



Gargus Farm, Tregony, Truro, Cornwall TR2 5SQ

Offers in Region of £3,500,000

Welcome to Gargus Farm

Overview

- Modernised 4 bed Farmhouse
- Comprehensive range of modern agricultural barns
- Unconverted traditional barn with potential for redevelopment (STP)
- Productive agricultural land extending to 176.59 acres
- Currently let under a Farm Business Tenancy until 28th September 2024

This exceptionally well equipped livestock farm has benefited from a major modernisation in the last 10 years.

The four bedroom farmhouse was refurbished to a high standard at the same time.

The land totals 176.59 acres (71.46 ha) and currently 103.82 acres is laid to grass and 66 acres is in an arable rotation. The land has a Grade 3 Agricultural Land Classification.

The remainder comprises buildings, yard areas and woodland.

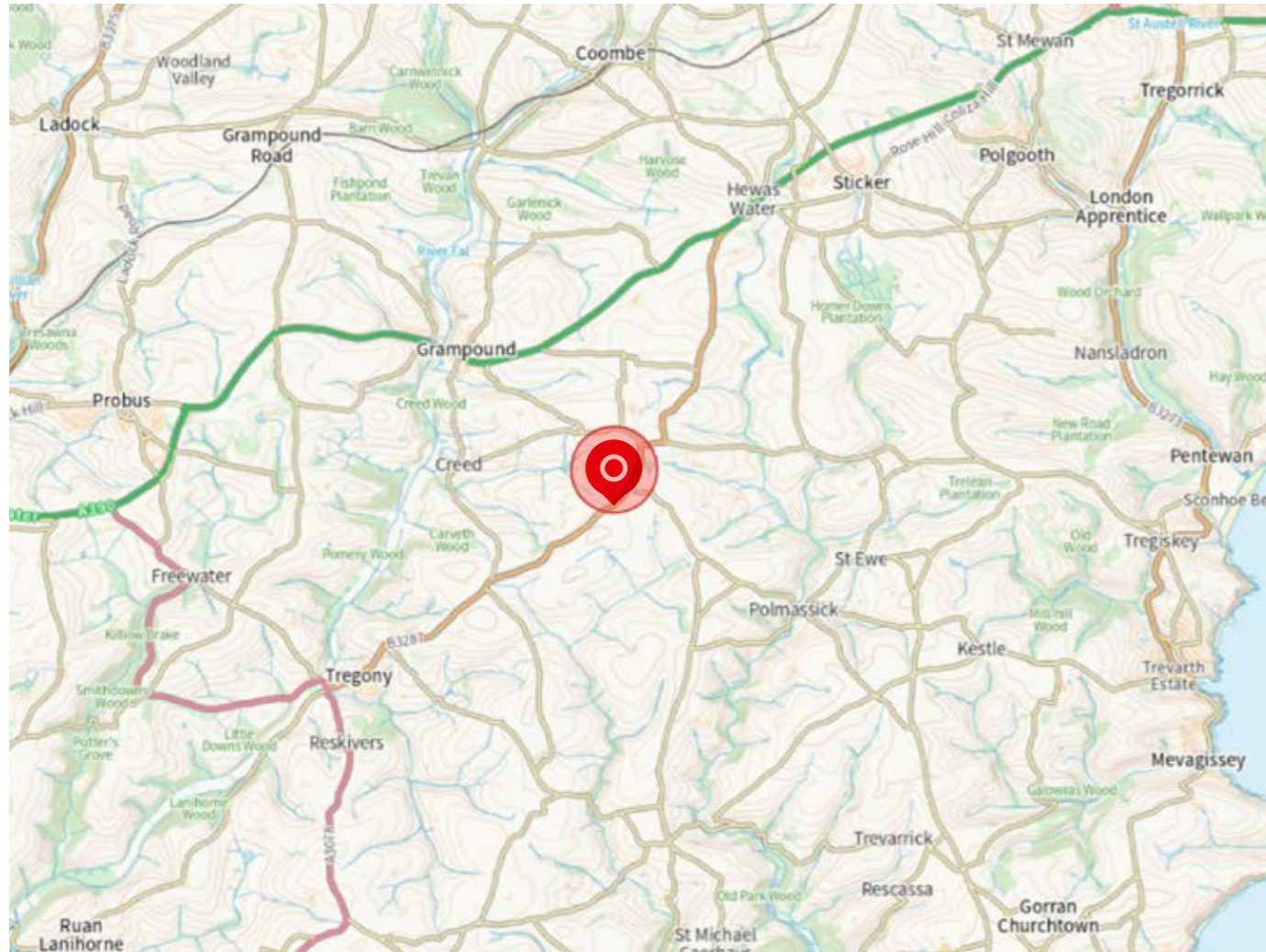


Location

Gargus Farm is situated just outside the historic village of Tregony, known to many as the “gateway” to the Roseland Peninsula. One of the most unspoilt areas in Cornwall and designated an Area of Outstanding Natural Beauty, The Roseland is widely renowned for its beautiful coastline and scenic countryside. Standing on the eastern side of the River Fal, The Peninsula extends from Tregony to St. Anthony’s Head.

Tregony is just under 3 miles away where there is primary and secondary schooling together with a pub, general stores, doctors and a dentist. There are a variety of country pubs in the surrounding area including The Crown Inn at St. Ewe and The Kings Head at Ruan Laniorne.

The cathedral city of Truro is approximately 11 miles distant and forms the commercial heart of the county with an extensive range of commercial, professional, shopping and entertainment facilities. There is a mainline railway station in Truro linking with London Paddington and Newquay Airport on the north coast has a number of scheduled domestic and international flights.



The Farm House

The Property

Gargus Farm offers the chance to acquire a high quality modern livestock farm unit extending to 176.69 acres. The property is offered for sale subject to the terms of a Farm Business Tenancy Agreement (details can be provided on a confidential basis) with the fixed term due to end 29th September 2024.

The property presents an exciting investment opportunity, with an existing income and currently potential tax benefits.

The farm was modernised around 10 years ago to provide a high quality livestock unit, with the farmhouse set back overlooking the farm yard accessed off the private drive.

The land some 176 acres is productive and mainly down to grass. The land is predominantly level or gently sloping and is noted as being Grade III.

Ground floor -

- Boot room (3.3m x 2.9m)
- Kitchen/diner (5.4m x 4.2m)
- Sitting room (3.9m x 3.9m)
- Lounge (3.5m x 3.9m)
- Hallway (1.6m x 5.1m)
- Utility with W/C (2.5m x 3.7m)
- Conservatory (2.5m x 2.8m)
- Double garage (5.8m x 5.8m)

First floor -

- Landing
- Bedroom 1 (2.8m x 3.9m) with en-suite bathroom (1.8 x 3.0m)
- Bedroom 2 (3.4m x 2.9m)
- Bedroom 3 (4.2m x 2.4m) with en-suite bathroom (2.6m x 1.1m)
- Bedroom 4 (3.8m x 3.1m)
- Main bathroom (2.8m x 2.4m)

