



ADVERTISED ON BEHALF OF BOCONNOC ESTATE



GRAZING LAND - BY TENDER
FOR SHEEP GRAZING ONLY

**AT BOCONNOC PARKLAND, BOCONNOC,
LOSTWITHIEL, CORNWALL**



AVAILABLE BY TENDER
ON AN INITIAL ONE YEAR GRAZING LICENCE
TO COMMENCE 29 SEPTEMBER 2023

APPROX. 185.67 ACRES (75.14 HA) GRAZING LAND

TOTAL AREA APPROX. 220.61 Ac / 89.278 Ha

VIEWING DAY: Thursday 22 June 2023 by appointment
TENDERS BY: Friday 30 June 2023 at 12 Noon

INTRODUCTION

Boconnoc Estate is offering an excellent opportunity to graze the Historic Parkland on an initial one year Grazing Licence, for grazing with sheep only, commencing 29th September 2023. This is a short-term agreement, but with the aim being to develop a long-term relationship between the Estate and the incoming party.

The land comprises 89.28 hectares (220.61 acres) in total, of which 75.14 hectares (185.67 acres) is productive grazing land, with the remainder scheduled as woodland/scrub/misc.

BOCONNOC ESTATE

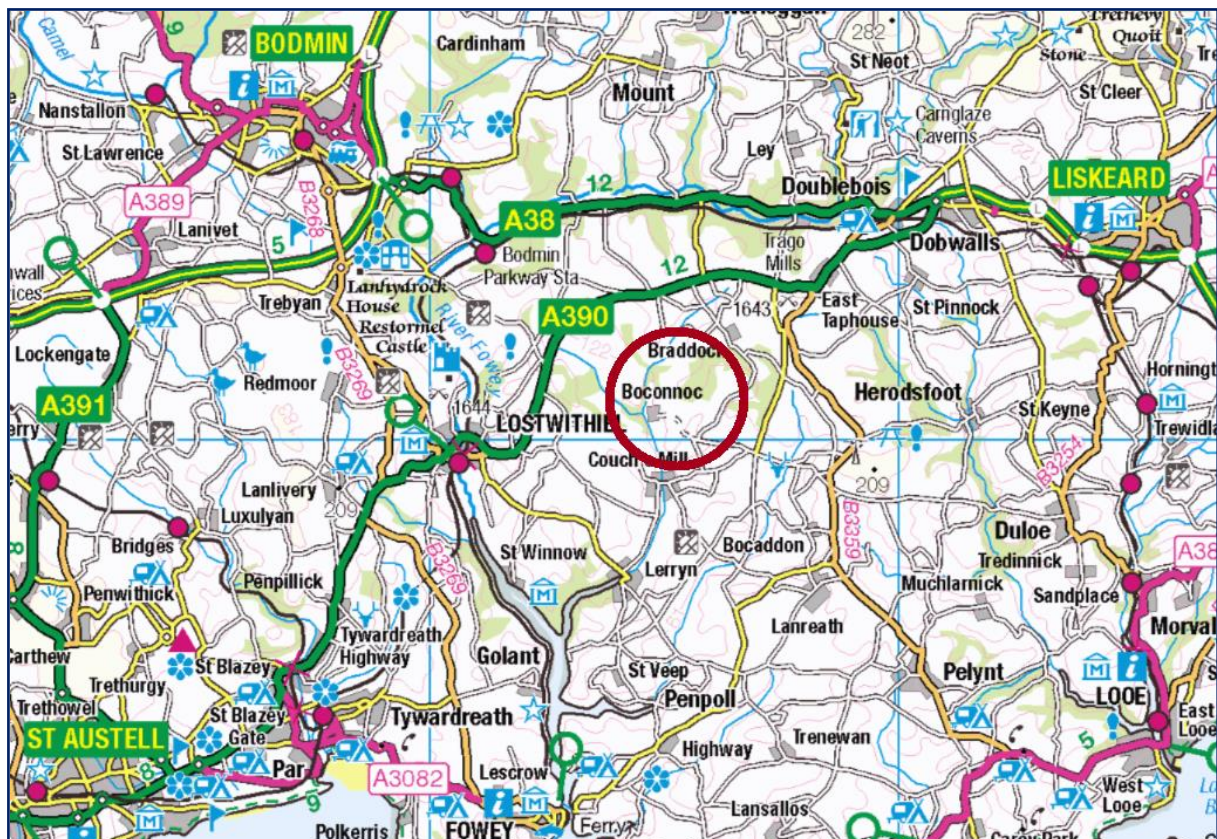
The Estate is developing a long-term strategy, with the aim being to support diverse, sustainable farming businesses with an emphasis on improving the environment, embracing innovation and collaboration between Estate tenants. For a long-term relationship, the incoming party would have interest in turning the land organic / farming regeneratively.

