



**DUCHY of CORNWALL**

**CHAPELHAIES FARM, BRADNINCH, EXETER, DEVON EX5 4LT  
TO LET BY INFORMAL TENDER**

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## **INTRODUCTION**

The Duchy of Cornwall Estate is offering an exciting opportunity to let Chapelhaies Farm on a 20 year Farm Business Tenancy commencing on the 29th September 2020. The opportunity is presented in three lots;

**Lot 1:** Chapelhaies Farm: 176 acres of arable land, 13 acres of temporary grass and 117 acres of permanent pasture. Two farmhouses, a range of modern and traditional farm buildings and an option over a successful free range broiler enterprise.

**Lot 2:** Land at Caseberry: 43 acres of arable land .

**Lot 3:** Land adjoining Chapelhaies: 16 acres of arable land and 38 acres of pasture.

## **ABOUT THE DUCHY**

The Duchy of Cornwall Estate was established in 1337. The Estate exists to provide an income to the Heir to the throne. The Manor of Bradninch has been part of the Duchy Estate since its creation.

The Duchy Estate wishes to enable its tenants to create thriving rural businesses that are financially secure and sustainable in the long term. On this basis we are seeking a tenant who can offer not only exceptional husbandry, but also the wider environmental and social benefits synonymous with contemporary rural business and being a part of the Duchy's Estate.

The successful applicant will be able to demonstrate their ability to deliver a modern farming system that is resilient when considering the challenges the UK faces over the coming years. They will need to show compassion for the environment and delivering a system of management that serves to both protect and enhance this, working in partnership with the Duchy Estate.

## **LOCATION**

Chapelhaies Farm is located on the very Western edge of the Duchy's 2,750 acre Bradninch Estate. Access is from the public highway via private driveways. The front driveway provides access from the East, and the rear driveway provides access from the West.

## **DIRECTIONS**

From Junction 28 of the M5, follow signs into Cullompton, turning left onto the main high street.

Travel straight through the high street before arriving at the roundabout with Padbrook Park Golf Club ahead of you on the right. Go straight over the roundabout towards Bradninch. Enter Bradninch and travel up the main street for ¼ mile and turn right immediately before the Spar shop onto Beacon Hill. Travel for 1 mile and then turn right (signed Stokehouse). Travel a further ¼ mile and bear left at the junction signed Chapelhaies and Northdown Farms.

## **DESCRIPTION**

Chapelhaies and Northdown comprise an amalgam of two farms and the land at Tedbridge (midway

along the main entrance drive) historically formed a separate unit.

Chapelhaies and Northdown farmhouses are inextricably linked and therefore, the Duchy has decided to include both within the farm FBT (Lot 1) with consent for the tenant to sub-let either one on an Assured Shorthold tenancy. This will be consented via licence with the Duchy receiving 60% of the open market rent.

The cottage and buildings at Tedbridge will be retained by the Duchy and are not available as part of the farm.

## **NORTHDOWN FARMHOUSE**

Northdown Farmhouse is a two storey, five bedroom detached, traditional brick property under tile, situated in the centre of the farmstead. Northdown has a surrounding garden and parking area to the side. The wiring within the property will be overhauled and a wet central heating system will be installed. This property will be available for the new tenant's occupation by the 29th September 2020.

## **CHAPELHAIES FARMHOUSE**

Chapelhaies Farmhouse is a traditionally constructed two storey, 4/5 bedroom property. The property has pitched slate covered roofs. External walls are constructed of solid loadbearing masonry with a painted and rendered external finish. Internal floors are a combination

of solid ground bearing concrete and suspended timber upper floors. There is a large garden to the side and rear.

The property will be subject to a major refurbishment with practical completion anticipated by Spring 2021 at the latest. No rent for this property will be charged until practical completion of the refurbishment has concluded. However applicants should propose a rent for the property in their application.

### **FARM BUILDINGS**

The farm comprises a range of modern and traditional buildings as follows:

#### **Store (Building S)**

4.72m x 5.12m (15ft x 17ft). Constructed from block and Yorkshire boarding with concrete floor under a fibre cement fibre cement roof.

#### **Livestock Housing (Building 1)**

18.28m x 7.30 (60ft x 24ft). Four bay timber frame with dung boarded walls and clad with Yorkshire boarding under a fibre cement roof.

#### **Livestock Housing (Building 1a)**

13.72m x 7.30m (45ft x 24ft). Three bays. Construction as above.

