

THE BOLITHO ESTATES



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GREAT SELLAN FARM SANCREED PENZANCE TR20 8RL

**TO LET BY TENDER BY WAY OF A
20 YEAR FARM BUSINESS TENANCY**

TOTAL APPROX. 145.90 ACRE (59.05 HA) FARM



VIEWING DAY: 8th July 2022
TENDERS BY: 29th July 2022

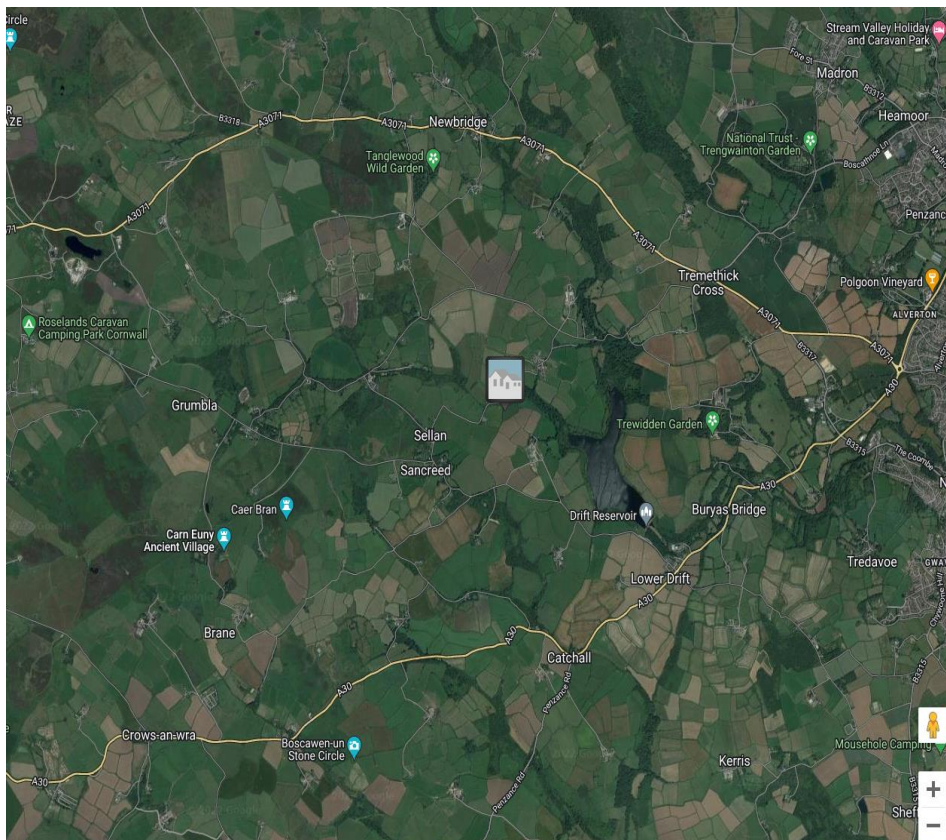
Introduction

Due to retirement, Great Sellan Farm is being offered to let by way of tender on a twenty year Farm Business Tenancy (FBT) Agreement to commence from the 29th September 2022. The holding comprises of a pair of detached cottages (one in need of full refurbishment), a range of traditional buildings and older timber portal frame barn with lean's set within a ring fenced block of good quality agricultural land which has been lightly grazed and cropped in recent years.

Location

Great Sellan is approached directly from the public highway and is situated approximately 5 miles west of Penzance which provides a wide range of local amenities including supermarkets, town shopping, primary and secondary schools, doctors' surgery, veterinary surgery, Post Office etc.

Penzance Railway Station is on the end of the main London Paddington line, offering good access to Plymouth, Exeter and further afield.