A draft Memorandum of Understanding (MOU) has been prepared, which once agreed will sit alongside the Licence agreement/s. The MOU is not designed to restrict farming practice, nor is it a promise of funds from either party, but a joint understanding from both Licensee and Licensor to work together to cherish and improve the environmental resources present.

On this basis, they are seeking a grazier who can offer not only great husbandry, but also enhance the environment and soils that they occupy.

SITUATION

Boconnoc is situated approximately 4 miles to the East of Lostwithiel, within close proximity of the hamlet of Couch's Mill.



AGREEMENT

The Grazing Licence will be on a full repairing and insuring basis for one year.

STEWARDSHIP SCHEME

The land has been entered into a Higher-Tier Stewardship Scheme. The incoming grazier is required to meet the compliance requirements of the outgoing tenant for the remainder of the Stewardship Agreement and indemnify the Licensor against any penalties imposed for a breach caused by the Licensee.

The grazier will not spread fertiliser.

The grazier must graze with some appropriate native breeds for at least 70% of the livestock unit grazing days between 1st April to 31st October.

The successful candidate has the option to purchase the flock of 60 pedigree Greyface Dartmoor sheep from the outgoing tenant for £5,000 (which would satisfy the criteria of the existing CS Scheme).

Full details of the existing CS agreement can be provided upon request.

REGENERATIVE GRAZING

The successful candidate agrees to consider the use of rotational grazing methods including paddock and mob grazing.

Longer Grass Covers are encouraged where suitable, with the aim being only to graze covers where they reach >4000kgDM/ha, grazing down to a minimum of 2500kgDM/ha.

Where permitted multispecies swards are to be established.

If the grazier is overwintering they are to ensure covers are robust to prevent poaching and run off.

SCHEDULE OF CONDITION

A photographic schedule of condition will be undertaken prior to commencement.

SPORTING RIGHTS

All sporting rights are reserved by the landlord.

WAYLEAVES, EASEMENTS AND RESERVATIONS

The property is licenced subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

The Licensor reserves the right to request the grazier moves off certain parcels of land for events in the Parkland.

Dates for events in 2024 and land parcels required, can be provided on request.

ADDITIONAL INFORMATION

The Licensee will not be permitted to assign, underlet or part with possession of the whole or any part of the interest.

A lambing shed measuring approximately 20m x 10m is available by separate agreement.

GENERAL

These particulars and plans (prepared by an estate representative) are only intended to give guidance and should not be relied upon for any purpose.

Lodge & Thomas have been instructed to advertise the land on behalf of Boconnoc Estate, to make arrangements for the Viewing Day, and to collate Tenders.

A representative of the Estate will be in attendance on the Viewing Day to answer any questions and oversee proceedings.

VIEWING DAY

There is a viewing day on Thursday 22nd June 2023.

Viewings are STRICTLY BY APPOINTMENT and should be arranged with Lodge & Thomas

TENDERS

Tenders are to be submitted on the approved form (to be provided) and are to arrive no later than **12 noon on Friday 30th June 2023** at the offices of Lodge and Thomas, 58 Lemon Street, Truro, Cornwall, TR1 2PY.

The envelope should be marked "Boconnoc Parkland Grazing Tender" or emailed to rosscollins@lodgeandthomas.co.uk with "Boconnoc Parkland Grazing Tender" as the subject.

The Licensor is in no way bound to accept any or the highest tender. As much detail as possible should be provided in the tender to allow the Licensor to consider the quality of the proposal.

PLAN & SCHEDULE

A plan, which is not to scale, and is purely for the purpose of illustrating the approximate boundaries to the farm, is attached to these particulars (prepared by an estate representative) in addition to a Field Schedule. Applicants should satisfy themselves by inspection or otherwise as to their accuracy.

