

**ON THE KIND INSTRUCTIONS OF NATURAL ENGLAND**

**GWENTON FARM, CURY CROSS LANES,  
HELSTON, CORNWALL TR12 7AZ**

**TO LET BY TENDER  
ON A 7 YEAR ENVIRONMENTAL CONSERVATION  
FARM BUSINESS TENANCY**

**TOTAL APPROX. 95.100 ACRE (38.487 HA) FARM**



**VIEWING DAY: Thursday 6<sup>th</sup> November 2025 from 10 am to 5 pm  
EXPRESSIONS OF INTEREST BY: Friday 21<sup>st</sup> November at 12 Noon**

**TWO-BEDROOM DWELLING  
REFURBISHED SPRING 2025**

**A RANGE OF MODERN AND OLDER AGRICULTURAL BUILDINGS**

**TOTAL APPROX. 95.100 ACRES / 38.487 HECTARES OF LAND**



## INTRODUCTION

Gwenton Farm, Cury Cross Lanes, Helston, Cornwall TR12 7AZ is being offered to let, by tender, on a seven-year Farm Business Tenancy (FBT) Agreement to commence on 1<sup>st</sup> March 2026.

Gwenton Farm includes a two-bedroom converted former barn which was refurbished in Spring 2025; together with a range of farm buildings with associated yard areas; and permanent pasture farmland, extending in total area to approx. 95.100 acres (38.487 hectares).

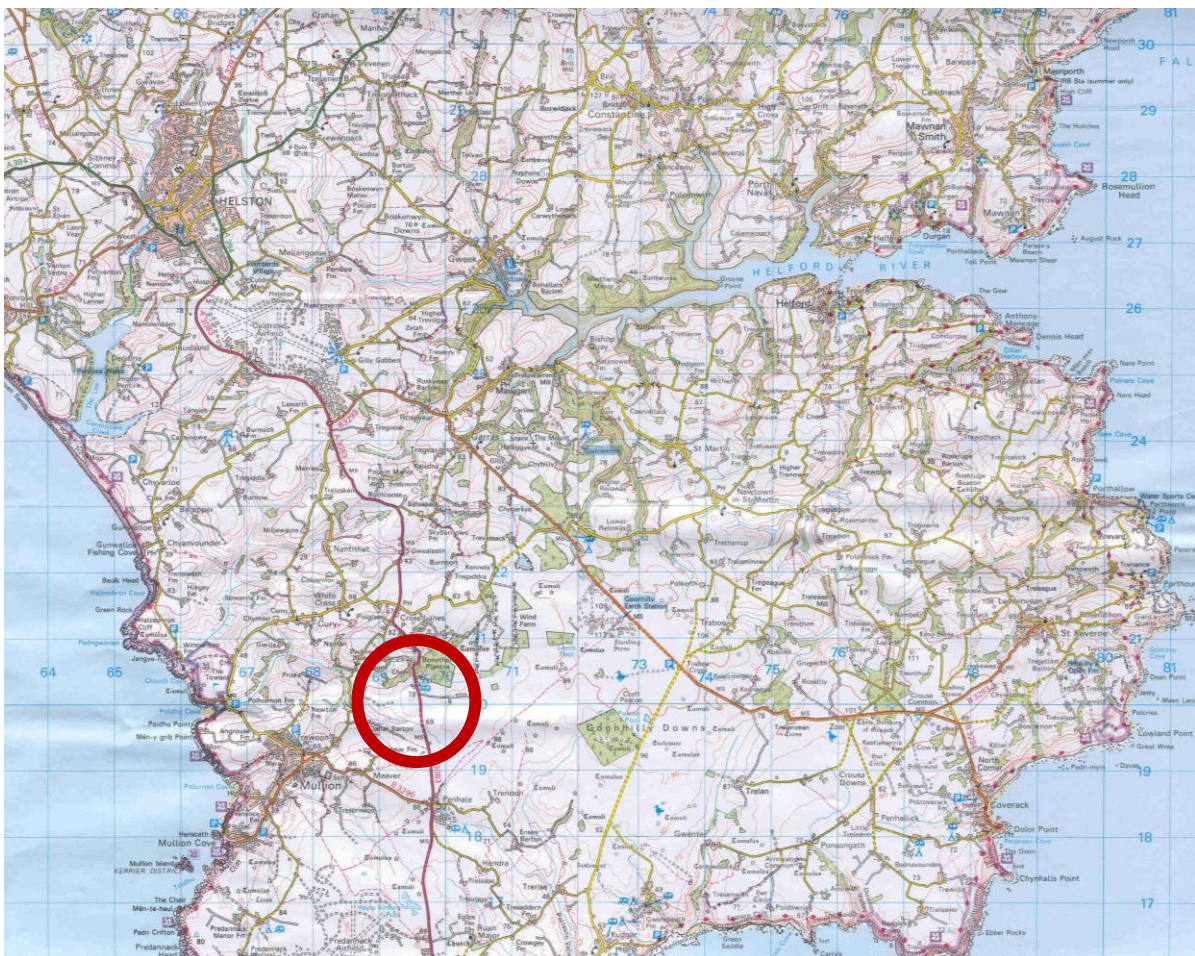
The proposed Tenancy at Gwenton should be viewed as an Environmental Land Management and Conservation Farm Business Tenancy and not a high-output commercial unit and as such any prospective Tenant should be 'conservation minded'.