LANDLORD'S FARM BUILDINGS

1	Old Cart House	Open fronted, granite under fibre cement roof, 6.6m x 14.06m
2	Old Parlour	Granite under fibre cement roof, 5.5m x 8.59m
3	Old Bulk Tank Store	Concrete block under fibre cement roof, 2.36m x 4.29m
4	Old Cow Stalls	4.49m x 8.48m
5	Old Cow Stalls	Single storey, granite under wet-laid slate roof, 4.29m x 7.2m
6	Stone Barn	Two storey, stone under slate roof, 4.26m x 15.98
7	Old Stables	Stone under slate roof, 4.43m x 8.17m
8	Old Bulls Pen	Stone under fibre cement roof, 4.5m x 10.63m
9	Piggery	Granite under fibre cement roof, 3.62m x 9.62m
10	Piggery (old chem store)	Granite under slate roof, 3.33m x 3.89m
11	Piggery	Granite under fibre cement roof, 3.32m x 7.8m
12	Piggery	Granite under fibre cement roof, 3038m x 10.08m
13	Timber Barn	Timber portal frame barn under fibre cement roof, 8.8m x 30.94m
14	Lean-To	Steel portal frame, 5.48m x 25.74m
15	Next Lean-To	Steel portal frame. 6.53m x 18.41m

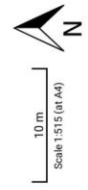
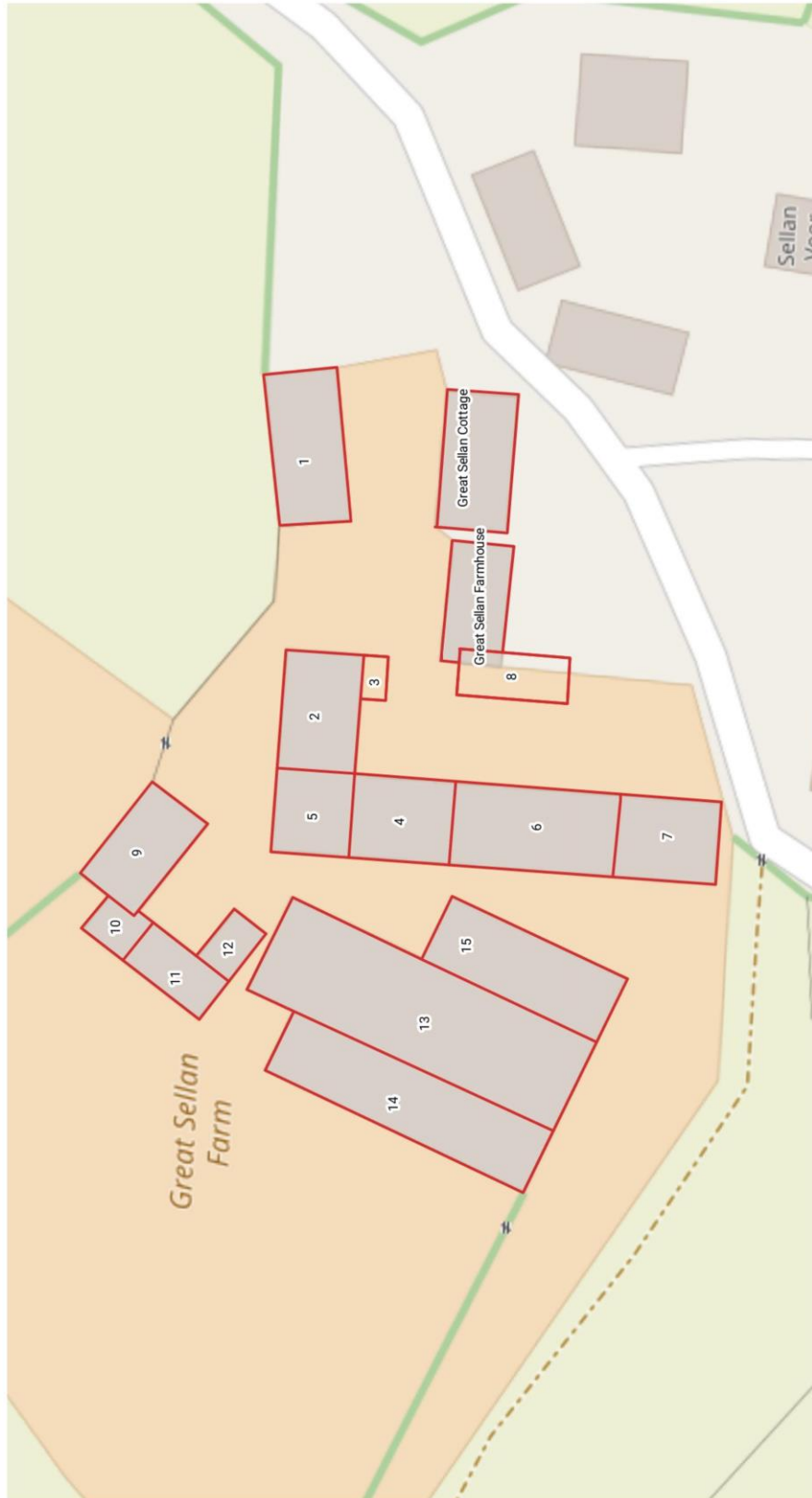