#### **General Purpose Building (Building 2)**

36.54m x 9.23m (120ft x 30ft). Six bay steel portal frame with part corrugated tin cladding under a fibre cement roof.

#### **Livestock Housing (Building 3)**

32.00m x 19.17m (105ft x 63ft). Seven bay timber framed structure with dung boarding forming part side walling and Yorkshire boarding above under an asbestos roof. Central concrete feed passage.

#### **Livestock Housing (Building 4)**

22.86m x 6.10m (75ft x 20ft). Five bay timber framed cubicle house with concrete floor under a fibre cement roof.

#### **Old Dairy (Building 5)**

13.42m x 5.48m (44ft x 18ft). Two-storey brick/cob/block under a tile roof with concrete floor.



**Lean to (Building 6)**

7.00m x 9.00m (23ft x 30ft). Lean-to off Building 4. Timber frame construction under a fibre cement roof.

**Log Store (Building 7)**

13.72m x 4.36m (45ft x 14ft). Timber frame with part brick/part block walls, galvanised sheeted doors under a tile roof with earth floor.

**Grain Store (Building 8)**

12.00m x 13.45m (40ft x 44ft). Constructed from brick walls with concrete floors under an asbestos roof.

**Former Piggery / Kennels (Building 9)**

Brick under tile with outdoor run.

**Open Clamps (Buildings 10 and 11)**

Two silage clamps each measuring approximately 11.50m x 33.50m (38ft x 110ft). They are constructed from steel uprights with concrete panels and concrete floors.

**Workshop/Grain Store (Building 12)**

30.50m x 20.00m (100ft x 65ft). Constructed from corrugated iron cladding with concrete panels under a fibre cement roof with a concrete floor.

**Traditional Farm Building (Building 13)**

17.50m x 6.50m (57ft x 21ft) Two storey brick under tile traditional building.

**Traditional Farm Building (Building 14)**

19.00m x 5.50m (62ft x 18ft). Single storey brick under a slate roof.



**Farm Office (Building 15)**

Adjacent to Northdown Farmhouse.

**Diesel Tank Shed (Building D)**

Block built under a corrugated tin roof.

**Additional Livestock Housing**

The Duchy has planning consent to demolish the dairy complex together with all those buildings shown with an 'x' on the plan on Page 12, with the

site of the dairy being re-landscaped. Dependent on the new tenant's chosen system of management, the farm may be under resourced in terms of livestock accommodation and subject to discussion, the Duchy is willing to provide a new livestock building, the specification and siting of which is to be discussed. In making an application, prospective tenants should set out what their requirements are and identify the element of tendered rent that attaches to the provision of

such a building. It is anticipated a new building would measure up to 30m x 18m (100ft x 60ft).

## SOILS

The Landlord expects the tenant/s to be aware of the soil types within the relevant Lots, identifying strengths, weaknesses and threats present, with a view to protecting this valuable asset from erosion, decrease in organic matter, decline in nutrient indices, compaction and contamination etc. The draft FBT sets out a guide to applicants, detailing the Duchy's expectations of the tenant in this regard, including provision for a periodic soil appraisal. Applicants should demonstrate their understanding of appropriate soil management, how they would manage the soil to protect it from these and other threats and they may wish to include a draft soil management plan with their tender.

### Soil Types

The soil in the Northern part of the farm is described as well drained gritty reddish loam over breccia and the South of the farm is described as predominantly slowly permeable, seasonally waterlogged clayey, fine loam with in places, fine silty soils (Cranfield Soil and AgriFood Institute, DEFRA). Therefore, the farm is well suited to a mixed farming system.

The Agricultural Land Classification shows the land as falling in Grade 3.

### Soil Analysis

The Duchy has commissioned a full soil analysis of all the fields covering N,P,K, SOM and trace elements. This will be provided as soon as available to prospective applicants, with an expectation that the selected tenant will reimburse the Duchy for 50% of the incurred cost. Please refer to the clause regarding soil which can be found in the draft Farm Business Tenancy agreement which is available on request.

### DILAPIDATIONS

The existing tenant is undertaking a number of boundary repairs which have been agreed with the Duchy prior to letting. Where new fences are needed that do not currently exist, they will need to be provided by the new tenant. There is no dilapidations fund to transfer to the new tenant.

