



ADVERTISED ON BEHALF OF BOCONNOC ESTATE



ARABLE LAND

AT HOME FARM, BOCONNOC,
LOSTWITHIEL, CORNWALL



**TO LET BY TENDER
ON A ONE YEAR FARM BUSINESS TENANCY
TO COMMENCE 29 SEPTEMBER 2023**

APPROX. 161.72 ACRES (65.45 HA) PRODUCTIVE ARABLE LAND

TOTAL AREA APPROX. 169.85 Ac / 68.747 Ha

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

INTRODUCTION

Boconnoc Estate is offering an opportunity to let land at Home Farm on a one year Farm Business Tenancy commencing 29th September 2023.

The holding comprises 68.75 Hectares (169.85 acres) in total, of which 65.45 Hectares (161.72 acres) is productive arable land.

BOCONNOC ESTATE

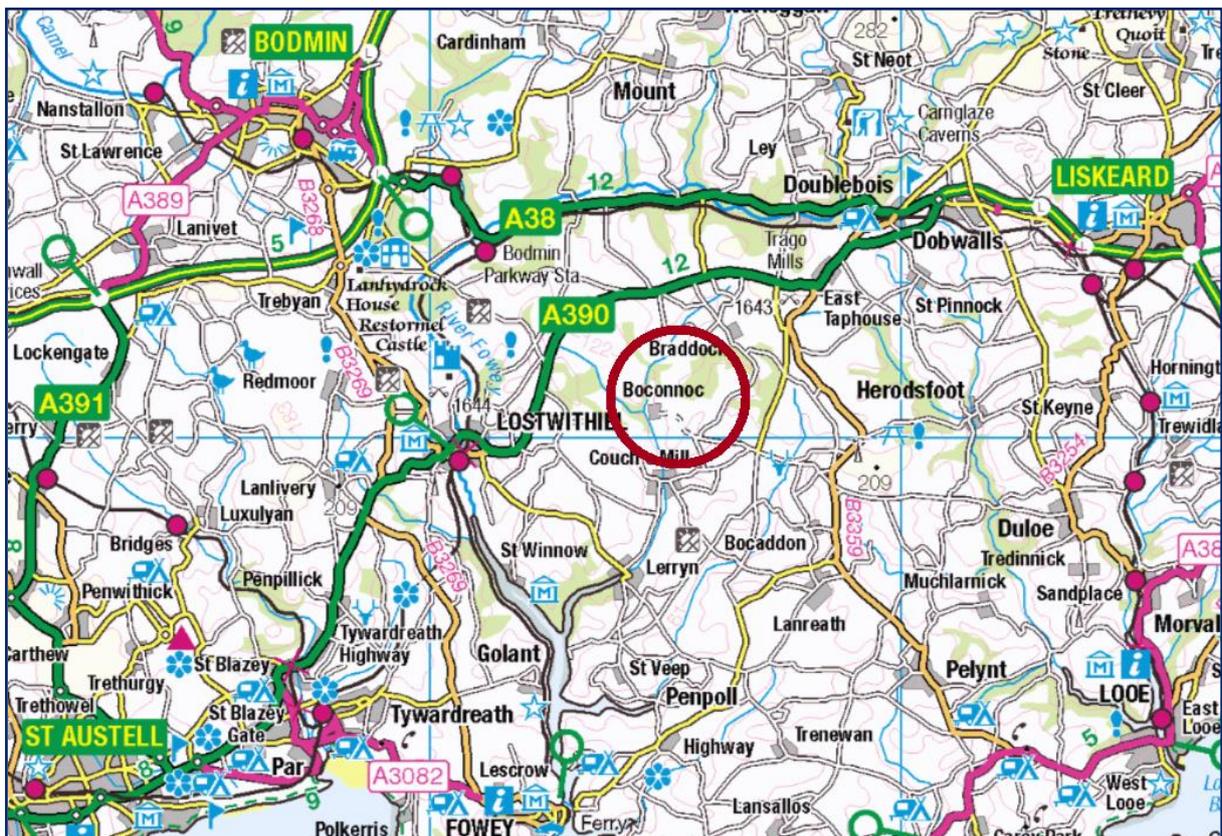
The Estate is developing a long-term strategy, with the aim being to support diverse, sustainable farming businesses with an emphasis on improving the environment, embracing innovation and collaboration between Estate tenants.