Timber Frame Barn



Buildings 4 and 6

Great Sellan Farm

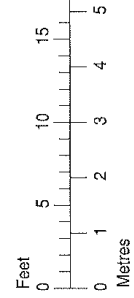
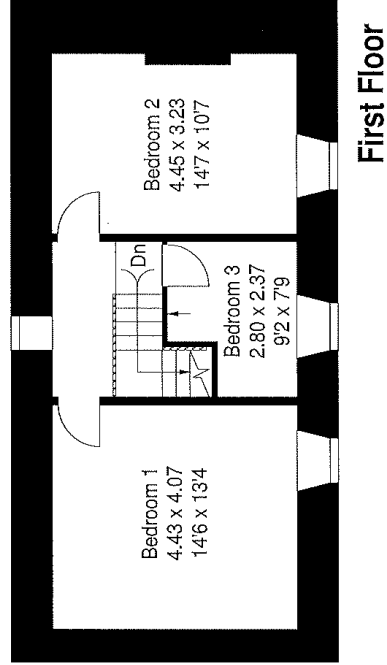
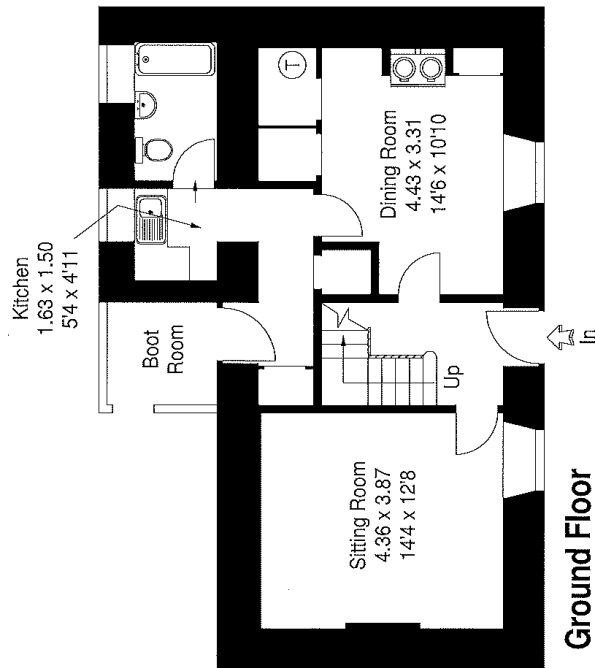
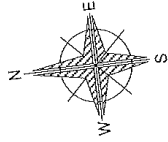


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GREAT SELLAN FARMHOUSE FLOORPLAN

Great Sellan Farmhouse TR20 8RL
Approximate Gross Internal Area :- 108 sq m / 1165 sq ft



SCALE 1:100 on A4 landscape

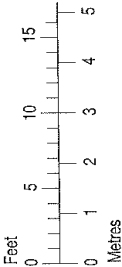
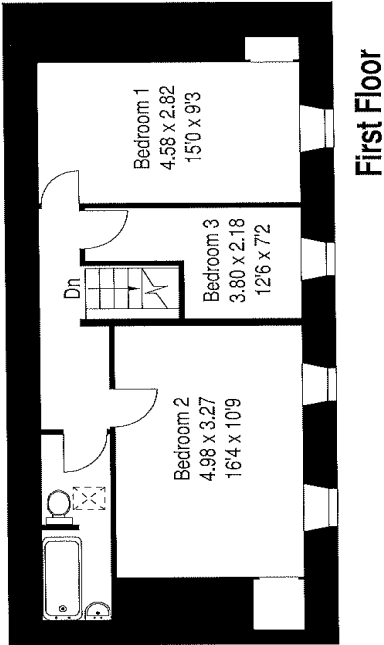
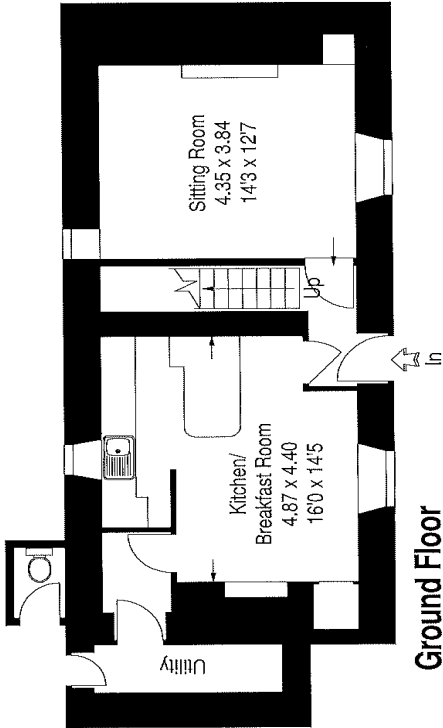
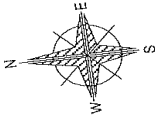
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GREAT SELLAN COTTAGE FLOORPLAN

Great Sellan Farm Cottage TR20 8RL

Approximate Gross Internal Area :- 109 sq m / 1170 sq ft



SCALE 1:100 on A4 landscape

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preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions
reliant upon them.

THE LAND

The land at Great Sellan Farm is classified as being Grade III on the MAFF (DEFRA) Agricultural Land Classification Map.

In total, the holding extends to 59.05 ha (145.90ac) of land, the majority of which is ring fenced, two small paddocks and a small area of woodland being divided from the main holding by a minor council road.

The land is currently a mixture of temporary and permanent pasture, with the northern and central fields being mainly level and the southern field parcels sloping down to a stream that feeds Drift Reservoir. The applicants are advised that many of the fields have been ploughed for arable crops and potatoes in the past.

At the commencement of the tenancy, the full extent of the land will be down to temporary/permanent pasture with the grass being cut during the summer of 2022. A mixture of trough and stream water serve some of the fields and applicants. The pipework serving the current troughs was installed by the outgoing tenant approximately 6 years ago. The land benefits from some fencing reaching the end of its natural life, some substantive Cornish banks and others in need of repair. Funding is available for some boundary repairs in the CS scheme detailed below.