### INGOING PAYMENTS

**Silage and Straw**—A volume of silage (circa 700 tonnes) and barley straw (circa 60-80 tonnes) will be left on the holding by the current tenant and there will be a requirement for the new tenant to pay the value agreed between the Duchy and the outgoing tenant's agent, such value to be agreed in

accordance with Central Association of Agricultural Valuers' (CAAV) guidelines.

**Tenant's Fixtures** — A schedule of gates and barriers including the farm's diesel tanks and back up generator is provided which sets out a requirement for the ingoing tenant to pay £5,960 plus VAT for these items which will be scheduled as tenant's fixtures for the purposes of the new tenancy.

**Standing crops**—There will be approximately 69.37 acres of maize and 36.36 acres of fodder beet standing at 29th September 2020 across all three Lots. The number of acres of tenant's pastures is approximately 10.00 acres (exact acreage to be confirmed in due course). All standing crops including temporary grass will be taken over by the new tenant at the value agreed between the Duchy and the outgoing tenant's agent in accordance with the CAAV guidelines.

**RMVs and UMs**—An assessment will be made of residual and unexhausted manurial values at 29th September 2020 between the Duchy and outgoing tenant's Agent with a requirement on the ingoing tenant to make payment for these, such value to be assessed in accordance with CAAV guidance.

## SERVICES

**Energy Performance** — Improvement work is proposed for each farmhouse and the Energy Performance Certificates will be issued to the tenant at the point of letting.

**Heating & Hot Water (Farmhouses only)** - The Duchy is investigating the installation of a new heating system or systems to serve the houses and further details will shortly be available.

**Foul Drainage** - Each farmhouse is served by a septic tank and drainage field system.

**Electricity** - A recently installed three phase mains supply serves the farm with a single back up generator.

**Solar PV**- There is a 50kw solar array split between the roofs of the farm workshop and the straw store above Northdown Farmhouse which belongs to the Duchy. Electricity generated, which is consumed on the farm, will be charged for by the Duchy to the tenant based on a 10% discount of market value on a quarterly basis such market value to be determined by the Duchy. The Duchy will retain the FIT income and be responsible for the maintenance of the array. Should, via the sub-letting of one of the farmhouses, the tenant wish to re-charge for the solar generated electricity, there are existing sub-meters in place.

**Water** - Private water is supplied to the whole property including much of the bare land. Plans showing the supply arrangements are available from the Duchy. Field trough locations are shown on the lettings plan, where known. There is no

mains water supply. The tenant will be responsible for maintaining the water supply in relation to all Lots and responding to the findings of any periodic testing undertaken by the Local Authority or, as may be required, in relation to the poultry enterprise.

## DESIGNATIONS

Parts of Lots 1 and 3, and the whole of lot 2 are located within a **Nitrate Vulnerable Zone**.

## SPORTING

The sporting rights are retained by the Landlord, who licences a successful tenants' shoot over the farm and adjoining land / woodland. The shoot was established 40 years ago and comprises mostly current and former Estate farm tenants.



Should the new farm tenant be interested in shooting, an opportunity exists to join the shoot. To date, the tenant of Chapelhaies has helped provide game cover for the shoot and whilst there is no strict requirement for a new tenant to do this, the shoot will engage and discuss the potential to facilitate this on terms to be agreed between the parties. Game cover that is in situ within all Lots will remain as such until the end of the 20/21 shooting season. No payment will be made to the new tenant/s for the presence of game cover this season.

The shoot has met historically at Chapelhaies Farm but their base will be relocated to a converted building at Tedbridge, which is found midway along the front entrance drive to the farm. This will be effective from the 2021-2022 season. The Duchy reserves the right to allow the shoot to continue to meet at Chapelhaies for the 2020-2021 season.

Deer are present on the Estate and the Duchy licenses stalking over the farm and wider Estate, with the aim of managing a sustainable deer population. The incoming tenant will need to co-operate with their activities, and those of the shoot.

#### **BASIC PAYMENT SCHEME ENTITLEMENTS**

The existing tenant holds an appropriate number of Non-SDA entitlements for the acreage available. The value of these will be discussed between the Duchy and the outgoing tenant's Agent as at May 2020 and if a value can be agreed, these entitlements will be made available to the new tenant/s at that value. If a value

cannot be agreed or if tenants do not require them they are at liberty to go to the market, to acquire the relevant number with the outgoing tenant then disposing of them elsewhere. The incoming tenant is required to fulfil the cross compliance requirements of the previous tenant to the end of the 2020 Scheme Year and the outgoing tenant will retain the Basic payment for the 2020 Scheme Year ending 31st December 2020.

#### **REPAIRS, MAINTENANCE & INSURANCE**

The repairing, maintenance and insurance obligations are set out in the template FBT.

The entrance driveways will fall to the tenant to maintain.

#### **RECORD OF CONDITION**

It is the Duchy's intention to prepare a record of condition in conjunction with the new tenant of the field boundaries and this will be reflective of the objectives associated with the delivery of natural capital referred to below.

#### **RESERVATIONS**

The Duchy will reserve the sporting, timber and mineral rights, together with all ponds, wells, watercourses, springs and streams (subject to the reasonable requirements of the tenant) and the right to grant easements, licenses and wayleaves (retaining any payments in respect to the same), including the right of access for these purposes, rights of way, antiquities and scientific interest, filming and public rights.

#### **RIGHTS OF WAY ETC.**

The property is let subject to any wayleave agreements and easements. There are no public rights of way over the land.

#### **BOUNDARIES**

The boundary responsibilities where known are shown with inward facing 'T-marks' on the Lotting plan.

#### **NATURAL CAPITAL & THE ENVIRONMENT**

The Duchy is in the process of establishing a baseline of 'Natural Capitals' present over its entire Estate, with a view to identifying priority habitats and areas in need of protection and enhancement. This includes but is not limited to soil, water, air, bio-diversity, historic features, landscape, access, minerals and timber. This baseline will act as a measurable guide, feeding into Integrated Natural Resource Management Plans (RMPs), to ensure that environmental actions by both Landlord and tenant can be appropriately measured and quantified. This will act as evidence that environmental betterment is occurring on a farm by farm basis, and that our Estates are environmentally sustainable. Producing the RMP involves both a desktop exercise & subsequent ground truthing and a draft RMP has been produced for Chapelhaies and the associated Lots of bare land. It is also envisaged that the production of such a plan will help position the new tenant/s well for future funding streams as agricultural policy moves to a system of payment

based on the delivery of 'public goods'; many of which will include environmental drivers.

The RMP has identified a number of natural capital management opportunities. These are set out in Appendix 1 which cross references with the accompanying plans. These opportunities are set out to stimulate the thought of tenancy applicants who are invited to provide their suggestions as to how they feel delivery could be achieved. The list is not exhaustive and the Duchy would welcome applicants to suggest ideas for delivery, both within and beyond the scope set out, factoring the associated costs within their application. The Duchy Estate is happy to assist in the delivery of certain aspects of an agreed plan and specific items are highlighted in Appendix 1.

The Duchy will discuss proposals received from applicants and once agreed plans are formulated for the relevant Lots, a Memorandum of Understanding (MOU) will be drawn up. This will sit alongside the tenancy agreement/s.

The MOU is not designed to restrict farming practice, nor is it a promise of funds by either party, but a joint understanding from both Landlord and tenant to work together to cherish and improve the environmental resources present by incorporating the objectives identified in the RMP. This might take the form of implementing permanent grass margins to arable parcels, retaining fallen trees in wood pastures, replanting parkland trees, implementing a parkland grazing management plan, hedge laying, enhancing habitat for pollinators, and working with neighbouring farmers to achieve these aims.

The successful tenant/s will be prepared to farm with a MOU, with the Duchy's environmental vision in mind and with a farming system that protects and enhances natural capital. They will have properly considered and offered their thoughts on how best to work towards and achieve the environmental management objectives.

The Duchy is in the process of adopting a 'Net Carbon Zero' approach to management across the Estate and the new tenant will be expected to demonstrate and embrace this approach.

The Landlord's aspiration is to identify meaningful, measurable environmental outcomes, that both parties can work together to achieve.

#### **EXISTING COUNTRYSIDE STEWARDSHIP SCHEME**

There is an existing Countryside Stewardship Scheme in place covering much of the land being promoted and this expires on 31st December 2023. The Duchy appreciates that objectives that are set in relation to the enhancement of natural capital must not impact the tenants' ability to deliver this Scheme however in submitting thoughts relating to how delivery can be further enhanced both during and beyond the Countryside Stewardship agreement, tenants should be innovative. A copy of the existing Scheme is available and the new tenant/s will need to adhere to its terms. Applicants should note that the Scheme plans include some of the existing tenant's freehold land and this land will be split from the agreement that will continue on the land within the Duchy Estate.