## SITUATION

Gwenton Farm is approached via a hard surfaced entrance driveway directly from the Council maintained A3083 public highway, leading to the front of one main farm building, then branching left to arrive at the Farmhouse fronted by a substantial stone chipping surfaced parking and turning area.

The farm is situated on the Lizard Peninsula between the village of Cury Cross Lanes and the village of Mullion lying away to the South West.

The former market town of Helston is approximately 6½ miles away to the north-west and offers shopping amenities and supermarkets, schooling, leisure and health facilities.





## GWENTON FARMHOUSE

Gwenton Farmhouse comprises a two-bedroom converted former barn, which was extensively refurbished and re-fitted to both the interior and exterior curtilage in Spring 2025.

Fronted with stone faced elevations beneath a dual pitch slate roof, the Farmhouse is in excellent condition. The dwellinghouse will be let unfurnished but complete with a number of fitted appliances as set out in the sections below. The house is fully timber double-glazed and fitted with a Worcester LPG gas combi-boiler for heating and hot water provision. In addition, there is an Ironwood wood burner situated on a slate hearth within the Living Room. There is a generous stone chipping surfaced parking and turning area to the front of the Farmhouse, in addition to the enclosed rear garden and a paved patio seating area.

The Farmhouse has an EPC rating of E (54) and is within Cornwall Council Tax Band B for the Parish of Cury.



The Farmhouse accommodation includes:

### Ground Floor

**Entrance Porch (2.11m x 1.59m):** Laminate flooring, timber obscure double glazed door to outside, 1 x double plug socket, electricity fuse box, timber frame double glazed window.



**Kitchen / Diner (10.17m x 3.88m):** timber obscure double-glazed door to porch, 3 x timber frame double glazed windows, laminate floor, 2 x wall mounted radiators, Ironwood wood burner on slate hearth, 8 x double plug sockets, 2 x smoke & carbon monoxide alarms, base & wall fitted kitchen units with roll top work surfaces over, tiled splashbacks, stainless steel sink with drainer unit and chrome mixer tap, Prima electric fan oven and 4 ring hob with extractor hood over, Worcester Greenstar 4000 LPG combi-boiler, dishwasher & washing machine plumbing, TV aerial port.



**Conservatory (5.05m x 3.54m):** timber frame single glazed bi-fold doors to kitchen/diner, combination of exposed stone and cement rendered and painted walls, laminate floor, 3 x double plug sockets, wall mounted and ceiling mounted LED spotlights, 2 x Velux windows, 1 x wall mounted radiator, timber framed double glazed full room height windows with uPVC double glazed door to outside patio seating area, 1 x internal timber framed double glazed window to internal passageway.





**Corridor:** timber frame obscure single glazed door to kitchen/diner/living room, laminate floor, 1 x wall mounted radiator, 1 x double plug socket, Worcester thermostatic controller for heating system.



**Bathroom (3.34m x 1.77m):** tiled floor, tiled walls, 1 x wall mounted radiator, panel bath with plumbed shower and mixer tap over, pedestal wash hand basin, WC, timber frame obscure double glazed window to northern elevation, ceiling mounted extractor fan.



**Bedroom 1 (4.44m x 3.00m):** carpet flooring, 1 x wall mounted radiator, 2 x double plug sockets, TV aerial port, timber frame double glazed window overlooking patio seating area, white painted timber door to passageway.



**Bedroom 2 (3.35m x 2.40m):** carpet flooring, 1 x wall mounted radiator, 1 x double plug socket, timber frame double glazed window to northern elevation, timber loft hatch.



## GWENTON FARMHOUSE – EPC

EPC Rating : E(54)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Farmhouse Council Tax Banding:

Band **B** for the Parish of Cury

## **Gwenton Farm Buildings**

### **LANDLORD'S FARM BUILDINGS**

**(All dimensions are internal and approximate. Numbering per the attached Plan.)**

- (1) Livestock Building (48'7" x 45'4")** timber frame construction, suspected asbestos fibre roof, stone floor, part concrete block walls to sides with vertically hung corrugated iron sheets over up to eaves, part open front gable end and part clad with a combination of vertical timber, steel box profile sheets and corrugated iron sheets, concrete front apron.
- (2) Garage (17'7" x 12'9")** concrete block built construction, concrete floor, corrugated sheet roof with single skylight, metal vehicle up-and-over garage door, 1 x double plug socket, internal timber door to:
- (3) Workshop (26'3" x 12'9")** concrete block built construction, concrete floor, corrugated sheet roof with single skylight, 2 x double plug sockets and 1 x single plug socket, electricity consumer board, uPVC obscure double glazed window, steel pedestrian security door to western elevation. The Landlord will replace consumer unit cabling and power sockets.
- (4) Machinery Shed/Livestock Building (60' x 54')** 4 bay wide, timber frame construction, part concrete floor to front and part earth floor, part fibre cement and part corrugated iron sheet roof, vertical timber Yorkshire board clad gable end, part concrete block rear wall with vertical timber Yorkshire boarding above to eaves level. The Landlord will repair the Western apex and cladding to the side and rear elevation. Additionally, the Landlord will renew the electricity cabling and light fixtures and provide a blind water pipe to the building.
- (5) Modern Livestock Building (60' x 35')** South West Steel clear span three bay portal frame construction, fibre cement roof with skylights, open fronted, earth and stone floor, vertical timber Yorkshire board cladding to side and rear gable end elevations, black uPVC rainwater goods. The Landlord will renew the electricity cabling and light fixtures and provide a blind water pipe to the building.
- (6) Lean-To Store (45' x 13')** to be scheduled as a Redundant Building within the Farm Business Tenancy and likely removed by the Landlord after the commencement of the Tenancy.
- (7) Livestock Building (50' x 46')** timber frame construction, earth & stone floor, open fronted, corrugated steel side cladding, profile fibre cement roof. The Landlord will renew the electricity cabling and light fixtures and provide a blind water pipe to the building.
- (8) Livestock Building Lean-To (46' x 26')** timber frame construction, earth & stone floor, open fronted, corrugated steel side cladding, profile fibre cement roof.
- (9) Modern Livestock Building (75' x 60')** 3 bay part clear span steel portal frame construction, earth & stone floor, corrugated fibre cement roof with skylights, open fronted, vertical timber Yorkshire board cladding to rear and gable end. The Landlord will renew the electricity cabling and light fixtures.