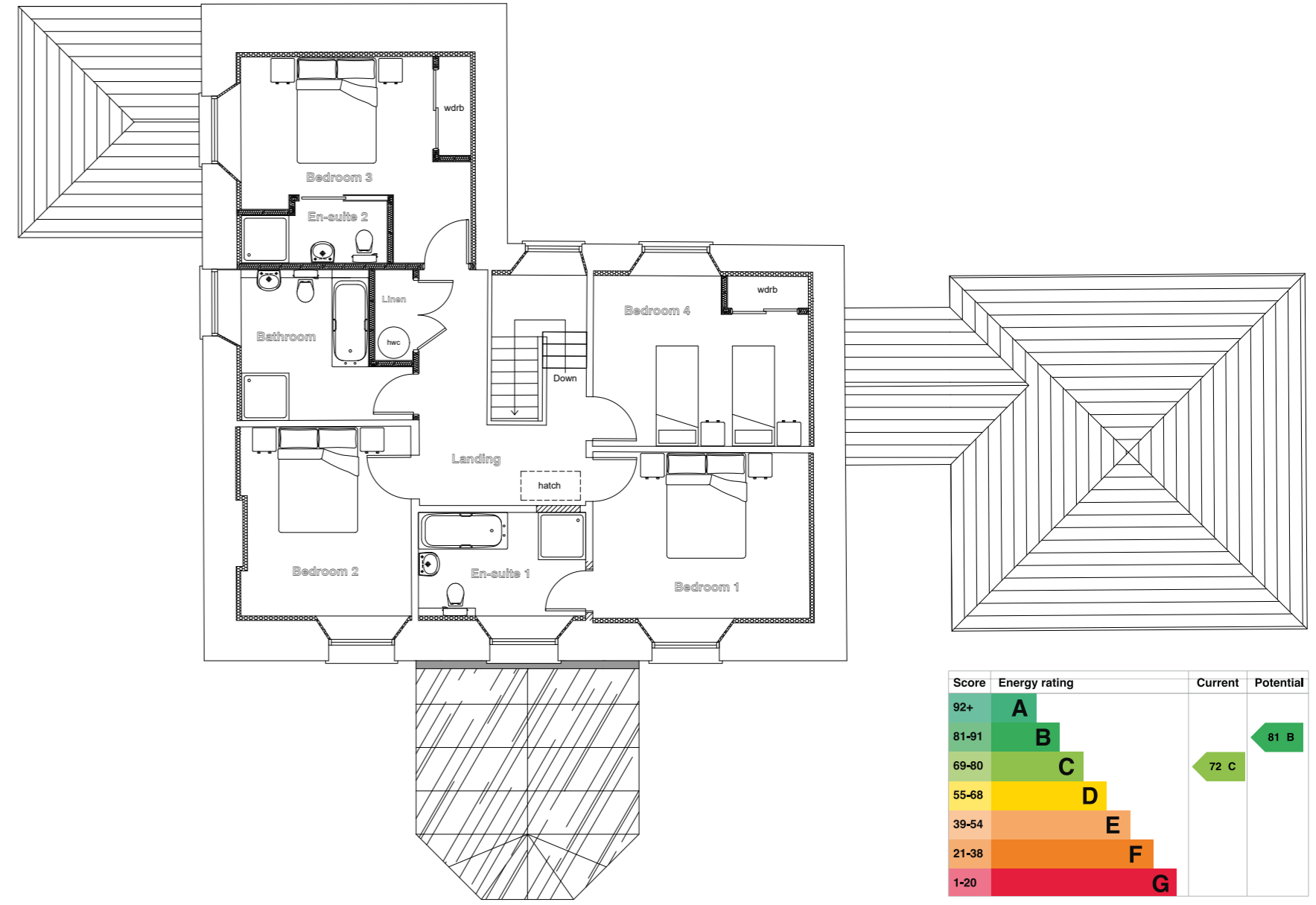
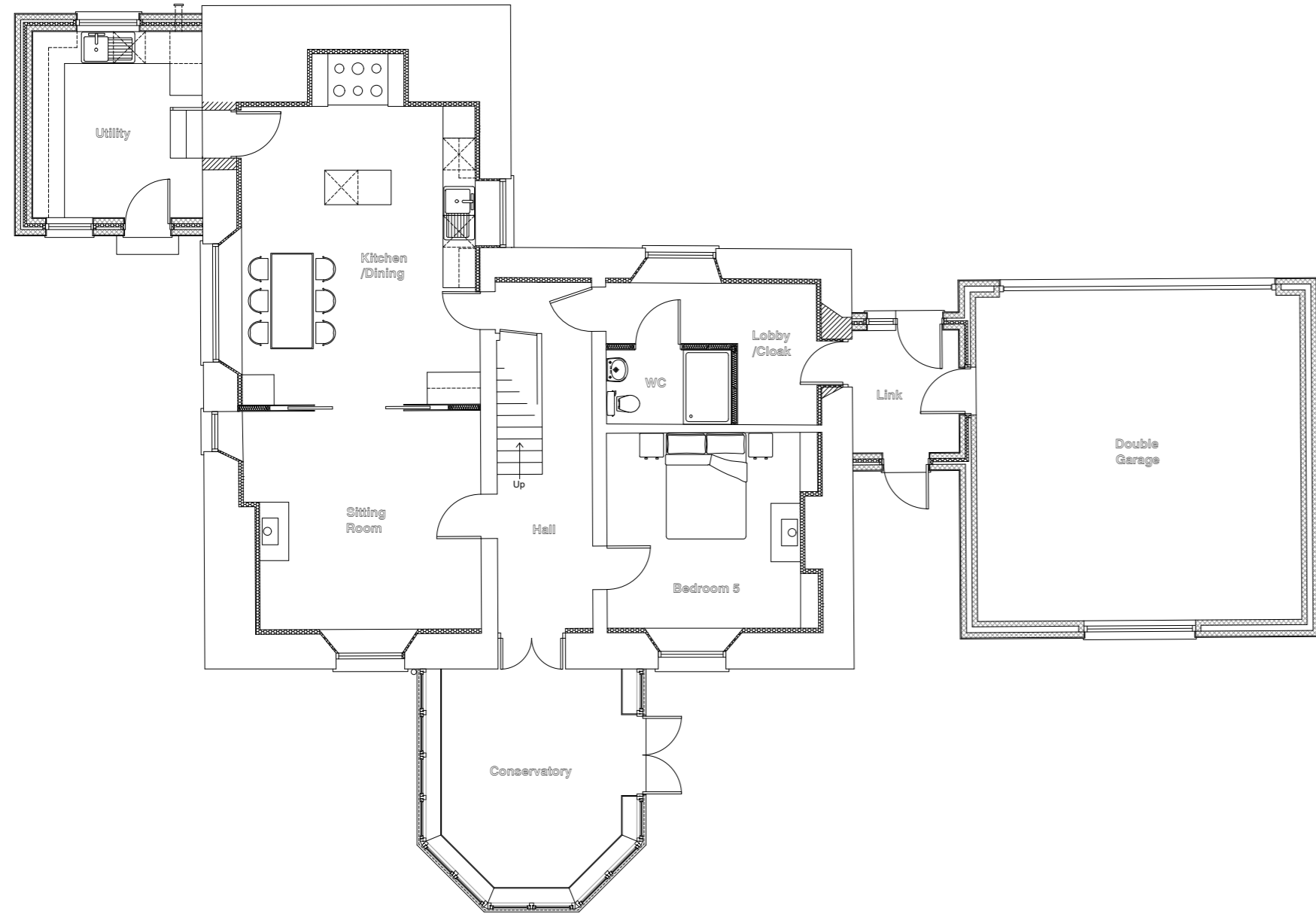
Services -

The property has mains electricity and private water and drainage. The property has an oil central heating system.



The Farm House Interior





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Farm Buildings

1. Livestock Housing – 140ft x 110ft (42m x 33m)

Double loose housing separated by a central access passage. Concrete floor throughout with cattle feeding barriers on the eastern and western aspects. Dividing gates allow for two scraping passages.

2. Covered handling area – 120ft x 30ft (36.5m x 9.1m)

Features individual calving and maternity pens. The handling system comprises a rotary forcing pen and race sections along with a large covered holding pen, cattle weigh crush and a loading bay.

3. General purpose building – 100ft x 40ft (30.5 m x 12.2m)

Agricultural building with an open fronted eastern elevation. The building has an internal bull pen and is currently used for straw storage.

4. Livestock Housing – 95ft x 70ft (29m x 21.3m)

Newly constructed steel portal framed agricultural building currently used for livestock housing. The building has part concrete floor/part loose floor, feed barriers to the southern elevation, internal gates for penning and water troughs throughout.

5. Silage Clamps –

Two newly constructed silage clamps. Measuring 20m wide by 30m deep with 3m high concrete panel walls with effluent collection channels.

6. General purpose building – 80ft x 35ft (24.4m x 10.7m)

Agricultural building with concrete floor throughout. The eastern elevation is open fronted with one bay having roller shutter doors to house the farm water supply system and welfare facilities.

7. Traditional stone barn – 60ft x 30ft (18.3 m x 9.1m)

Single storey traditional stone building with slate roof.