#### **ENVIRONMENTAL PRESCRIPTIONS**

In addition to the MOU the tenancy agreement/s will provide for certain basic environmental prescriptions and applicants are advised to ensure they are fully appraised of these before submitting their tender. A copy of the draft tenancy for each Lot will be available from the Duchy.

The Duchy aims to work with each tenant to ensure a sustainable agricultural enterprise that successfully integrates the environmental objectives for the land.

Whilst the Duchy is obliged to protect the rental value of the farm, it recognises that there may be cases where significant gains in the value of the natural capitals require some adjustment to the rental value.

#### **POULTRY**

There are four steel framed broiler units set within approximately five acres to the West of the Chapelhaies farmstead. Each unit measures approximately 45m x 9m (150ft x 30ft) and houses 5,500 free range broilers per crop which are produced on an eight week cropping cycle for Hook Two Sisters. The buildings were erected by the existing tenant circa 20 years ago and there has been a continuous supply to the processing plant at Willand since this time.

The current tenant advises that the poultry enterprise requires a commitment of approximately two to three man days per week spread over the seven days. The new operator will need to have a GVNQ in poultry welfare referred

to as a 'Poultry Passport', or will need to complete it within a year of taking the enterprise on.

The Poultry Passport covers:

- Emergency first aid at work
- Environmental awareness
- Manual handling
- Health and Safety
- Farm Hygiene and Biosecurity
- Poultry welfare

The total current cost, to be covered by the tenant is £320 plus VAT. Further details are available from the Duchy.

The outgoing tenant has agreed to continue with an additional crop beyond 29th September 2020 which would mean that a new tenant would need

to take up management by mid-late November 2020. The outgoing tenant will also kindly provide a handover, advice and guidance as necessary to achieve a smooth transition and assist with any transfer paperwork with Hook Two Sisters Ltd.

Terms have been agreed with the outgoing tenant relating to the acquisition of the poultry business which includes the buildings, all existing fixed equipment and assistance with the transfer of the supply contract. The Duchy Estate has committed a contribution towards this. Should the new tenant wish to take over the poultry business, they will be required to make a balancing payment of £40,000 plus VAT at 29th September 2020. The new tenant will be responsible for maintaining, insuring and, subject to the Duchy's design approval, replacing the poultry buildings.

The Tenant will be bound to pay the Duchy a separate annual fee for the poultry enterprise. This arrangement will be recorded in a profit share agreement, a specimen copy of which will be available. In summary, the fee will comprise an annual payment of £11,600 plus VAT or 20% of net enterprise profit (whichever is the greater) plus VAT. The tenant will be obliged to submit audited accounts for the enterprise to the Duchy to determine the fee payable. In the event that the tenant chooses to cease poultry production or the supply contract is terminated, the tenant will be obliged to reimburse the Duchy for the Duchy's initial capital investment less a proportion of the fees paid to the date of cessation, calculated in accordance with the formula in the specimen agreement. If contract cessation is caused by the poultry purchaser terminating the contract then the Duchy will work with the tenant to find an alternative arrangement or use for the site in order to mitigate the extent of the tenant's liability.

A full enterprise breakdown will be made available to shortlisted applicants.

If for any reason the new tenant does not wish to take the poultry enterprise on, the Duchy Estate reserves the right to let the buildings and associated land area as a going concern to a third party. A plan is available showing what the poultry site comprises, the extent of the access which would be required for a potential third



party to travel into and out of the site and details of water services. A quarterly payment will be required for water passing from the farm to the poultry enterprise via a sub-meter (to be installed by the Duchy if the poultry unit is let separately) equivalent to 25% of the prevailing South West Water rate. In relation to electricity, in such circumstances, the Duchy Estate will install a sub or independent mains meter (to be determined by the Duchy) so that consumption can be monitored and, in the case of there being a sub-meter, re-charged by the farm tenant to the poultry operator.

#### **THE TENANT WE ARE LOOKING FOR**

The Duchy views the landlord tenant relationship as an enduring partnership. Practical farming ability, innovation in agriculture, the environment and sustainability are at the forefront of the selection process. It will be crucial for the successful applicant to demonstrate a resilient business, taking account of the new challenges that UK farming will face over the coming years through international trade uncertainty and the introduction of the New Environmental Land Management Scheme.