#### **Electricity:-**

**All Landlord's Buildings will have connection to mains electricity for lighting, although only Buildings 1, 2 & 3 will additionally have connection to electricity for power via wall mounted sockets.**

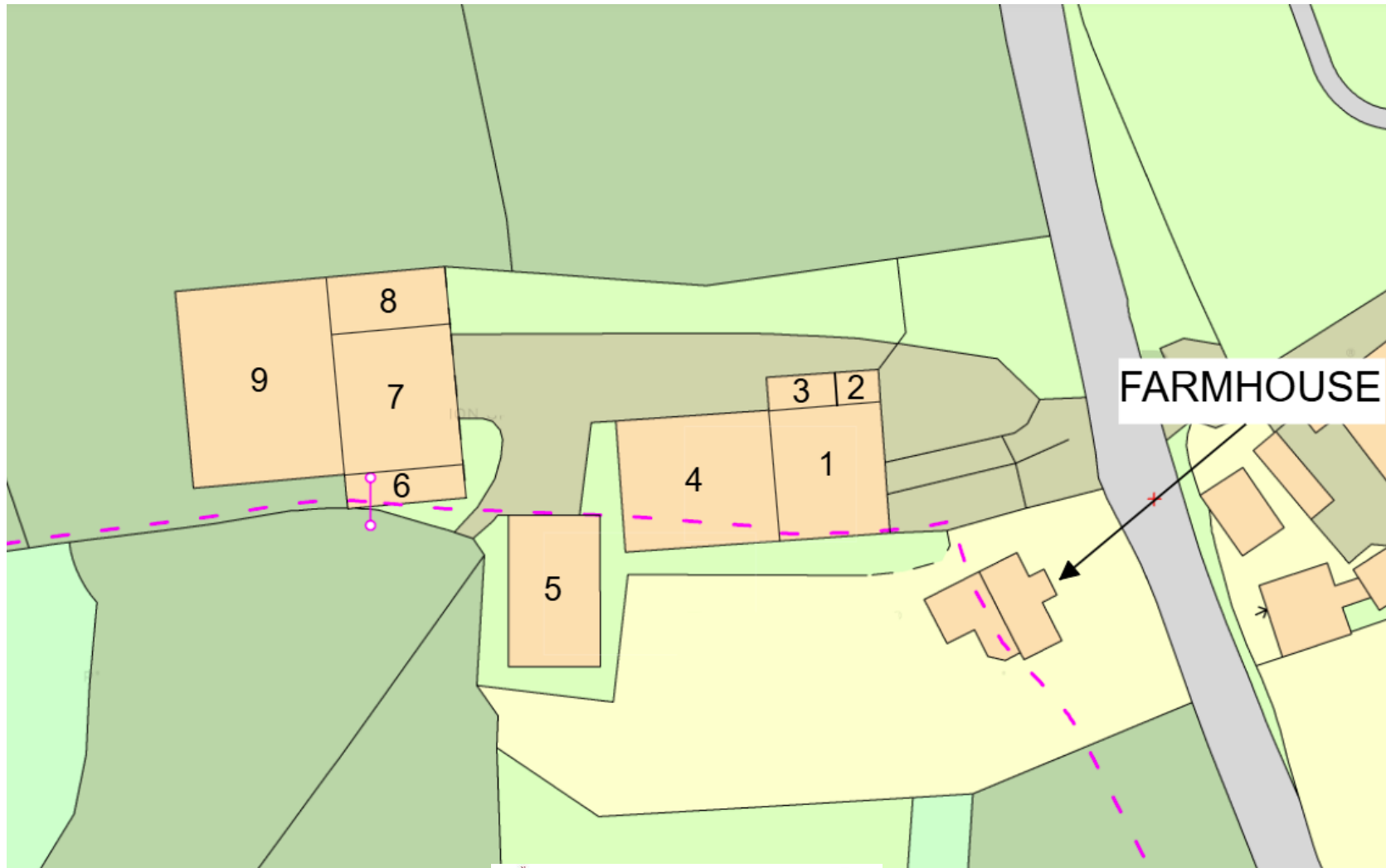
#### **Water:-**

**All Landlord's Buildings will have a water 'stand' pipe brought to them from the borehole supply, although it will be the Tenant's responsibility to connect any required troughs, etc.**

### **TENANT'S FARM BUILDINGS**

*NONE (All buildings are the Landlord's and are to be included within the Tenancy)*





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LODGE & THOMAS  
ESTABLISHED 1892

Not to Scale

N.B. The purple line denotes the Parish Boundary.