Mid Tier Countryside Stewardship Scheme

There is a live 5 year mid-tier countryside stewardship scheme for the holding which commenced on the 1st January 2022 for both revenue and capital items. In summary, the scheme comprises of the following:

Revenue options	Ha	Grant £pa	Length
GS2	13.19ha	1,253.24	5 years
GS4	15.38ha	4,753.59	5 years
HS1	Buildings 1 - 7	1,631.50	5 years
Capital Items	Length	Max Grant (£)	Completion Date
BN1	168m	5,208.00	31.12.23
BN2	29m	2,494	31.12.23
FG2 (Sheep netting)	1,706m	8,359.40	31.12.23

The outgoing tenants have not carried out any of the capital works and upon request will transfer the agreement as a whole to the incoming tenant or cancel the agreement if the incoming tenant does not wish to take on the scheme. Should they wish to take on the Mid Tier Agreement, applicants should appraise themselves of the full details of the scheme which is available from the Bolitho Estate Office upon request.

IMPORTANT INFORMATION

Term of Tenancy

Great Sellan Farm is offered to let on a Farm Business Tenancy Agreement for an initial term of twenty years from 29th September 2022. A Break Clause in the Tenant's favour can be incorporated if required.

Whilst there are no plans for development, the Landlord will protect their position by reserving the right to reclaim possession of some land if Planning Permission is obtained and only after giving at least 12 months' prior notice to the Tenant.

Agricultural use of Holding / Diversification

The primary use of Great Sellan Farm must remain agricultural in nature, however the Landlords are open to diversification proposals and small-scale non-agricultural uses running parallel with the Tenant's principal farming business.

Entitlements

There are no BPS entitlements available with the holding and the incoming Tenant should make their own arrangements to obtain any entitlements required.

Services

Great Sellan Farmhouse, the farm buildings and land are connected to the same mains electricity supply and are on a mains water meter.

Great Sellan Farm Cottage has its own mains electricity supply and pays water rates.

Early Entry

None. Due to exceptional circumstances, the Landlord is advertising and letting the farm with relatively short notice in relation to the commencement of the tenancy (29th September 2022). The Landlord is open to discussion if applicants need a little more time to prepare to take on the tenancy and this should be made clear in the tender document, although a Michaelmas start date is preferred.

Subletting/Assignment

None

Repairs, Maintenance and Insurance

The Landlord is to maintain, repair and insure ONLY the external walls, roofs and chimneys of the farmhouse and the external walls, roofs and chimneys of the Landlord's Buildings.

The Tenant will be responsible for maintaining and repairing all windows, doors, internal wall, fixtures, fittings, services, roads etc.

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.

There are various Public Footpaths crossing the farm. Please refer to <https://map.cornwall.gov.uk/website/ccmap/> for further details.

Reservations

The Landlord will reserve the sporting and mineral rights. The Tenant will be able to control pests within the Law.

Council Tax

Both dwelling houses fall within Council Tax Band C for the Parish of Sancreed. The Tenant will be responsible for Council Tax payments and all utility charges.

Energy Performance Certificate

These are being arranged.

Dwelling Houses

The Landlord will be undertaking a light refurbishment of Great Sellan Farmhouse, endeavouring to complete this prior to the 29th September 2022. Further details will be confirmed on the viewing day but are likely to include a new kitchen in the dining room, re-painting throughout, new floor coverings and the installation of a wood burner in the sitting room.

Great Sellan Farm Cottage requires a substantial refurbishment. The cottage is included in the letting and applicants should assume that the cottage will be unusable at the commencement of the letting. Applicants are invited to submit details of their proposed use of the dwelling post refurbishment and an additional rent in their tender, or indicate if they do not require the dwelling within the tenancy. The tenant (or their agricultural worker) will be required to live on the holding for the duration of the tenancy, however the landlord is open to discussion regarding which dwelling this will be on a long-term basis and is open to proposals for the second dwelling provided the applicants business remains primarily agricultural.

Preparation of Farm Business Tenancy and Record of Condition

The Tenant will be required to contribute £750 + VAT towards the cost of the Farm Business Tenancy and Ingoing Record of Condition. A draft Farm Business Tenancy agreement is available from the Bolitho Estates Office upon request.

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

Viewing

There is a viewing day on Friday 8th July from 10:00am until 4:00pm.