The Duchy is looking for tenants who aim to energetically progress their farming career.



#### **The Successful Applicant will:**

- ◆ Have the ability and experience to farm and manage the holding / bare land as applicable
- ◆ Reside on the holding in the context of Lot 1.
- ◆ Have an enthusiasm to work in partnership with the Duchy towards its environmental objectives, actively partaking in the RMP.
- ◆ Provide details of available capital
- ◆ Demonstrate an enthusiasm for, and an understanding of, wildlife and conservation.
- ◆ Share the Duchy's ambition for sustainable soil management and demonstrate how this will be achieved.
- ◆ Ensure their application is fully justified and supported by a clear and concise business plan, including a minimum of three years' budgets and cash flow forecasts.

- ◆ Develop a positive long term relationship with the Duchy Estate.

## TENANCY AGREEMENT, MEMORANDUM OF UNDERSTANDING & RENT

The principal Farm Business Tenancy (FBT) of Lot 1, Chapelhaies Farm will be for a term of 20 years, There will be a break clause at year 5 operable by the tenant and there will be a break clause operable by the Landlord, also at year 5 but only in the event of non performance of the MOU referred to above associated with the delivery of the natural capital plan/s.

Tenders are invited for Lots 2 and 3; either with Lot 1 or not. Applicants for these Lots are invited to propose a tenancy term to the Duchy which will be considered and discussed as applicable.

A template copy of the Duchy's FBT and a sample of a MOU will be available for inspection.

The rent applicable to all land is to be paid quarterly in advance on the 29th September, 25th December, 25th March and 24th June in each year. The payments associated with the poultry enterprise will be made quarterly in arrears (plus VAT). VAT is payable on 100% of rent applicable to the bare land Lots and at a rate of 20%, on 60% of the farm rent applicable to Lot 1.

It should be noted that the Landlord is required, under the Immigration Act 2014 (as amended) to carry out residency checks on prospective tenants.

Rents are reviewed on a three yearly basis.

## VIEWING DAY AND APPLICATION PROCEDURE

Due to the Coronavirus restrictions, the Duchy has had to postpone the intended viewing day. As a result, prospective tenants are invited to view the land from the public highway (subject to adherence with Government guidance on dealing with the Coronavirus) and to utilise the information contained herein and from the Duchy, which includes access to a 'data-room' of additional information accessible via the Duchy's website: <https://properties.duchyofcornwall.org/chapelhaiesfarm/>

This includes additional photographs, farmhouse layout plans , poultry agreement and details of water supplies.

Applicants are asked to submit **informal tenders including a completed tender form to the Duchy by Noon on 22nd May 2020**, setting out details of their existing farming experience, their intended system of farming and additional information set out above including details relating to the proposed environmental and natural capital management. For those applying for bare land Lots only, a business plan and budgets are not required.

Shortly after receipt of these tenders, the Duchy will compile a 'long list' of applicants and these will be provided with an opportunity to view the relevant Lot/s in detail as soon as the Coronavirus restrictions have been lifted, with a timescale provided by the Duchy by which long-listed applicants can refine their proposals for the Duchy to consider. The Duchy

will then compile a short list of applicants for interview.

**Applicants should not under any circumstances, enter the farm yards, buildings or wider environs.**

The Duchy will continue to review the situation regarding Coronavirus restrictions both in the context of access to the areas being offered and in relation to the letting process generally; reserving the right as may be needed to make changes to the areas offered and associated timings of letting.

Informal tenders should be placed in a clearly marked envelope and be submitted to Tom Stratton, Deputy Land Steward, Duchy of Cornwall, Princetown, Yelverton, Devon. PL20 6QF.

## MISREPRESENTATION DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or part of any offer or contract.

All descriptions, dimensions and/or references to condition and the necessary permission for use and occupation and other details herein are given without responsibility and any intending tenderers must satisfy themselves by inspection or otherwise as to correctness. Services and any appliances, plant and equipment referred to have not been tested and cannot be verified as being in working order. Unless provided in writing neither the Duchy nor its representatives can be deemed to give any representation or warranty whatsoever in relation to this property.



