
Email:

2. Supporting Information

- Brief history of farming experience
- Full CV
- Details of proposed farming system, including a stocking and cropping plan
- Labour, stock and machinery requirements
- Cashflows, budgets and gross margins for the first three years of the tenancy and a summary of the profit and loss
- Evidence of available capital, finance and borrowing facilities
- Details of any proposed investment by the tenant during the term of the tenancy
- The name and address of a suitable trade referee together with two-character references
- If the applicant is currently renting a farm, a landlord's reference must be supplied in addition

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3. Other land farmed by the applicant

1. Owned: Location & description..... Acres

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2. Tenanted: Location & description..... Acres

.....

Landlord:

4.0 Financial background

4.1 Has the Applicant ever been convicted of a criminal offence or of an offence in relation to livestock or other matters with DEFRA the RPA or others in relation to Health & Safety legislation?

Yes / No

4.2 Has the Applicant or the spouse / Partner / Business Partner ever been declared bankrupt?

Yes / No

4.3 Has the Applicant ever entered into a voluntary arrangement with Creditors?

Yes / No

4.4 Has the Applicant ever had a Court Judgement against him/her or had goods seized in relation to a debt?

Yes / No

4.5 Has the Applicant ever been deprived of the tenancy of an agricultural holding?

Yes / No

4.6 If yes to any of the above please provide further details below 'Additional information'

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5. Referees *(to be taken up only in the event of the Applicant being successful)*

Financial:

Relationship to Applicant:

Name:

Address:

.....

.....

Tel. No:

Email:

Accountant:

Relationship to Applicant:

Name:

Address:

.....

.....

Tel. No:

Email:

6. Additional Information (please use a separate sheet if necessary)