**Viewings are STRICTLY BY APPOINTMENT with the Landlord
Bolitho Estate Office (01736 363021)**

Tenders and Interviews

Tenders are invited by 12:00 noon on Friday 29th July 2022.

Tender forms are available from the Bolitho Estate Office upon request.

Shortlisted Applicants will be required to attend an interview proposed to be held on the 9th August at the Bolitho Estate Office, Chyandour, Penzance, Cornwall, TR18 3LW

Directions

The postcode for Great Sellan Farm is TR20 8RL

Heading westbound on the A30, head towards Penzance until you reach the 'Tesco roundabout'. Here, continue on the A30 up the hill, bypassing the Town Centre. Take the second exit on the roundabout and the second exit on the next roundabout. At the Mount Misery Roundabout take the third exit on to the A3071. Take the third turning on the left (at Tremethick Crossroads), take the first turning on the left after this junction and Great Sellan Farm is the first group of houses/farm buildings on the right.

Plan

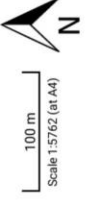
A plan showing the holding shaded in blue, which is not to scale, and purely for the purpose of illustrating the approximate boundaries to the farm, is attached to these particulars. Applicants should satisfy themselves by inspection or otherwise as to its accuracy.

General

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

Field schedule

Sheet Id	Parcel Id	Area (ha)	Are (ac)	Land Use (as per RPA)
SW4230	5535	3.20	7.92	Permanent Grassland
SW4230	7238	1.59	3.93	Permanent Grassland
SW4230	8233	0.93	2.31	Permanent Grassland
SW4230	8524	1.80	4.44	Permanent Grassland
SW4230	9319	1.48	3.66	Arable Land
SW4330	1316	1.50	3.72	Permanent Grassland
SW4330	0115	0.24	0.58	Scrub - Ungrazeable
SW4230	8811	0.69	1.71	Permanent Grassland
SW4230	4239	4.51	11.13	Arable Land
SW4230	1545	4.58	11.31	Arable Land
SW4230	2230	4.98	12.31	Arable Land
SW4230	0713	5.03	12.42	Permanent Grassland
SW4230	2509	2.50	6.17	Arable Land
SW4230	3616	1.69	4.17	Permanent Grassland
SW4230	6126	1.50	3.70	Permanent Grassland
SW4230	7124	1.41	3.49	Permanent Grassland
SW4230	5216	1.38	3.42	Permanent Grassland
SW4230	2003	1.57	3.88	Woodland
SW4229	3396	1.85	4.57	Permanent Grassland
SW4230	4907	2.15	5.31	Arable Land
SW4230	6913	1.50	3.71	Arable Land
SW4230	7808	0.59	1.47	Arable Land
SW4229	3396	0.08	0.20	Woodland
SW4229	4595	1.90	4.71	Arable Land
SW4230	2108	0.13	0.33	Woodland
SW4229	3396	0.11	0.27	Woodland
SW4229	3783	1.58	3.90	Permanent Grassland
SW4229	5383	1.76	4.36	Permanent Grassland
SW4229	6382	0.85	2.10	Woodland
SW4229	7791	1.28	3.16	Permanent Grassland
SW4229	5993	1.43	3.52	Arable Land
SW4229	6398	0.57	1.42	Permanent Grassland
SW4230	5806	0.17	0.42	Permanent Grassland
SW4230	7203	1.91	4.71	Permanent Grassland
SW4230	7203	0.02	0.05	Pond
SW4230	8301	0.02	0.04	Permanent Grassland
SW4230	7905	0.19	0.48	Permanent Grassland
SW4230	7907	0.06	0.15	Permanent Grassland
SW4230	8208	0.03	0.08	Permanent Grassland
SW4230	8710	0.22	0.54	Permanent Grassland
SW4330	0115	0.05	0.14	Pond
Total		59.05	145.90	



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