## THE LAND

The land at Gwenton Farm is classified as being mainly Grade III, with some areas of Grade IV on the MAFF (DEFRA) Agricultural Land Classification Map of the area.

In total, the Holding extends to approximately 95.100 acres (38.487 hectares) and is currently comprised solely of permanent pasture. Of this area approximately 71.275 acres (28.844 hectares) are improved/ semi-improved grassland, with the remaining approximately 23.825 acres (9.643 hectares) being a mixture of shrubland, wet grassland, heath, marsh, woodland and some waste/tipped materials. This is summarised within the attached Field Schedule and Field Plan.



The pasture fields must remain as pasture throughout the duration of the Tenancy. The pastures must be managed in a manner consistent with organic or equivalent sustainable farming practices, without the application of any artificial chemicals, synthetic fertilisers, lime or engaging in significant mechanical cultivation.

In very exceptional circumstances the use of chemicals may be permitted, subject to prior written consent from the Landlord. Such scenarios may include the control of non-native weeds and invasive species.

Re-seeding may be permitted by prior written agreement from the Landlord. The majority of the Land has been grazed by a local farmer during the spring / summer of 2025 and will have been vacant from 31<sup>st</sup> October 2025.



A number of the fields have access to water, being borehole water piped to troughs. The attached Field Plan illustrates the location of these troughs with a 'T' symbol. The location of the borehole is illustrated on the Field Plan with a 'BH' symbol.

The majority of gateways have functioning gates. The majority of the permanent pasture areas are stock fenced, but not to every internal boundary.

We understand that there are no Public Rights of Way crossing the Land.

All of the farm is contained within the "South Coast – Western" Area of Outstanding Natural Beauty. Part of the farm is also contained within the "Clahar Enclosures" County Wildlife Site. Please refer to <https://map.cornwall.gov.uk/website/ccmap/> or <https://magic.defra.gov.uk/MagicMap.html> for further details.

The land lies between approximately 48 and 73 metres (158 and 240 feet) above sea level, and mainly with a south westerly aspect. The land at Gwenton is mainly level or gently sloping with medium size field enclosures.

The majority of the land is contained within a ring fence to the western side A3083 public highway along with the Farmhouse and all of the farm buildings. Three field parcels do lie away to the eastern side of the A3083 highway, accessed via a gateway off a concrete surfaced shared entrance lane.

The three fields which lie away to the east (No's 7201, 8904 & 0539) are only permitted to be cut for hay and / or silage and some light aftermath grazing will be allowed. No regular grazing of livestock will be allowed in these parcels in order to maintain the species richness of these hay meadows.



## **IMPORTANT INFORMATION**

### **TERM OF TENANCY**

Gwenton Farm is offered to Let on a Farm Business Tenancy Agreement for an initial term of Seven Years from 1<sup>st</sup> March 2026. A Break Clause will be included after Three Years and standard Rent Review provisions will be included for trigger on the third and sixth anniversary of the Tenancy. The commencement date of the proposed Tenancy can be flexible, subject to further negotiations with any prospective Tenants.

The Landlord, being Natural England, currently has Planning Permission to construct a new reserve office on the northern portion of Field OS No 7201. The Landlord will therefore reserve the right to reclaim possession of this portion of Land (maximum 5 acres) only after giving at least 6 months' prior written notice to the Tenant. A pro-rata Rent reduction would be made at that time to reflect the land loss.

### **AGRICULTURAL USE OF HOLDING / DIVERSIFICATION**

The primary use of Gwenton Farm will need to remain agricultural in nature. However, the Landlords are open to diversification proposals and small-scale non-agricultural uses running in parallel with the Tenant's principal farming business. The barns may also be available for future diversification opportunities subject to the Landlord's written consent. No pig or poultry enterprises will be permitted. Sheep will only be permitted as a minority grazing livestock enterprise in conjunction with a majority grazing cattle enterprise.