To book a place on the viewing day or for further information please contact:

Ross Collins BSc(Hons) MRICS FAAV
Lodge & Thomas Chartered Surveyors
58 Lemon Street, Truro, Cornwall, TR1 2PY

t 01872 272722
e rosscollins@lodgeandthomas.co.uk



Grazing Land at Boconnoc Parkland, Boconnoc, Lostwithiel, Cornwall
Field Schedule

<u>OS Sheet No</u>	<u>Parcel No.</u>	<u>Hectares</u>	<u>Acres</u>	<u>Description</u>
SX1560	0384	4.941	12.21	GRAZING
SX1560	0558	2.275	5.62	GRAZING
SX1560	0746	0.847	2.09	GRAZING
SX1560	0926	0.393	0.97	GRAZING
SX1560	1073	3.669	9.07	GRAZING
SX1560	2040	1.198	2.96	GRAZING
SX1360	3492	2.885	7.13	GRAZING
SX1560	4154	0.177	0.44	GRAZING
SX1560	4359	1.045	2.58	GRAZING
SX1460	4574	0.595	1.47	GRAZING
SX1560	4818	2.755	6.81	GRAZING
SX1560	4848	0.390	0.96	GRAZING
SX1460	5048	0.916	2.26	GRAZING
SX1560	5155	0.864	2.13	GRAZING
SX1460	5450	1.509	3.73	GRAZING
SX1560	5652	0.587	1.45	GRAZING
SX1560	5842	0.076	0.19	GRAZING
SX1461	6503	4.952	12.24	GRAZING
SX1560	6631	1.156	2.86	GRAZING
SX1360	6967	11.591	28.64	GRAZING
SX1460	7146	2.654	6.56	GRAZING
SX1560	7171	3.906	9.65	GRAZING
SX1560	7665	0.260	0.64	GRAZING
SX1460	8424	12.876	31.82	GRAZING
SX1560	8567	7.197	17.78	GRAZING
SX1460	8765	1.673	4.13	GRAZING
SX1560	8856	3.754	9.28	GRAZING
SX1560	1260	0.018	0.04	MISC
SX1560	1392	0.181	0.45	MISC
SX1460	1452	0.117	0.29	MISC
SX1560	1539	0.090	0.22	MISC
SX1560	2255	0.117	0.29	MISC
SX1560	2433	0.128	0.32	MISC
SX1460	4063	0.010	0.02	MISC
SX1560	4112	0.157	0.39	MISC
SX1460	4465	0.020	0.05	MISC
SX1560	4624	0.081	0.20	MISC
SX1460	4765	0.043	0.11	MISC
SX1460	4875	0.062	0.15	MISC
SX1460	5149	0.129	0.32	MISC
SX1460	7039	0.041	0.10	MISC
SX1460	7504	0.113	0.28	MISC
SX1560	7864	0.161	0.40	MISC
SX1460	8445	0.120	0.30	MISC
SX1560	8761	0.039	0.10	MISC
SX1460	9058	0.024	0.06	MISC

SX1560	0388	0.164	0.40	WOOD/SCRUB
SX1560	0536	0.061	0.15	WOOD/SCRUB
SX1560	1034	2.665	6.59	WOOD/SCRUB
SX1560	1055	0.172	0.42	WOOD/SCRUB
SX1560	1386	0.240	0.59	WOOD/SCRUB
SX1560	1675	0.096	0.24	WOOD/SCRUB
SX1560	2570	0.780	1.93	WOOD/SCRUB
SX1460	4163	0.050	0.12	WOOD/SCRUB
SX1460	4164	0.072	0.18	WOOD/SCRUB
SX1460	4166	0.060	0.15	WOOD/SCRUB
SX1560	4320	0.022	0.05	WOOD/SCRUB
SX1460	4683	0.070	0.17	WOOD/SCRUB
SX1560	4727	0.030	0.08	WOOD/SCRUB
SX1460	4846	0.385	0.95	WOOD/SCRUB
SX1460	5075	0.789	1.95	WOOD/SCRUB
SX1360	6061	0.650	1.61	WOOD/SCRUB
SX1560	6340	0.369	0.91	WOOD/SCRUB
SX1461	6418	0.590	1.46	WOOD/SCRUB
SX1560	6549	0.176	0.44	WOOD/SCRUB
SX1560	7864	1.096	2.71	WOOD/SCRUB
SX1460	8020	0.377	0.93	WOOD/SCRUB
SX1560	8067	0.370	0.91	WOOD/SCRUB
SX1460	8104	0.226	0.56	WOOD/SCRUB
SX1460	8882	0.607	1.50	WOOD/SCRUB
SX1460	9450	2.369	5.85	WOOD/SCRUB
	Total	89.278	220.61	

Description	Total Ha	Total Ac
GRAZING	75.141	185.67
MISC	1.651	4.09
WOOD/SCRUB	12.486	30.85
Grand Total	89.278	220.61

THE BOCONNOC ESTATE HOME FARM GRAZING

NOT TO SCALE



Savills

73 LEMON STREET,
TRURO,

CORNWALL, TR1 2PN

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