8. The farm lanes and all of the farm yards are concrete including an open concrete dung store.

9. The Farm House



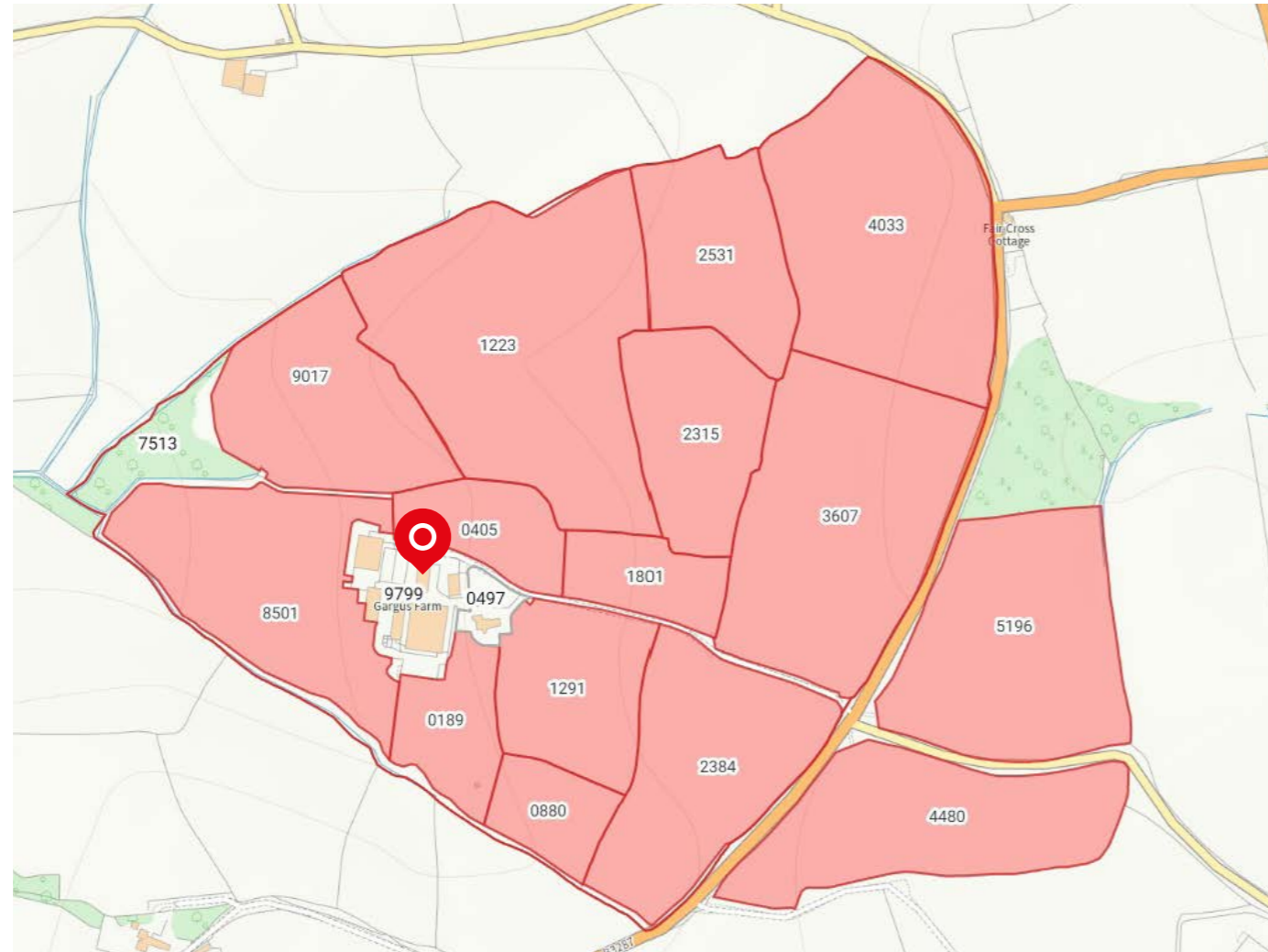
The Farm Buildings



The Land

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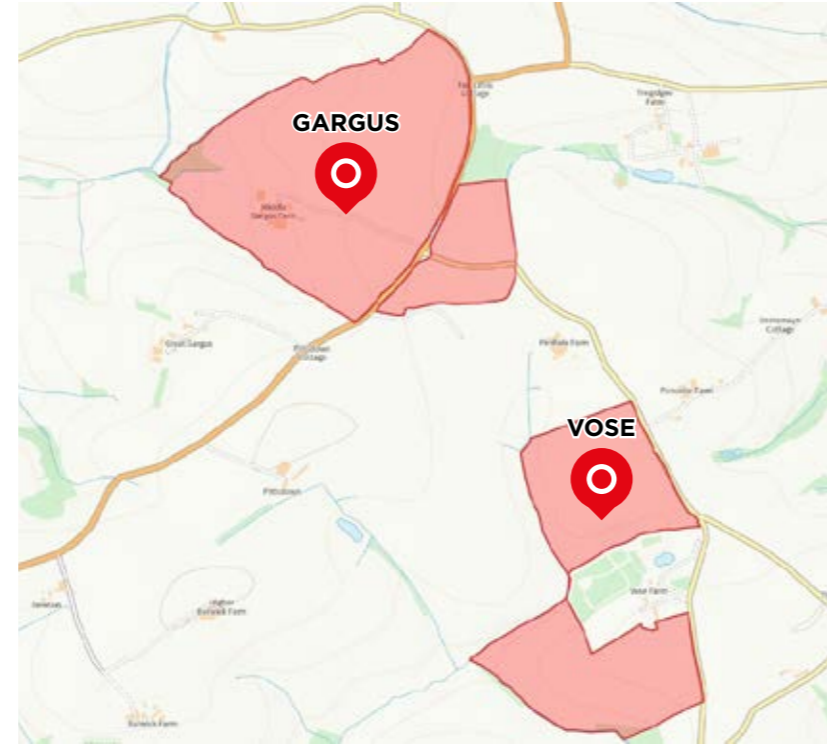
