



Cutcare Farm

| Liskeard, Cornwall

| **Carter Jonas**

CUTCARE FARM
MERRYMEET
LISKEARD
CORNWALL
PL14 3LN

A high-quality livestock farm to let, comprising farmhouse, 101.72 acres of land, and a range of traditional and modern farm buildings. Available on a 15 year Farm Business Tenancy on behalf of Cornwall Council.

- 3 bedroom farmhouse.
- Range of modern farm buildings.
- Approximately 101.72 acres (41.16 hectares) in total.
- Good access to the A390 and the A38.
- Available as a whole, on a 15 year Farm Business Tenancy (subject to contract).

Available to let by informal tender.

Carter Jonas



Location

Cutcare Farm lies in ringfence surrounded by its own land. It occupies a convenient location being less than 1 mile from the A390.

It is situated approximately 3 miles northeast of the town of Liskeard, whilst the A38 is less than a 3.5 mile drive. Liskeard has amenities to include supermarkets, shops, veterinary practices and agricultural merchants.

There is also a direct mainline railway link from Liskeard to London Paddington. The city of Plymouth is approximately 22 miles from the farm.

Property

Cutcare Farm forms part of Cornwall Council's Farms Estate. Having historically been a dairy farm, it is now being offered to those wishing to operate a livestock or mixed farming enterprise.

The farm offers an exciting opportunity for someone looking to establish their own farming unit or possibly expand an existing farming business.

The Council Farms Estate is offering Cutcare Farm on a long-term tenancy and proposals are invited from new or existing farming businesses.

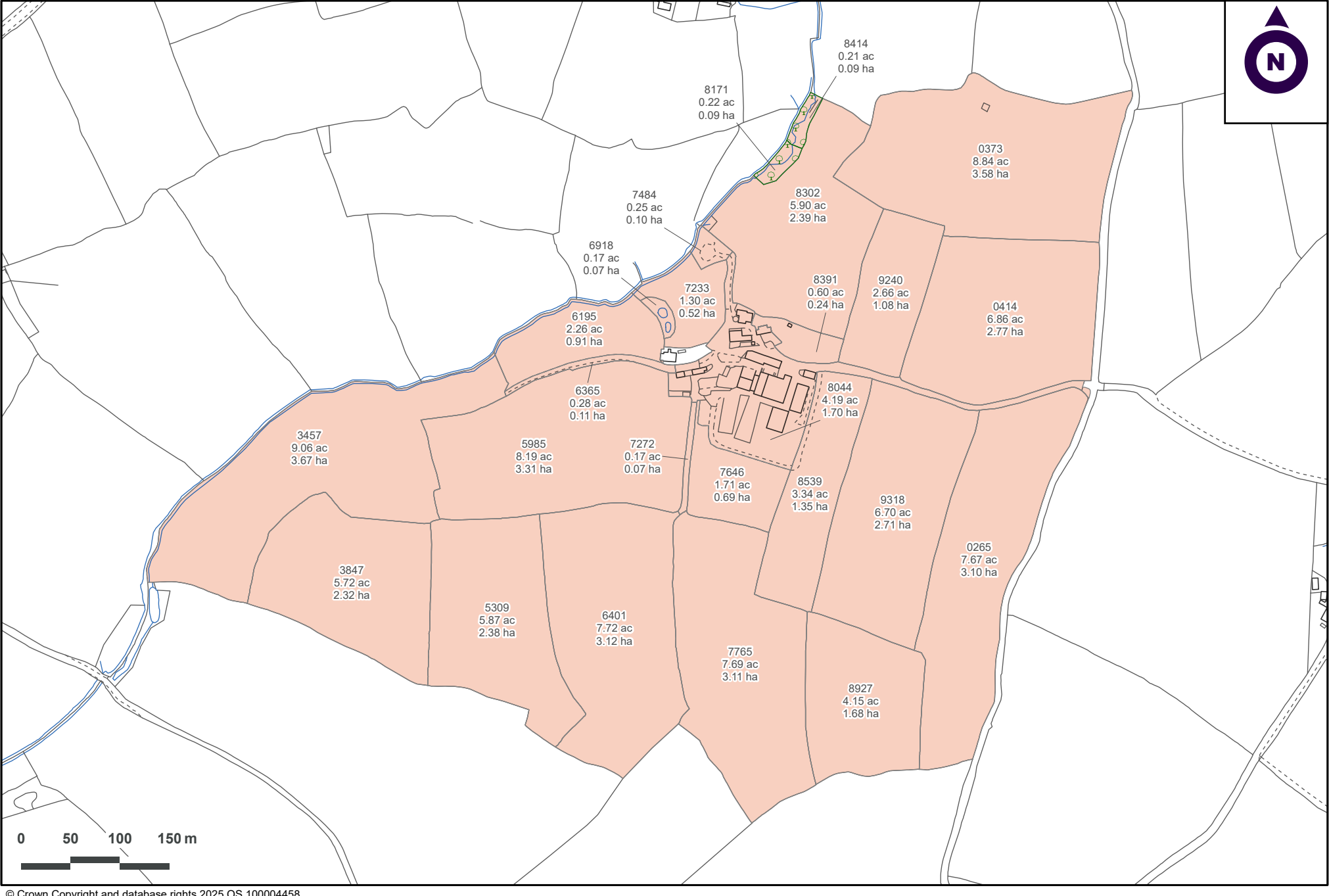
Farmhouse

A traditional three bedroom farmhouse of stone wall construction (majority rendered in pebbledash) with a tiled slate roof over.

The farmhouse benefits from UPVC double-glazing throughout and the Council have committed to undertake further works prior to the tenancy commencing, to upgrade the EPC rating of the house to an E.

It is a requirement of the tenancy agreement that the farmhouse is occupied by the tenant as their main principle dwelling and they are not to take in any lodgers other than immediate family without the landlord's consent.

A house floorplan is available within the additional tender information pack, which can be provided by the agents upon request.



Buildings

The farm buildings lie in one unit in the centre of the farm. There are a range of predominantly modern farm buildings including a six-bay steel frame hay shed, five-bay timber frame cubicle shed/bale store, and a large cubicle shed in the middle of the yard which measures approximately 100 ft x 75 ft. At the rear of the yard there are two earth bank silage clamps and an area which has previously been used to store bales.

A building plan and schedule is available and provides further information. These are included within the additional tender information pack.



Land

In total, the land extends to approximately 101.72 acres (41.16 ha). The land is largely gently undulating pasture, with some of the land to the southwest being steeper. According to the Agricultural Land Classification maps, the land is classed as being grade 3.

Whilst the land is currently all in pasture, the landlord is open to proposals involving arable use of some of the land on the eastern side of the farm.

A field schedule is included within the tender information pack.



Cornwall Council's Approach

For Cornwall Council, an ideal potential tenant for this farm is someone who fits one of these categories;

– A new entrant looking to establish a new farming venture.

– An existing grazier looking to bring together all their farming activity in a fully equipped holding.

– An existing tenant on a smaller acreage, for which Cutcare would provide a progression step for their business.

The Council has been providing a farms estate for over 100 years and these principles have been at the heart of our new letting approach.

Cornwall Council applicants need the husbandry skills necessary to farm the holding, a 3-year business plan supported by clear evidence of funds, an entrepreneurial approach to business, and an understanding of the environment and how farming works with nature to support its recovery alongside commercial food production.

Letting Information

Cutcare Farm is available as a whole and will be let under the Agricultural Tenancies Act 1995. A Farm Business Tenancy (FBT) agreement will be put in place with a 15-year term. The landlord will reserve the right to operate a break clause during years five and ten of the tenancy.

Diversification proposals, alongside the principal farming enterprise, will be considered, but the holding should remain in predominantly agricultural use as a livestock/mixed farming enterprise.

Draft Heads of Terms for the proposed tenancy agreement will be made available within the tender information pack, to guide proposals from prospective tenants. The pack also includes the tender application form.

Prospective tenants should refer to the agent for instructions and deadlines in relation to submitting an application.

The tenancy is due to commence on 29th September 2025.

Environmental Schemes

None of the land is currently entered into any environmental grant schemes.

The landlord encourages applicants to seek funding opportunities available to them. Towards the end of the tenancy, the Council will be reluctant to authorise the application of options that are complex to comply with or could limit the marketability of the farm in seeking the next tenant. Early consultation on any agreement that will run longer than the term date would be recommended.

