



Land at Manhay

Helston, Cornwall

Carter Jonas

Land at Manhay
Wendron
Helston
Cornwall
TR13 0NJ

Approximately 21.29 acres of
arable land to let, with good
access off the A394.

To let as a whole, on a three year Farm Business
Tenancy commencing from late April 2025.

Carter Jonas



Land

The land comprises 21.39 acres of arable
land divided into seven fields. A plan of the
holding is available from the agents.

The land is classified as being Grade 3,
according to DEFRA's Agricultural Land
Classification Map.

The land is currently all in maize stubble.

The landlord is open to proposals which
involve using the land for arable or vegetable
production.

**Method of Letting
& Terms of the Tenancy**

The land is offered to let by tender as a
whole. The land is offered subject to contract
on a new three year Farm Business Tenancy
agreement, commencing from late April 2025
until the 31st March 2028.

The rent will be payable in equal instalments
on the 17th day of each month in advance by
direct debit. The Landlord reserves the right
to vary the area of land prior to the signing of
the Tenancy, subject to a pro-rata adjustment
in the tendered rent.

A draft of the proposed Tenancy Agreement
and plans will be available (subject to
contract) for inspection from the agents.

Applicants for the tenancy shall be deemed
to have read and accepted the terms of
the proposed Tenancy Agreement and the
successful applicant will be required to sign
formal Heads of Terms within 14 days of
acceptance of their tender and the Tenancy
Agreement prior to entry.

**Tender Application
& Fee Contribution**

Tender forms are available from the agents.

Any tenders should be submitted
electronically to George Olver or Chris
Anderson of Carter Jonas.

In addition to the agreed rent, the incoming
Tenant will be liable to pay £500 (+VAT) per
tenancy agreement, as a contribution towards
the Landlord's costs.

After receiving the tenders, a shortlist of
applicants will be drawn up and all applicants
will be informed as to whether their names
have been shortlisted.

The Landlord's Agent reserves the right to
visit shortlisted applicants on their present
holding, following which references may be
taken up as necessary and a decision will then
be made as to the successful applicant. The
successful applicant will be informed of the
decision as soon as possible and will then
be required to sign the tenancy agreement
within 14 days of acceptance.

The highest or any other tender will not
necessarily be accepted, it is entirely at the
landlord's discretion.

The landlord reserves the right to remove the
land from the market and to not accept any
of the tenders.

VAT

No VAT is currently payable on the rent itself,
but the Landlord reserves the right
to charge VAT should the option to tax
be elected.

Part Resumption

The Landlord will have the right to recover 15% of the holding in each year of the term by serving 12 months' notice of their intention to do so.

Assignment

The tenant will not be permitted to assign, underlet or part with/share possession of the whole or any part of the interest, without written consent from the Landlord.

Sporting Rights

All sporting rights are reserved by the Landlord.

Ingoings

There will be no ingoing valuation payment required from the successful applicant; however, a record of condition will be prepared prior to the tenancy commencement date to document the state and condition of the property.

The hedges have not been trimmed, but the successful applicant will be required to trim all hedges during the final month of the tenancy.

Before the final year of the tenancy, the tenant must agree with the landlord on a final cropping plan, ensuring that each field is either returned to a good-quality long-term ley or sown with an agreed arable crop or green cover crop.

Applicants should consider these responsibilities and the associated costs when preparing their tender.

Repairing & Insuring Obligations

The Tenant will be responsible for the maintenance of the land (in particular trimming hedges, repair of gates/fences, and all field cultivations) and for insuring their own stock.

The Tenant will be responsible to put and keep the holding in good agricultural condition, as evidenced by a photographic record of condition which will be produced prior to the commencement date of the tenancy.

Within the first three months of the tenancy, the Tenant shall provide a full soil analysis at their cost to the Landlord and will ensure existing fertility and PH levels are maintained or enhanced during the tenancy. A corresponding soil analysis report shall be produced by the Tenant (at their expense) within three months of the end of the tenancy.

Improvements

If the incoming Tenant wishes to carry out improvements at their own expense, the Landlord's written permission will be required. The conditions of such permission being a matter of discussion at the time.

Environmental Schemes

The Tenant shall not enter the land into any subsidy or grant scheme without the landlord's prior written consent.

Designations

None of note.

Wayleaves Easements & Rights of Way

There are no public rights of way over the land.

Viewings

Potential tenants wishing to view the land should contact Carter Jonas in the first instance, but may view unaccompanied, on foot and during daylight hours only.

Directions

From Helston, proceed northeast along the A394 in the direction of Falmouth. Proceed along this road for approximately 1.5 miles, passing through the village of Trewennack. After passing A1 Cars, take the next available left signposted Wendron. Proceed for approximately 100 metres and the land will be found on your left, where a 'to let' board has been erected.

Truro

01872 487620 | truro@carterjonas.co.uk
07977 705290 | george.olver@carterjonas.co.uk
07393 269425 | chris.anderson@carterjonas.co.uk
Peat House, Newham Road, Truro, Cornwall, TR1 2DP

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



/// dignify.until.insulated

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE