



Land & Woodland at Clowance Farm

| Praze, Cornwall

| **Carter Jonas**

Clowance Farm Praze Camborne TR14 0PR

A significant block of high quality, productive farmland set amongst rolling parkland formerly part of the historic Clowance Estate, along with a substantial area of mature and newly planted broadleaf woodlands.

- 181 acres of productive arable land
- 18 acres of newly planted woodland
- 41 acres of mature broadleaf woodland
- Excellent income generation and investment potential
- In all extending to about 240 acres
- For sale as a whole or in 2 lots



Property

Situated in the heart of a key agricultural area in West Cornwall, particularly renowned for commercial vegetable and flower production, Clowance Farm formed part of the historic Clowance Estate and as such, benefits from a private, parkland and wooded setting resulting from centuries of sensitive management, providing a substantial block of high quality, productive arable land along with mature wildlife and amenity woodland.

The land is likely to be of interest to existing farming businesses as well as investors looking for a secure asset with excellent existing income generation, and those keen to acquire historic and wildlife rich woodland, alongside newly planted woodland that benefits from grant funding until 2039.

Location

Situated on the periphery of the village of Praze-an-Beeble, 3.5 miles to the south of Camborne, the land is located at the heart of the prominent agricultural area between Penzance, Helston and Redruth, home to many large-scale commercial farming businesses. With excellent access to the B3280, adjacent to the property, the A30 is located 4 miles to the north.

The land is situated adjacent to Clowance Estate and Country Club, based around the former manor house of the Clowance Estate and which now consists of self-catering and time share luxury lodges, gym, spa and swimming pool, bar and restaurant, boating lake and golf course as well as all the expected associated amenities. Direct access to the country club can be taken from the property via a public right of way.

There is a direct mainline rail service from nearby Camborne to Truro, Exeter and London, national and international flights can be taken from Newquay International Airport.



Lot 1 - Commercial farmland

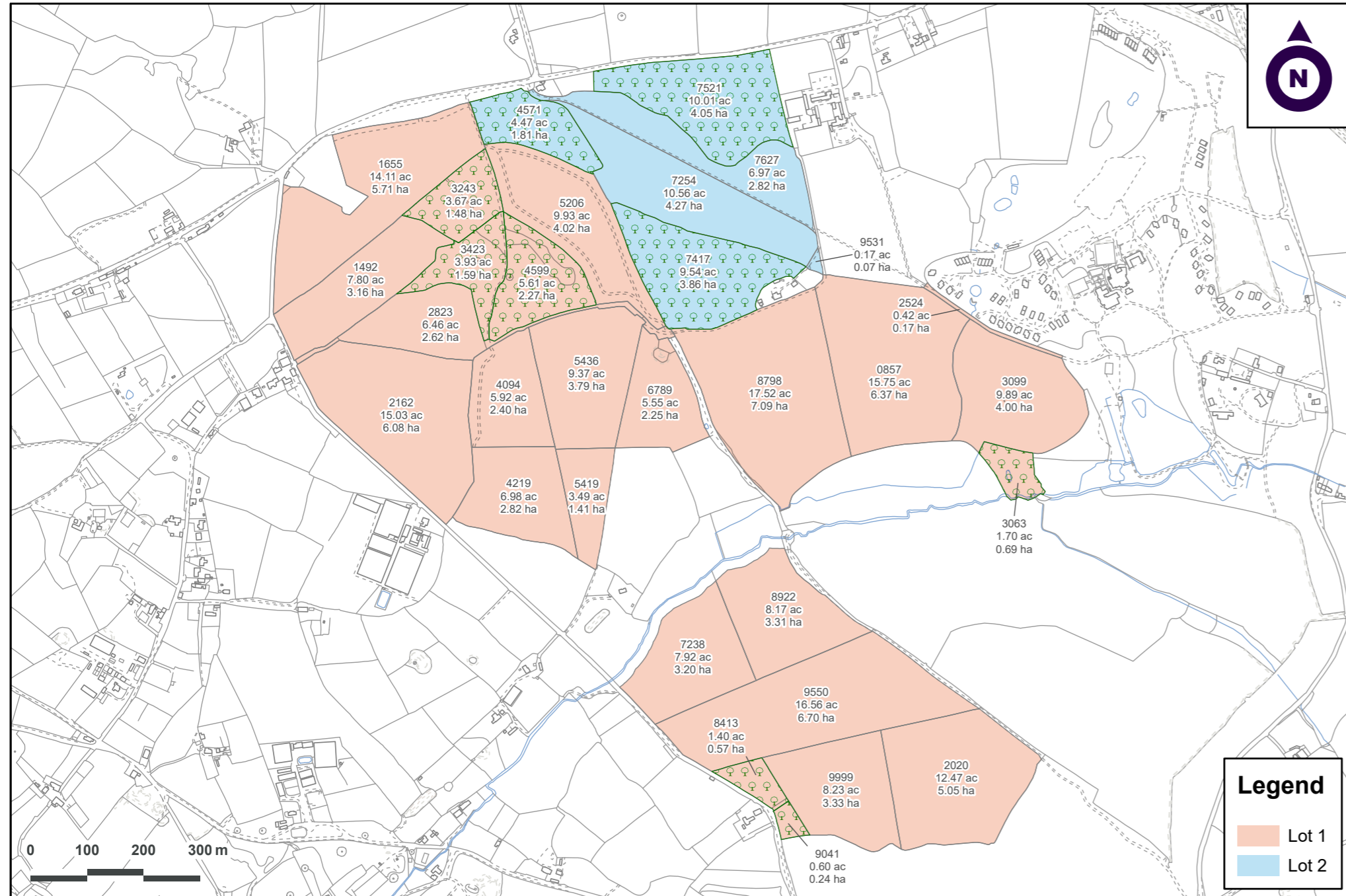
Totalling 198.06 acres, the lot includes 181.15 acres of high quality agricultural land in large, gently sloping, level fields accessed directly from the public highway running around much of the boundary. The lot is divided into two, the southern block benefitting from its own road access. The lot also includes approximately 16.90 acres of broadleaf woodland.

The arable land is occupied until July 2026 and has been cropped on an arable/brassica rotation, details of the historic cropping can be provided on request. The passing rent is £64,640.00 per annum.

Lot 2 - Woodland

Accessed via the historic rear entrance to the former Clowance Estate, known as Bold Gate, the lot consists of 17.70 acres of newly planted woodland, established as part of an English Woodland Creation Offer (ECWO) scheme in February 2025. Maintenance payments of £2,764 per annum are due to be received until 2039. The woodland was planted by Plant One Cornwall, a local community interest company that was established to plant trees and create habitat to benefit native wildlife, a 3-year agreement has been entered into with the company to ensure the woodland is established in accordance with the EWCO scheme.

The remaining 24 acres consist of 3 separate mature broadleaf woodlands that were created as part of the historic Clowance Estate, all accessed from the newly planted woodland area.



© Crown Copyright and database rights 2025 OS 100004458

Method of Sale

The property is offered for sale by private treaty as a whole or in 2 lots.

Tenure & Possession

The freehold of the property is offered for sale, with vacant possession on completion other than the arable land within Lot 1, which is subject to an agreement which expires on 30th June 2026. Details of the tenancy are outlined above, further details can be provided by the agent.

As also noted above, the newly planted woodland in Lot 2 was planted in February 2025 and has the benefit of an English Woodland Creation Offer (EWCO) agreement. A 3-year woodland establishment agreement has been granted in favour of Plant One Cornwall. Both agreements will be transferred on sale, further details can be provided by the agent. The woodland also benefits from a Woodland Management Plan approved by the Forestry Commission with an associated felling license.

Listing Status

The historic gateway at Bold Gate (Lot 2) is Grade II listed.

Designations

The mature woodland areas of the property are subject to a Tree Preservation Order, in line with all the woodland within the vicinity that formed part of the historic Clowance Estate, in order to preserve the picturesque and historic wooded setting of the area. The woodlands are County Wildlife Sites and the whole property is within the Cornwall and West Devon mining landscape world heritage site.

Services

No services are connected. We have been informed a mains water pipe runs along the northern boundary of the property and could be connected into, in line with South West Water's processes for new connections. Close by residential properties would suggest mains electricity could also be connected to the property.

Buyers are recommended to make their own enquiries.