### **INGOINGS / TENANT RIGHT**

All of the buildings to be comprised in the proposed tenancy are Landlord's Buildings and the rent should be tendered on the basis that the Tenant will not be required to purchase any buildings or fixtures at ingoing. There will be no silage, straw or crops in store available to purchase.

### **COUNTRYSIDE STEWARDSHIP SCHEME, SUSTAINABLE FARMING INCENTIVE AND ANY OTHER GRANT SCHEMES**

If the Tenant wishes to apply for any Schemes through ELMS / SFI / CSHT etc, if and when available and appropriate, then proposals will be given due consideration by the Landlord.

As part of the Tender process any prospective Tenants would be encouraged to include comment and indicative income calculations as to any hypothetical environmental schemes and options which would be entered into in the future, subject to the appropriate schemes being available at that time.

The potential to rent a small number of pedigree-registered breeding female Belted Galloway cattle from Natural England, to incorporate as part of the Holding's management, may be possible subject to separate negotiation.



## SERVICES

Electricity	The Farmhouse, Building 1, Building 2 and Building 3 are all connected to mains electricity for power and lighting. The remainder of the farm buildings are all connected to mains electricity for lighting only.
Water	The Farmhouse, barns and land are connected to a private borehole supply. See 'The Land' section for details re water troughs and an additional back-up borehole supply which is shared with a neighbouring property. The Tenant will be responsible for the bore-hole water supply charges (including charges for any water supplies that are metered or become metered at any time during the Tenancy).
Drainage	The Farmhouse is connected to a private sewage system on the holding. The Tenant will be responsible for emptying the sewage system storage tank whenever necessary.
Telephone	The Farmhouse is not connected to a main telephone/ broadband supply. The Tenant will be required to organise a connection.
Oil	N/A
Gas	LPG gas is connected to the property through a 'Calor' tank, for which a 'tank rent' is payable and the Tenant shall be responsible for these charges.

## KEY INFORMATION FOR PROSPECTIVE TENANTS

### HOLDING MANAGEMENT & PROSPECTIVE TENANT DESIRABLE QUALITIES:

Natural England is looking for an independent enterprise to be run at Gwenton, rather than solely for the addition of land to an existing farming business. This is an important factor when promoting new and / or young entrants into farming.

As such, a second source of income or employment would be permitted and indeed encouraged by the Landlord, although the farming at Gwenton should still remain a core interest and due attention paid to farming the holding.

The proposed Tenancy at Gwenton should be viewed as an Environmental Land Management and Conservation Farm Business Tenancy and not a high-output commercial unit and as such any prospective Tenant should be 'conservation minded'.

In January of 2025 Natural England commissioned an 'Interim Ecology Management Plan' to be prepared by a third party in relation to Gwenton Farm. Consideration of this Management Plan should form a key part of any Tender and although not compulsory for any prospective Tenant to implement completely, suitable time should be taken to study this document. Questions relating to this and its integration into any proposed business plan will be asked at the interview stage.

The Landlord desires a mainly cattle enterprise to be operated on the Holding. Regarding the suitable breeds of cattle to be proposed by any Tenant, attention should be paid to the 'UK native breeds at risk list (NBAR)' and Red Ruby Devon cattle would also be favourably considered in addition to this list. The full NBAR list can be viewed at the link below:-

<https://www.gov.uk/government/publications/uk-native-animal-breeds-at-risk-list/uk-native-breeds-at-risk-list-nbar>

### WORKING WITH NATURAL ENGLAND

Any prospective Tenant would be required to work consistently, constructively and continuously with the Landlord to create a successful working 'partnership', which will deliver impressive outcomes from this innovative type of Tenancy for both nature conservation and the appropriate farming enterprise(s).

### EARLY ENTRY

None

### SUBLETTING

Strictly no subletting of the Farmhouse, outbuildings or Land. The Farmhouse **MUST** be occupied by the named Tenant.

### WAYLEAVES, RIGHTS OF WAY, ETC.

The property is let subject to any wayleave agreements in respect of electricity and telephone poles, pylons, wires, stays, cables, etc, or water, drainpipes, etc, either passing upon, over or under the Holding. The property is also let subject to, and with the benefit of, public or private rights of way or bridle paths as may exist.

We understand that there are no Public Rights of Way crossing the Land.

### ENTITLEMENTS / BASIC PAYMENT SCHEME

None.

### RESERVATIONS

The Landlord will reserve the sporting, mineral, timber and Natural Capital rights.

The Tenant will be able to control pests within the Law.

### COUNCIL TAX

The property falls with Cornwall Council Tax **Band B** for the Parish of Cury.

The Tenant will be responsible for Council Tax payment and all utilities charges.

### ENERGY PERFORMANCE CERTIFICATE (GWENTON FARMHOUSE)

Gwenton Farmhouse has an EPC Rating of : **E / 54**.

### REPAIRS, MAINTENANCE & INSURANCE

The tenancy will be a full repairing lease with the Tenant responsible for maintaining, repairing and keeping in good tidy order all aspects of the holding, Farmhouse, land and buildings, including windows, doors, internal walls, fixtures, fittings, services, hedges, fences, gates, livestock, public liability, etc.

The Tenant shall not be required to improve any aspect to a better state or condition than at commencement as to be recorded within the Ingoing Record of Condition.

The Landlord's property (including the farmhouse, all Landlord's buildings, structures, etc and all Landlord's fixtures & contents), plus full public liability cover, are to be continuously insured by the Tenant during the term through a reputable insurer nominated by the Landlord. The Landlord will re-imburse the tenant for this premium (or the relevant part of a wider insurance policy premium) through its Managing Agent upon receipt of the full policy details and evidence that the requisite premium has been paid.

The Tenant's property, fixtures, livestock and associated public liability cover are to be continuously insured by the Tenant during the Term at the Tenant's own cost.

The Farmhouse will be let unfurnished and it will be up to the Tenant to insure their own contents.

The Landlord shall provide an Electrical Installation certificate at commencement to demonstrate that all electrical installations are working, safe and compliant. The tenant shall be required to provide the same at the end of the tenancy.

The Farmhouse must be cleaned to a professional standard at the end of the tenancy and returned in a condition commensurate with that as at commencement.

#### DEPOSITS

a). A Holding Deposit will be due in the sum of £750.00 to reserve the Tenancy following an offer by the Landlord. This Holding Deposit will be withheld if any prospective Tenant withdraws from the Tenancy, provides false information, or fails to sign the Tenancy Agreement offered within 15 calendar days (or other stated deadline mutually agreed in writing). The Holding Deposit will be deducted from the first rental payment due.

b). A Damage Deposit will also be due in the sum of £2,500.00 returnable at the end of the Tenancy subject to any deductions.

#### ACCESS TO GWENTON BY THE LANDLORD

Natural England as the Landlord will require reasonable access to the farmland and buildings (by appointment) for education/research/training and demonstration to small groups of visitors.

#### PREPARATION OF FARM BUSINESS TENANCY AND RECORD OF CONDITION

The Tenant will be required to contribute £750 + VAT towards the costs of the Farm Business Tenancy and Ingoing Record of Condition.

Any Dilapidations will be assessed against the Record of Condition at the end of the Tenancy.

#### VIEWING

**There is a viewing day on Thursday 6<sup>th</sup> November 2025 from 10:00 am until 5:00 pm.**

Viewings are STRICTLY BY APPOINTMENT with the Sole Letting Agents: -  
Lodge & Thomas (01872 272722).

The Farmhouse, farmland and buildings will all be able to view on foot only on the viewing day. Any interested parties requiring vehicular access to the farmland for the viewing day must contact the Agents in advance.