### Cropping Schedule

RPA Field Name	RPA Parcel Number*	Tenancy Agree- ment Acreage	2020	2019	2018	2017	2016
<b>Lot 1 - Chapelhaies</b>							
Long Close	SS9704 0601	0.88	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Ch Bottomsclose	SS9605 7704	15.89	W. Wheat	Maize	Maize/Fodder beet	S. Barley	Maize
Ch Crowsland	SS9705 0576	10.82	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Ch Furzesclose	SS9705 1509	5.20	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Ch Higher Ley	SS9605 9421	4.83	Wild Bird Seed Mix	Fodder Beet/GC	Fodder Beet	Fodder Beet/GC	Fodder Beet/GC
Ch Lower Ley	SS9705 0312	8.48	W. Wheat	Grass	Grass	W. Barley	Grass
Ch Meade	SS9705 4111	9.55	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Ch Moor	SS9704 2798	7.15	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Ch Nordown	SS9605 6938	6.63	Maize	Fodder Beet	W. Barley	Grass	S.Oats
Ch Orchard	SS9705 2018	0.72	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Ch Springclose	SS9604 9384	13.48	Grass	S. Barley	W. Barley	Grass	Grass
Ch XX Fld	SS9605 7928	14.12	S. Barley	Fodder Beet	Maize	W. Barley	S. Barley
Cs Brake	SS9704 9448	9.98	Maize	S. Barley	Fodder Beet	W. Wheat	S. Beans
Cs Oakash Bott	SS9704 7448	8.80	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Cs Oakash Top	SS9704 7448	12.16	Maize	W.Oats	Maize	W. Wheat	S. Beans
Cs Quarry Fld	SS9704 9176	9.97	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Nd Lower Valley Fld	SS9605 9154	13.48	W. Barley	W. Wheat	S. Beans	Maize	W. Barley
Nd 12 Acres	SS9605 8476	12.72	Fodder Beet	W. Wheat	Maize	S. Barley	Maize
Nd 9 Acres	SS9605 7153	9.16	W. Barley	W. Wheat	S. Beans	Maize	W. Barley
Nd Cow Fld	SS9705 4867	9.44	Maize	Maize	S. Barley	Fodder Beet	S. Oats
Nd Dutch Barn Fld	SS9705 0871	10.16	W. Barley (4.99ac) /Fodder Beet (4.94ac)	W. Wheat	S. Beans	Maize	Maize
Nd Flat Fld	SS9705 2765	18.20	W. Wheat	Maize	S. Barley	Fodder Beet	Maize
Nd Hayrick Fld	SS9705 0942	7.97	S. Barley	W. Barley	Grass	Grass	Grass
Nd Longbottom Low	SS9705 2543	3.01	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Nd Longbottom High	SS9705 1051	2.63	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Nd Meade	SS9705 4038	14.69	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Nd Valley Fld	SS9605 7067	5.01	Maize	Fodder Beet	S. Barley	Fodder Beet	W. Wheat
Tb 10 Acres	SS9704 4349	9.73	Maize	W.Oats	Maize	W. Wheat	S. Beans
Tb 4 Acres	SS9704 5261	8.03	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Tb Back Fld/Beechtree field	SS9705 7283	7.59	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Tb Cover Fld	SS9704 4485	10.35	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Tb Front Fld	SS9704 5882	9.22	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Tb Longdown	SS9704 1159	7.74	W. Wheat (6 ac) /Grass (2.74ac)	Grass	Grass	Grass	Grass
Tb Middle Down	SS9704 2761	6.58	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Tb Pony Paddock	SS9704 5699	1.46	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
<b>Lot 2 - Land at Caseberry</b>							
Cs Hill Fld	SS9804 0928	18.70	Fodder Beet	Maize	W. Wheat	S. Beans	Fodder Beet
Cs Nichols Down	SS9803 0998	14.82	W. Wheat	Maize	W. Wheat	S. Beans	Maize
Cs Round Fld	SS9803 1169	9.24	W. Barley	Red Clover	Red Clover	S. Barley	Maize
<b>Lot 3 - Land Adj Chapelhaies</b>							
St Dry Close	SS9705 6557	16.42	Maize	W. Barley	W. Oats	Maize	W. Wheat
St Long Cleve	SS9705 7921	16.28	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
St Loudes	SS9705 8243	5.51	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
St Moor	SS9705 5939	4.74	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
St Presses	SS9705 6225	11.10	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
* red numbers on plan overleaf		402.64					

# LETTING PLANS & SCHEDULES

The Land & Buildings Plans and Land Schedule included herein are for illustrative purposes only and should not be relied upon.

