

***LODGE & THOMAS HAVE BEEN FAVOURED WITH
INSTRUCTIONS FROM MS J. CLARKSON***

**PARTICULARS OF GRASS
FOR GRAZING & OCCASIONAL CUTTING
AT**

**HIGHER EATHORNE FARM, EATHORNE,
CONSTANTINE, FALMOUTH,
CORNWALL, TR11 5PJ**

**AVAILABLE ON A FARM BUSINESS TENANCY
FOR A PERIOD OF UP TO FIVE YEARS**



LOT 1 – 19.675 ACRES (7.962 HA) OR THEREABOUTS

Situation:

The land is located at Higher Eathorne Farm, Constantine, as shown on the attached Field and Location Plans.

Description:

The attached Schedule shows the acreage of the respective land, extending in all to approximately 19.675 acres (7.962 hectares).

The Land is available on a Farm Business Tenancy, with a flexible start date to be negotiated with any prospective Tenant(s) and for a Term of up to five years.

Viewing is considered essential in order to properly formulate tenders.

Access:

The Land is accessed via a hard surfaced entrance track which has been indicated with a purple line on the attached Field Plan.

Fertiliser:

The use of chemical fertiliser is not permitted, as the Land is contained within a Countryside Stewardship Lowland Grazing Offer agreement. The specific option being GS2: Permanent grassland with very low inputs.

Services:

No mains or any other piped water is connected to the Land, although stream access is available for livestock drinking along the southern-most boundary.

Fencing:

Generally the Land is not fenced and any incoming Tenant would be required to ensure that the boundaries are stock-proof.

Basic Payment Scheme & Environmental Stewardship:

For the sake of complete clarity, the Tenant will not be entitled to any payment under the Basic Payment Scheme and will indemnify the owner for any breaches that may result in deductions to payments under the Scheme due to his actions.

For the avoidance of doubt, the land is currently entered into a Countryside Stewardship Lowland Grazing Offer agreement.

Buildings:

No buildings are included within the Tenancy.

Environmental Schemes:

As above, the Land is currently entered into a Countryside Stewardship Lowland Grazing Offer agreement. The specific option being GS2: Permanent grassland with very low inputs. The option restrictions are contained below, which any prospective Tenant will be required to abide by:-

Prohibited activities - to achieve the aims and deliver the environmental benefits do not carry out any of the following activities:-

Across the whole parcel, undertake any mechanical operations (including hay/silage cutting) between 15 March and 30 June, or allow activities outside these dates that disturb breeding birds, including ground nesting birds and their chicks.

Undertake any mechanical operations (including hay/silage cutting) between 15 March and 30 June, or allow activities outside these dates that disturb breeding birds, including ground nesting birds and their chicks.

Across the whole parcel, cut rushes between 15 March and 31 July.

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Plough, cultivate or re-seed on the whole parcel.

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Use pesticides, except for herbicides to spot-treat or weed-wipe to control nettles, bracken, injurious weeds or invasive non-native species.

Use pesticides, except for herbicides to spot-treat or weed-wipe to control nettles, bracken, injurious weeds or invasive non-native species on the whole parcel.

Cut more than one-half of scrub in any one year, except on historic and archaeological features.

Cut more than one-half of scrub in any one year, except on historic and archaeological features on the whole parcel.

Use supplementary feed except for mineral blocks on the whole parcel.

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Carry out drainage works, including modifying existing drainage, without Natural England's written permission before work starts.

Carry out drainage works, including modifying existing drainage, without Natural England's written permission before work starts on the whole parcel.

Apply more than 12 tonnes/ha of farmyard manure or apply more than the following amounts of fertiliser as an alternative to farmyard manure. Applications of fertiliser and manure must not be increased if the current rate is less than: 9 kg/ha nitrogen; 23 kg/ha phosphate; 83 kg/ha potash.

Across the whole parcel, apply more than 12 tonnes/ha of farmyard manure or apply more than the following amounts of fertiliser as an alternative to farmyard manure. Applications of fertiliser and manure must not be increased if the current rate is less than: 9 kg/ha nitrogen; 23 kg/ha phosphate; 83 kg/ha potash.

Harrow or roll on historic or archaeological features on the whole parcel.

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Apply paper waste or other industrial by-products. On your annual claim you will be asked to declare that you have not carried out any prohibited activities.

Apply paper waste or other industrial by-products on the whole parcel. On your annual claim you will be asked to declare that you have not carried out any prohibited activities.

Viewing:

Viewing may take place at any time during reasonable daylight hours.

Please take a copy of these Particulars with you, and respect the usual Countryside Code.

Please leave gates as you find them and take care when viewing.

NOTE : The grass must be viewed on foot only and no vehicles may be driven around any of the fields.

Farm Business Tenancy:

The Land will be subject to a Farm Business Tenancy, for a Term of up to five years, with Rent due in equal half yearly instalments.

A contribution towards the Agent's Fees will be due in the sum of £150.00 + VAT.

Application and Tender Form:

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

Tenders must be submitted on the attached tender form only, and returned to: -

Lodge and Thomas, 58 Lemon Street, Truro, Cornwall, TR1 2PY.
FAO Will Biddick BSc (Hons) FAAV.

Scanned tender forms may also be emailed to: w.biddick@lodgeandthomas.co.uk

SCHEDULE 2025

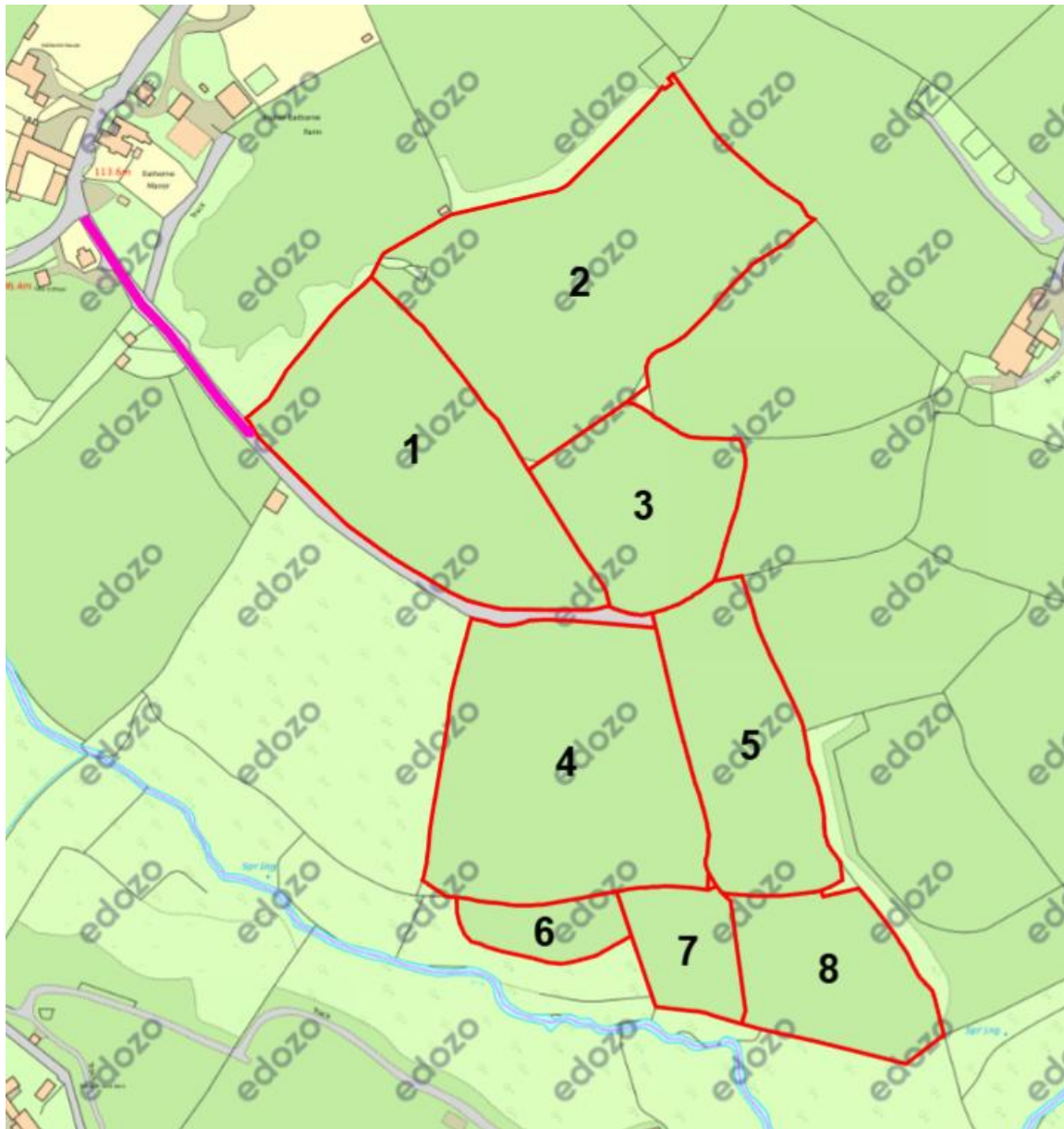
Lot 1:

Land at Higher Eathorne Farm, Constantine, TR11 5PJ
(Shown edged RED on Field Plan)

<u>Field No</u>	<u>Ha</u>	<u>Acres</u>	<u>Comments</u>
1	1.479	3.656	Permanent Pasture
2	1.973	4.874	Permanent Pasture
3	0.742	1.833	Permanent Pasture
4	1.680	4.151	Permanent Pasture
5	0.885	2.188	Permanent Pasture
6	0.220	0.544	Steep & Overgrown
7	0.317	0.784	Steep & Overgrown
8	0.666	1.645	Steep & Overgrown
<hr/>			
Total	<u>7.962</u>	<u>19.675</u>	

LAND AT HIGHER EATHORNE FARM, CONSTANTINE, FALMOUTH, TR11 5PJ

FIELD PLAN

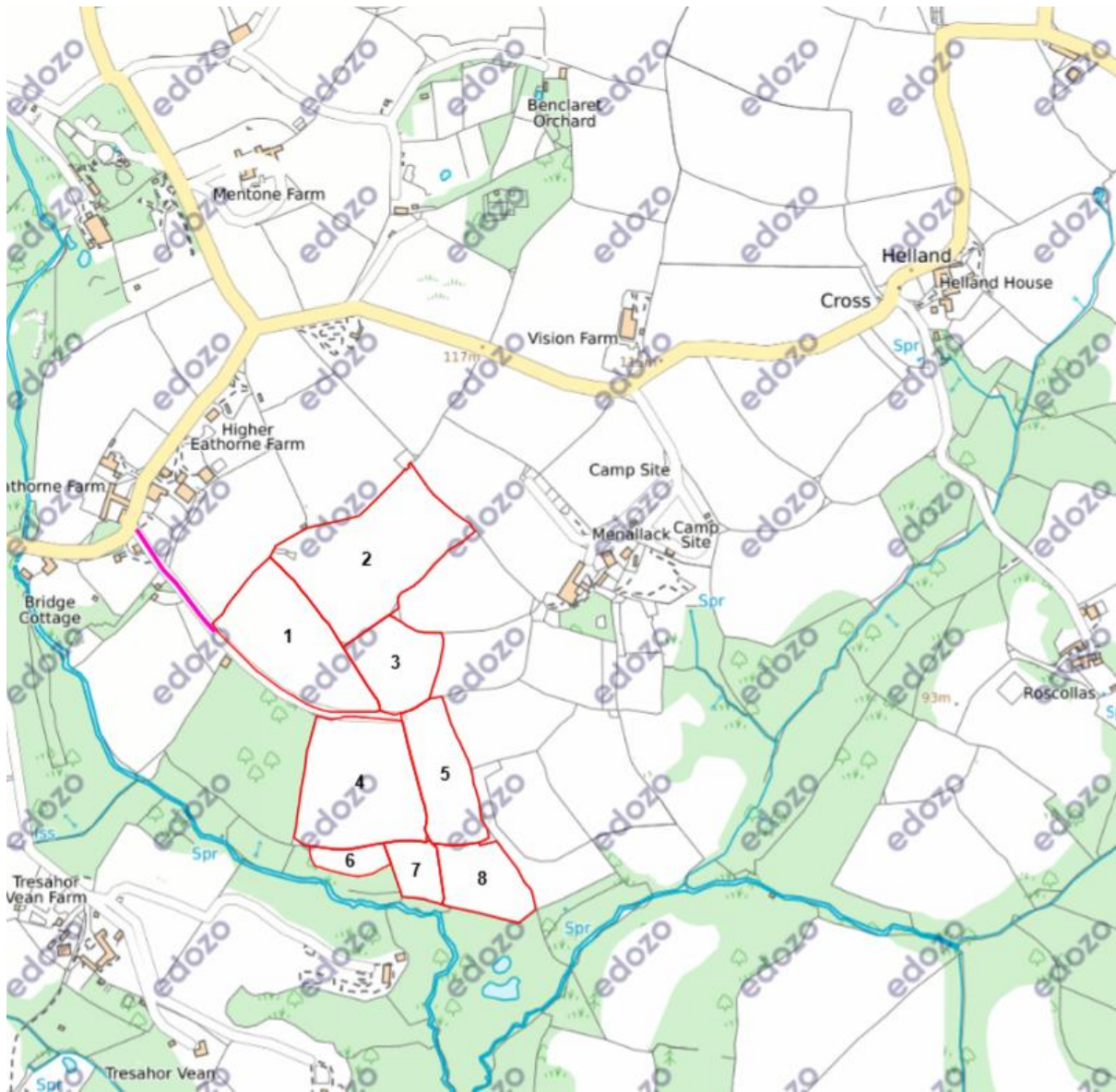


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LODGE & THOMAS
ESTABLISHED 1813.

LAND AT HIGHER EATHORNE FARM, CONSTANTINE, FALMOUTH, TR11 5PJ

LOCATION PLAN



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LODGE & THOMAS
ESTABLISHED 1933

TENDER FORM

LODGE & THOMAS

ESTABLISHED 1892

RE LAND AT HIGHER EATHORNE FARM, EATHORNE, FALMOUTH, CORNWALL, TR11 5PJ

Full Name:

Address:

.....

Telephone Number: LL **Mob**

Email Address:

I have read and studied the particulars attached to this tender form and have viewed the land.

I understand that if my Tender is accepted, the proposed Farm Business Tenancy that would be granted will be for a fixed period of up to five years, with a commencement date to be negotiated.

I therefore tender the following Rent payment per annum and acknowledge that the first half yearly instalment of Rent will be due in advance (not subject to VAT).

I further acknowledge that, in addition to the Rent payment, a contribution towards the costs of agreement preparation will be due in the sum of £400.00 + VAT.

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

LOT 1:	Land at Higher Eathorne Farm, Constantine, TR11 5PJ (Edged RED on Plan)	19.675 Ac	£..... per annum
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Signed:

To be returned to: Lodge & Thomas Chartered Surveyors, 58 Lemon Street, Truro, Cornwall TR1 2PY
For the attention of Will Biddick BSc (Hons) FAAV
Or by email to w.biddick@lodgeandthomas.co.uk