## EXPRESSIONS OF INTEREST, TENDERS & INTERVIEWS

Following the viewing session, **expressions of Interest are then invited by 12:00 noon on Friday 21<sup>st</sup> November 2025 at the latest.** Expression of Interest Forms are available from Lodge & Thomas.

From those who submit an Expression of Interest, an initial shortlist of Applicants will then be invited to submit a full Tender. A final shortlist will then be required to attend an interview at the Natural England offices at Higher Bochym at a future date in late 2025 or early 2026, to be confirmed.

It is intended that the successful Tenant will be confirmed by Friday 30<sup>th</sup> January 2026 with the proposed tenancy to commence on 1<sup>st</sup> March 2026.

## DIRECTIONS    **The Gwenton Farm postcode is TR12 7AZ.**

Within the village of Cury Cross Lanes, heading from Helston towards Mullion on the A3083 road, pass the Wheal Inn Pub on your left hand side.

Continue along the A3083 road until you rise up Bochym Hill and the entrance to Gwenton Farm will be on your right hand side, approximately 0.8 miles from the Pub.

Please park sensibly in the vicinity of the first barn straight ahead without blocking access to the farm lanes or barn, and walk up to the Farmhouse to register on arrival.

**What3Words:** (location of Farm Entrance) <https://what3words.com/sang.dogs.pave>

## PLAN

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. Applicants should satisfy themselves by inspection or otherwise as to its accuracy.

## GENERAL

These particulars are only intended to give guidance and should not be relied upon for any purpose.

## SOLE LETTING AGENTS:

For further information please contact:

Will Biddick BSc (Hons) FAAV  
Lodge & Thomas Chartered Surveyors  
58 Lemon Street, Truro, Cornwall, TR1 2PY

t        01872 272722  
e        [w.biddick@lodgeandthomas.co.uk](mailto:w.biddick@lodgeandthomas.co.uk)



**Gwenton Farm, Cury Cross Lanes, Helston, Cornwall, TR12 7AZ**

**Field Schedule**

<b>OS Grid Square</b>	<b>Field</b>	<b>Acres</b>	<b>Hectares</b>	<b>Description / Land Use</b>
	3929	9.960	4.031	Permanent Pasture
	2913 pt	6.259	2.533	Permanent Pasture
	2913 pt	0.138	0.056	Scrub & Less Productive
	4614 pt	2.920	1.181	Permanent Pasture
	4614 pt	3.734	1.511	Scrub & Less Productive
	5699 pt	7.383	2.988	Permanent Pasture
	5699 pt	0.581	0.235	Scrub & Less Productive
	3582	13.912	5.630	Scrub & Less Productive
	4494	5.609	2.270	Permanent Pasture
	2998 pt	5.134	2.078	Permanent Pasture
	2998 pt	0.332	0.135	Scrub & Less Productive
	1282	1.422	0.576	Scrub & Less Productive
	1493 pt	4.842	1.959	Permanent Pasture
	1493 pt	0.921	0.373	Scrub & Less Productive
	1212 pt	6.723	2.721	Permanent Pasture
	1212 pt	0.964	0.390	Scrub & Less Productive
	2210 pt	0.975	0.394	Permanent Pasture
	2210 pt	0.689	0.279	Scrub & Less Productive
	3922 pt	0.737	0.298	Permanent Pasture
	3922 pt	1.132	0.458	Scrub & Less Productive
	7201	9.216	3.730	Permanent Pasture
	8904	5.943	2.405	Permanent Pasture
	0593	5.574	2.256	Permanent Pasture
	<b>TOTAL PERMANENT PASTURE</b>	<b>71.275</b>	<b>28.844</b>	
	<b>TOTAL SCRUB &amp; LESS PRODUCTIVE</b>	<b>23.825</b>	<b>9.643</b>	
	<b>OVERALL TOTAL</b>	<b>95.100</b>	<b>38.487</b>	

The Pasture fields must remain as pasture throughout the duration of the Tenancy.

Re-seeding may be permitted by prior agreement with the Landlord.

Gwenton Farm, Cury Cross Lanes, Helston, Cornwall, TR12 7AZ

Field Plan