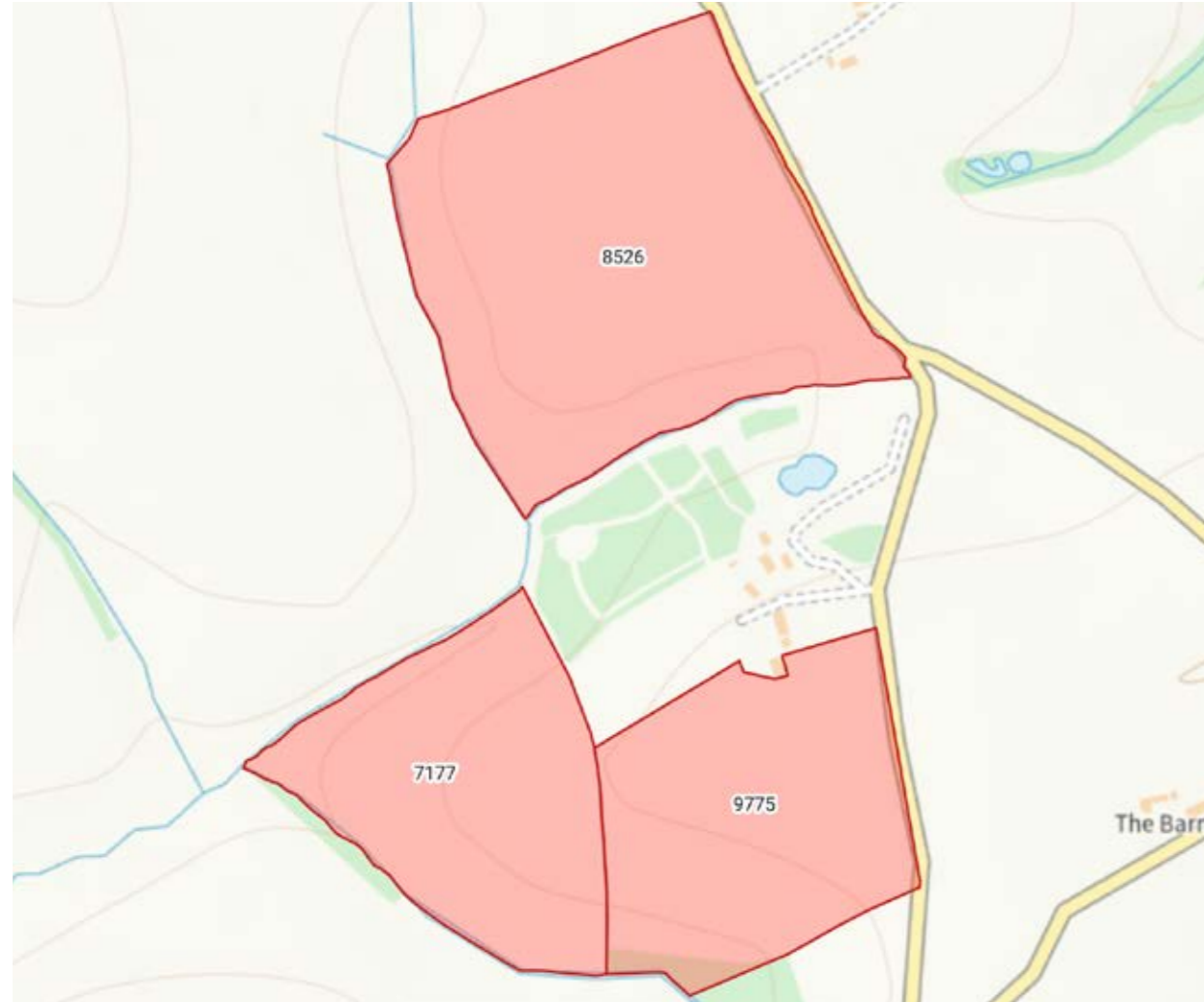
The land is in two blocks with the land at Gargus extending to 111.05 acres (44.94 ha) as edged red on the plan. The land at Vose extends to 65.54 acres (26.52 ha) as shown on the plan.