Farming & Environment Opportunities Plan

In line with the landlord's strategy for the estate, a biodiversity baseline report will be completed for the holding. This report will identify and record the existing habitat on the holding and identify potential for biodiversity net gain.

The ingoing tenant is expected to develop and agree with the Council land agents, within 12 months of provision of the plan, the extent to which opportunities highlighted in the biodiversity baseline report will be explored, implemented and a programme for doing so.

Soil & Carbon Management

Effective soil management is important to the landlord, who would wish to see soil structure, drainage, organic matter levels, pH and nutrient levels maintained or improved, where agreed that it will be beneficial.

The landlord will commission independent soil tests on the holding which will form part of the tenancy agreement to inform the Farming & Environment Opportunities Plan. These will also set the benchmark for the holding.

A test will be carried out at the end of the tenancy agreement at the cost of the outgoing tenant and form part of the valuation. It is expected that the soil will be returned in no worse a condition, unless otherwise agreed in writing during the tenancy that some depletion is accepted to facilitate and enhance biodiversity.

It will be a requirement of the tenancy that the tenant undertakes a farm carbon audit of the farm towards the end of the second year of the tenancy and to implement as many recommendations therefrom as is feasible to reduce the carbon footprint of the farm. Further audits are also to be undertaken at each subsequent five year of the tenancy.

Planning

The tenant would be responsible for obtaining any relevant planning permission for their own proposals. There are no existing planning permissions in place for any new development or change of use.

Receiving planning consent from the Council in its capacity as planning authority will not constitute landlord's consent for the purposes of the tenancy. Separate landlord's consent will be required to be sought in advance of a planning application being submitted.

Designations

None of note. The farm does not lie within a Nitrate Vulnerable Zone (NVZ).

Holdover & Early Entry

Early entry can be arranged by negotiation.

Fixtures & Fittings

A list of the previous tenant's fixtures and fittings can be provided by the agent.

Routine Improvements

The value of all routine improvements to the holding, such as lime applied, new seeds and the face value of pastures, residual values of fertilizers applied and bought-in feedstuffs fed on the holding will be payable by the incoming tenant.

Valuation

There will be no formal valuation of the holding and therefore no ingoings, other than the requirement to takeover the fixtures as listed on the tenant's fixtures list (see tender information pack) at the values stated (non-negotiable).

A record of condition will be carried out by Cornwall Council at the commencement of the tenancy.

Services

Water – Private water supply.

Electricity – Mains (single phase).

Drainage – Private septic tank drainage system.

Heating – Oil-fired Rayburn and electric radiators.

Broadband – Standard (22 Mbps download and 2 Mbps upload speed) or Ultrafast (1,800 Mbps download and 220 Mbps upload speed) available (Ofcom).

Mobile Coverage – All networks are likely to provide voice and data coverage outdoors, but most networks will only provide limited coverage indoors (Ofcom).

Please note the agents have not inspected, nor tested these services.

Agricultural Landlord & Tenant Code of Practice

Applicants should, if they have not already done so, familiarise themselves with the Agricultural Landlord and Tenant Code of Practice for England, to understand the general principles and expectations of the respective parties in the management and use of tenanted farms.

Wayleaves, Easements & Rights of Way

The letting will be subject to all existing and future wayleaves, easements and rights of way. Cutcare Farm Cottage is let to a third party and access is required to be provided over the track within the tenancy.

There are no public rights of way over any part of the holding, although there are two public footpaths which end at the river which forms the western boundary of the farm.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights will be reserved by the landlord.

EPC Rating

To be confirmed, expected to be rated an 'E'.

Council Tax

Band B.

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro,
Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Viewing days will be arranged to offer prospective tenants the opportunity to see the farm. All viewings are strictly by appointment only, through Carter Jonas.

Directions

From Liskeard, proceed along the A390 in the direction of Callington and Tavistock. Continue along this road and into the hamlet of Merrymeet. Shortly after passing the signs to enter the hamlet, take the first available left-hand turning, signposted Merrymeet. Proceed straight, continuing past the Mission Church which will be on your left. Continue along this road for approximately ¾ of a mile, before the entrance to Cutcare Farm will be found on your left-hand side, where a 'to let' board has been erected.



/// unafraid.roof.routines (farmyard).



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