A draft Memorandum of Understanding (MOU) has been prepared, which once agreed will sit alongside the tenancy 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 landlord and tenant to work together to cherish and improve the environmental resources present. The Estate is in the process of establishing baseline environmental data which will be shared with the incoming tenant/s once completed. On this basis, they are seeking a tenant who can offer not only great husbandry, but also enhance the environment and soils that they occupy.

The Estate is open to proposals in respect of diversification and alternative land uses and is particularly interested in proposals from prospective tenants for organic and / or regenerative farming systems.

SITUATION

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



THE LAND

The land is split into four individual blocks of arable land with one 2.96 ha block of permanent pasture. Soils are free draining and loamy. There are no NVZs on the holding.

TENANCY

The land will be let on a full repairing basis. There are two agricultural buildings available with the tenancy.

STEWARDSHIP SCHEME

The land has been entered into a Higher-Tier Stewardship Scheme. The incoming tenant is required to meet the compliance requirements of the outgoing tenant while they occupy the land and indemnify the Landlord against any penalties imposed for a breach caused by the tenant.

The Stewardship will require the tenant to maintain 6m buffer strips, continue a hedgerow management plan and an earth bank management plan. The full schedule of Stewardship requirements is available upon request.

BPS Entitlements will not be available to purchase from the outgoing tenant.

SCHEDULE OF CONDITION

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

SPORTING RIGHTS

All sporting rights are reserved by the landlord.

WAYLEAVES, EASEMENTS AND RESERVATIONS

The property is let subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The Landlord is not aware of any rights of way affected the holdings.

ADDITIONAL INFORMATION

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

The tenant shall make a contribution of £500 plus VAT toward the approval and completion of the Farm Business Tenancy (FBT). The tenant shall be responsible for submitting the Stamp Duty Land Tax return and for the payment of any Stamp Duty Land Tax in respect of the FBT if chargeable.

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 Home Farm Arable Tender" or emailed to rosscollins@lodgeandthomas.co.uk with "Boconnoc Home Farm Arable Tender" as the subject.

The landlord 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 landlord 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



Arable Land at Home Farm, Boconnoc, Lostwithiel, Cornwall
Field Schedule

<u>OS Sheet No</u>	<u>Parcel No.</u>	<u>Hectares</u>	<u>Acres</u>	<u>Description</u>
SX1559	0181	3.793	9.37	ARABLE
SX1561	1418	0.378	0.93	ARABLE
SX1561	1556	0.982	2.43	ARABLE
SX1559	1997	4.562	11.27	ARABLE
SX1561	2134	5.403	13.35	ARABLE
SX1561	2390	5.335	13.18	ARABLE
SX1562	2724	2.684	6.63	ARABLE
SX1561	3052	4.567	11.29	ARABLE
SX1560	3531	5.865	14.49	ARABLE
SX1562	4015	5.401	13.35	ARABLE
SX1561	4489	7.733	19.11	ARABLE
SX1560	5680	6.080	15.02	ARABLE
SX1461	8408	2.038	5.04	ARABLE
SX1461	9540	5.720	14.13	ARABLE
SX1461	9720	4.908	12.13	ARABLE
SX1559	0474	0.276	0.68	MISC
SX1561	1864	0.006	0.01	MISC
SX1562	2126	0.092	0.23	MISC
SX1561	2172	0.001	0.00	MISC
SX1562	3628	0.085	0.21	MISC
SX1560	4427	0.191	0.47	MISC
SX1562	5415	0.074	0.18	MISC
SX1461	8702	0.171	0.42	MISC
SX1559	1679	0.057	0.14	WOOD/SCRUB
SX1562	1827	0.931	2.30	WOOD/SCRUB
SX1562	1921	0.524	1.29	WOOD/SCRUB
SX1561	2842	0.222	0.55	WOOD/SCRUB
SX1560	4528	0.611	1.51	WOOD/SCRUB
SX1461	9346	0.057	0.14	WOOD/SCRUB
	Total	68.747	169.85	

Description	Total Ha	Total Ac
ARABLE	65.449	161.72
MISC	0.896	2.20
WOOD/SCRUB	2.402	5.93
Grand Total	68.747	169.85

THE BOCONNOC ESTATE HOME FARM ARABLE LAND



NOT TO SCALE

savills

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Produced By The Cartographic & Design Team,
Wessex House, Wimborne, Dorset BH21 1PB. Tel: (01202) 856800

MCL/PDF REFERENCE: 31575HOME FARM ARABLE 1 | DATE PRODUCED: 31/05/23

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