OS REFERENCE	HECTARES	ACRES	DESCRIPTION
SW9446 9799	0.93	2.3	Yard and buildings
SW9447 7513	0.78	1.93	Woodland
SW9447 8501	3.84	9.49	
SW9447 9017	2.78	6.87	
SW9546 0189	1.23	3.04	
SW9546 0497	0.26	0.64	Farmhouse and gardens
SW9546 0880	0.89	2.2	
SW9546 1291	1.88	4.65	
SW9546 1798	0.23	0.57	Lane
SW9546 2384	3.15	7.78	
SW9546 4480	3.29	8.13	
SW9546 5196	3.92	9.69	
SW9547 0122	2.22	5.49	
SW9547 0405	1.12	2.77	
SW9547 1223	3.64	8.99	
SW9547 1801	0.98	2.42	
SW9547 2315	2.06	5.09	
SW9547 2531	2.13	5.26	
SW9547 3607	4.81	11.88	
SW9547 4033	4.8	11.86	
	44.94	111.05	



Land at Vose, Tregony, Truro



OS REFERENCE	HECTARES	ACRES
SW9545 7177	6.68	16.5
SW9545 9775	7.1	17.54
SW9546 8526	12.74	31.5
	26.52	65.54





Agents note:

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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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// AUCTIONEERS
// VALUERS
// LAND AGENTS

t: 01872 306090

e: info@edwardbuckland.co.uk

www.edwardbuckland.co.uk

Crusader House | Newham Road | Truro | TR1 2DP

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Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DG.

Other Information:

Tenure: The Freehold of the farm will be sold subject to a Farm Business Tenancy Agreement pursuant to the Agricultural Tenancies Act 1995. Further details of the Tenancy can be obtained from the Agent's office on a strictly confidential basis.

Farm Plan: The farm plan is based on Ordnance Survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves and Rights of Way: The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the Vendor's agent whose decision acting as Expert shall be final.

Location, Land and Floor Plans: Not to scale and for identification purposes only.

Services: The farm is serviced by mains electricity and a private water supply, with the farmhouse connected to a private drainage system.

Photographs: Taken in May 2023.

Council Tax Band: 'D'.

Energy Performance Certificate: 'C'.

Directions: From Truro take the A390 signposted towards St. Austell. Travel through Grampound on the brow of hill take the right turn to Tregony. Continue on this road for approximately 1.5 miles and the farm entrance will be on the right-hand side.

Postcode: TR2 5SQ