Wayleaves Easements & Rights of Way

The property to be sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

A public right of way runs W-E through Lot 1. A public and private right of way runs over the track that passes through the newly planted woodland in Lot 2. A right of way will be reserved to the vendor over a short section of field 6789 to allow access to the bridleway that runs across the northern boundary of this field.

The vendor will reserve an easement for a water supply pipe over the land in Lot 1 to serve retained property.

Local Authority

Cornwall Council
 Cornwall.gov.uk

Sporting & Mineral Rights

Sporting and mineral rights are excluded. Historic mining features are present on the land, in particular within Wheal Fortune Plantation, the woodland within Lot 1.

Boundaries

The buyer to erect and maintain a stockproof fence along the north-west boundary of fields 7238 and 8922, located 20m from the stream, within 3 months of completion of the sale.

Viewings

Viewings are by appointment with Carter Jonas.

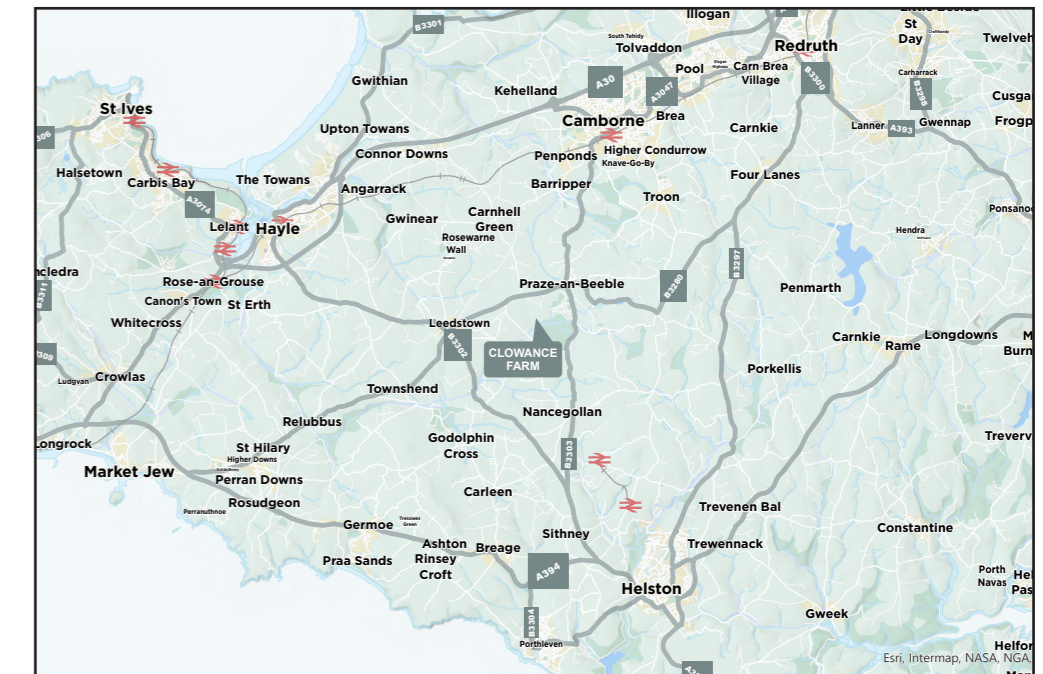
Directions

From the A30, take the Camborne West junction and head towards Camborne on the A3047. After approximately 1 mile, at the T-junction with Commercial Street, turn right and continue to the mini-roundabout by Camborne Police Station. Turn right onto Pendarves Road and follow for approximately 3 miles until you reach Praze-

an-Beeble. At the crossroads in the centre of the village, turn right onto Praze Road (B3280) towards Leedstown. Clowance Barton Farm starts on the left hand side of the road after approximately 0.5 miles. To access the southern block, take the next left signposted towards Drym and Clowance Wood Nurseries, follow the road for approximately 1 mile, the access to the land is on the left hand side of the road opposite Little Crenver.



///refreshed.revoluting.dreamer





Truro

07393 269 425 | chris.anderson@carterjonas.co.uk

07977 705 290 | george.olver@carterjonas.co.uk

Peat House, Newham Road, Truro TR1 2DP

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London W1G 0BG

[carterjonas.co.uk](https://www.carterjonas.co.uk)

Offices throughout the UK

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](https://www.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.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE