

Trewothack Farm

Helston, Cornwall



A highly productive arable/vegetable farm with extensive modern dairy facilities, a range of housing options and planning consents for further residential development.

In all 299 acres (121 ha).
Available as a whole or in lots.

Trewothack Farm, Gillan, Manaccan, Helston, Cornwall, TR12 6HE

Manaccan 1.5 miles; Helford village 2.7 miles; Helston 10.7 miles;
Falmouth 18.6 miles; Truro 25.0 miles

Lot No.	Description	Acres	Ha
1	Trewothack Farm Cottage, Dairy Buildings & Land	203.55	82.40
2	Bare arable farmland at Roskruge Beacon	38.09	15.41
3	Bare arable farmland at Trewarnevas Crossroads	27.42	11.10
4	Single field with road access	3.34	1.35
5	Bare arable farmland at Trewothack Farm	15.44	6.25
6	Trewothack Farmhouse & The Old Workshop	1.36	0.55
7	Paddock & barn	2.65	1.07
8	Farm Buildings	1.03	0.42
9	Courtyard of traditional barns with planning for 6 houses	2.04	0.83
10	Paddock	0.82	0.33
11	Building plot	0.50	0.20
12	Building plot	1.97	0.80
13	Building plot	1.06	0.43

About 299.27 acres (121.14 ha) in total

Guide Price £6,100,000 as a whole





Lot 1 – Trewothack Farm including Trewothack Farm Cottage, Dairy Buildings & Land 203.55 acres (82.40 ha)

Trewothack Farm is a versatile commercial farming unit with a detached house at the centre, an excellent range of farm buildings including a modern rotary parlour, extensive cubicle housing and a ring fence of productive Grade 2 and Grade 3 farmland.

Trewothack Farm Cottage is in an excellent location at the centre of the farm, overlooking the farmland valley and in close proximity to farming operations at the yard. The house has 3 bedrooms and excellent potential to extend (subject to planning consent). The house is understood to be in sound structural condition (subject to survey) but is in need of modernisation internally. The current accommodation extends to around 1,091 ft² and is summarised as follows:

Ground floor: entrance porch, reception room, kitchen/dining room, utility room, bathroom;
First floor: 3 bedrooms, 2 of which have excellent far-reaching views.

Trewothack Farm Cottage is currently let under an Assured Shorthold Tenancy. It has uPVC double glazing and heating from an oil fired central heating system.

Adjoining the side of the house is a concrete block lean-to which is used as a garage. The house is surrounded by a level garden predominantly laid to lawn with an additional parking area to the rear.

The *Dairy Buildings* are located along a concrete track from Trewothack Farm Cottage and were constructed in around 2015 to provide extensive modern dairy facilities, supporting commercial milking from the farm. The facilities were used until Summer 2021 before milking at the farm was ceased.

The dairy facilities are summarised in the table at the bottom of this page, a plan of the buildings is available on request.

There is borehole and mains water to the yard for plant washing and river water is pumped up from the valley to a holding tank to supply the livestock drinking water.

There are three external silage clamps, with earth wall at the rear and concrete panel side walls and a concrete floor. We understand the total capacity is around 7,000 tonnes.

An earth bank slurry lagoon sits on the lower side of the yard providing around 2,000,000 gallons of storage.

The Farmland in Lot 1 extends to around 183 acres (74 ha) and is predominantly excellent quality Grade 2 & Grade 3 arable & pasture land, plus around 11 acres (4.40 ha) of woodland. Soils are identified on the Cranfield Soilscape maps as freely draining slightly acid loamy soils.

Access around the farm is excellent using a good track which bisects the farm and with various entrances from the public highway on the boundary. The main access, which is suitable for large farm machinery & HGVs, enters the farm at the southern end at Roskruge, providing an excellent view of the farm upon arrival.

The majority of the land is gently sloping and easily worked and in recent years has been in a rotation of grass, brassicas and vegetables under contract, including cauliflower, broccoli and cabbage. Field parcels are a good size and bordered by traditional Cornish hedgerows and hedgebanks. The higher ground has far-reaching views including to the coast and across to Falmouth.



Building	Description	Size / Capacity
A)	14 bay steel portal frame dairy building with 30kW solar panels on roof. Building includes: parlour, AI house, plant room, tank room, wash room, covered collecting yard, dairy office and large first floor farm office. Boumatic dairy parlour includes: Boumatic Xpedia 360IX internal rotary parlour; 40 stall rotary with auto on deck feeding; Full ICAR approved milk meters; ADF system; Operator touch screen; Auto ID; Compressed air heavy duty backing gate; Auto plant washer; Auto foot bath system; Flex auger system.	14,700 ft ² (1,366m ²) Excluding first floor office
B)	Adjoining 14 bay steel portal frame livestock housing with 260 cubicles, central feed passage, hospital pen, calf pens, very good natural ventilation and bird and badger resistant shutter doors.	25,200 ft ² (2,342m ²)
C)	External Collinson feed bin.	28 Tonnes
D)	General Purpose 5 bay, steel portal farm store with concrete floor, concrete grain walling and sliding side door.	5,000 ft ² (465m ²)

Sizes, dimensions and capacities are approximate and subject to survey.



Lot 2 – Land at Roskruge Beacon

38.09 acres (15.41 ha)

Three productive fields of bare Grade 2 & 3 arable farmland with access directly off the public highway. The fields are gently sloping and suitable for pasture or arable use and have recently been in a rotation of brassicas and maize. Mains and private water connected. The land is identified on the Cranfield Soilscales maps as freely draining slightly acid loamy soils.

Lot 3 – Land at Trewarnevas Cross

27.42 acres (11.10 ha)

A run of three productive fields of bare Grade 3 arable farmland with access directly off the public highway. Water available. The fields are gently sloping and suitable for pasture or arable use and have recently been in a rotation of brassicas and maize. The land is identified on the Cranfield Soilscales maps as freely draining slightly acid loamy soils.

Lot 4 – Field

3.34 acres (1.35 ha)

An individual field with direct road access, currently in arable rotation and bordered by mature hedgerows. The field has been in a rotation of brassicas and maize. The land is understood to be Grade 3 and is identified on the Cranfield Soilscales maps as freely draining slightly acid loamy soils. Water available.

Lot 5 – Land at Trewothack Farm

15.44 acres (6.25 ha)

A commercial arable/pasture field adjacent to Trewothack Farmhouse, with access off the shared driveway or via adjacent lots if purchased together. Water available.



Lot 4



The Old Workshop

Trewothack Farmhouse



Lot 6 – Trewothack Farmhouse & The Old Workshop 1.36 acres (0.55 ha)

Trewothack Farmhouse is an attractive double-fronted family home offering more than 3,230 ft² of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining space, the ground floor includes generous front aspect sitting and dining rooms both with bay windows and feature fireplaces, the former with woodburning stove and the latter an open fire, together with a well-proportioned rear aspect office and a fitted utility room. The spacious kitchen/breakfast room features an Aga, modern integrated appliances and doors leading to the terrace and a rear porch. Completing the ground floor are a rear-aspect bathroom and a secondary fitted kitchen, which connects to a boot room with access to the driveway.

On the first floor the property provides five bedrooms, a spacious family shower room and a separate family bathroom. The property's two remaining bedrooms and a small store can be found on the second floor. Part of the farmhouse has been used for seasonal self-catering holiday lets, providing a good secondary income. The arrangement with the two staircases means that guests can enjoy a separate area of the house to the owners.

Trewothack Farmhouse has uPVC double glazing and heating is from a mixture of the Aga, wood burner and night storage heaters.

The garden is laid mainly to gently-sloping lawn and features an enclosed rear terrace, ideal for entertaining and al fresco dining, the whole enjoying far-reaching views over neighbouring rolling farmland.

Trewothack Farmhouse



Trewothack Farmhouse



Trewothack Farmhouse



A swimming pool is located within a detached building to the side of the driveway and garden.

Access to the farmhouse is currently via the shared track and driveway around the courtyard of barns in Lot 9. However, land will be sold with the farmhouse to enable a new private driveway to be laid coming in from the north. Please discuss with the agent for further details.

The Old Workshop is a separate unit of accommodation and is offered together with the farmhouse. Accommodation is arranged over two floors, with a large open plan living room/dining room/kitchen at one end, including doors to a small rear courtyard. The kitchen has a range of modern appliances including bottled gas hob and electric oven and fitted units. A well-lit corridor at the rear leads to doors to two bedrooms and a ground floor bathroom with separate shower, and a staircase leads to a small landing and a pair of large attic bedrooms, each with a skylight window facing the farmland valley below and understood to have plumbing in place for an en-suite bathroom if required.

The Old Workshop is currently occupied on an Assured Shorthold Tenancy. It has timber double glazing and an oil fired central heating system.

Lot 7 – Paddock & Barn

2.65 acres (1.07 ha)

A gently sloping grass paddock below the farmhouse on the far side of the internal farm track, with a very useful and versatile open fronted farm building which could potentially be re-purposed to equestrian stabling and storage (subject to any planning consents). This lot would make an excellent addition to the farmhouse for someone looking to keep animals or have some additional outside space. Water available.

Lot 8 – Farm Buildings

1.03 acres (0.42 ha)

A series of modern farm buildings on the lower side of the old farmyard, including livestock housing and general farm storage plus a slurry lagoon. The buildings provide good agricultural storage for implements, machinery and livestock or could potentially be re-purposed or relocated to enhance the development of barns in lot 9. They are accessed via a concrete yard and tracks. Water available.

Building	Description	Size / Capacity
E)	Calf house – 4 bay steel frame building with concrete floor with timber frame extension on the side used as a workshop	2,862 ft ² (267 m ²)
F)	Cubicle shed – 5 bay steel portal frame building with central feed passages and 76 cubicles.	6,750 ft ² (627 m ²)
G)	Steel portal frame livestock pen (5 bays) with concrete floor and overhanging roof.	3,000 ft ² (279 m ²)

Sizes, dimensions and capacities are approximate and subject to survey.



Lot 9



Lot 9 – Courtyard of Traditional Barns (Residential Development Site)

2.04 acres (0.83 ha)

An enticing residential development opportunity with a courtyard of traditional stone and brick barns with planning consent to convert to 6 further dwellings. Planning permission was secured in 2009 under planning reference PA09/0046/F for 7 units, of which The Old Workshop (which is part of Lot 6) is one. Planning consent has therefore been secured in perpetuity for the remaining 6 units and benefits from £0 CIL liability. The planning proposal is as follows:

Barn One: 3 storeys. Ground floor - entrance hall, kitchen, living room, bedroom. First floor – 3 bedrooms (1 en-suite) family bathroom.

Barn Two: 2 storeys. Ground floor – entrance hall, kitchen, living room, bathroom, First floor – 3 bedrooms, bathroom.

Barn Three: 2 storeys. Ground floor –entrance hall, kitchen, dining room, living room, utility room, cloakroom. First floor – master bedroom with en-suite & dressing room, 2 bedrooms, bathroom. Second floor – 2 bedrooms.

Barn Four: 2 storeys. Ground floor –entrance hall, kitchen, living room/dining area, First floor – master bedroom en-suite shower room, 2 bedrooms, family bathroom.

Barn Five: 2 storeys. Ground floor – entrance hall, kitchen, living room, cloakroom. First floor – master bedroom with en-suite shower room, 2 bedrooms, family bathroom.

Barn Six: Single storey – kitchen, living room, 2 bedrooms, family bathroom.

Mains electricity and water is available. Drainage is available in an existing private sewage treatment plant in the grounds of Lot 6 (Trewothack Farmhouse).

The plot extends to around 2 acres and includes concrete yards and various portal frame farm buildings which will be removed as part of the development, offering extensive area for recreation, amenity and/or parking to service the future dwellings.

The entrance driveway from the north is included in the sale of Lot 9, insofar as it is owned. In the event of a sale in lots, rights of access will be reserved along the drive including a provision to recover a share of maintenance costs with the relevant users.

Lot 10 - Paddock
0.82 acres (0.33 ha)

Part of a gently sloping grass paddock which could potentially be used in conjunction with any of the future houses and/or the courtyard of traditional barns. The top part of the existing paddock is offered with Lot 11.

Lot 11 – Nankerris (Building Plot)
0.50 acres (0.20 ha)

A highly desirable site with planning consent (subject to implementation) for a large 4 bedroom detached house.

Due to its elevated position, it is understood sea views will be available from the first floor of the new house, putting it in one of the most enviable locations in the local region, close to the dramatic Cornish coastline.

The approved layout for the new house provides extensive family accommodation across 2,519 ft² (234 m²), including:

Ground floor: 5 bedrooms (4 en-suite), Office, Utility Room, Cloakroom

First floor: Entrance hall, Living Room, Kitchen, Dining Room, Cloakroom, Outdoor Terrace

The plot has an existing residential caravan on site which is let under an Assured Shorthold Tenancy and which has the benefit of a Certificate of Lawful Existing Use or Development.

The site has mains electricity and mains water connected and a private septic tank.

Please note there is a potential CIL charge of £98,138.36 attached to the planning consent. The expiry date on the planning consent is 10th March 2025. Please discuss with the selling agent.

Lot 12 – Building Plot
1.97 acres (0.80 ha)

An extensive site with planning consent for a substantial and stylish 3 bedroom detached house with views over farmland in an excellent rural location, with plenty of outside space including a circa 1 acre paddock.

The approved layout provides extensive family accommodation across 2,159 ft² (201 m²), including:

Ground Floor – Entrance hallway, open plan lounge/kitchen/dining room, utility room, 3 further reception rooms.

First Floor – Three bedrooms (all ensuite) plus landing/gallery and a family bathroom.

The site has mains electricity and mains water connected and shares a private septic tank.

Please note there is a potential CIL charge of £108,955.97 attached to the planning consent. The expiry date for the planning consent is 12/12/2026.

The plot is part of a site with 4 existing residential caravans which are individually let under Assured Shorthold Tenancies and which has the benefit of a Certificate of Lawful Existing Use or Development.

Lot 13 – Building Plot
1.06 acres (0.43 ha)

A site with a planning appeal in progress for a second 3 bedroom detached house in a plot below Lot 12, to replicate the house approved in Lot 12. This lot includes a circa 0.63 acre paddock, providing extensive outdoor space.

The original application was rejected in 2024 based on design grounds which have since been addressed and the appeal subsequently lodged.

Offers are therefore invited subject to approval of the proposed development.

The site has mains electricity and mains water connected and shares a private septic tank.

Please note that a CIL charge may apply to a future house development on this plot.

The plot is part of a site with 4 existing residential caravans which are individually let under Assured Shorthold Tenancies and which has the benefit of a Certificate of Lawful Existing Use or Development.

Lot 11 - Approved elevations



West Elevation



North / Rear Elevation

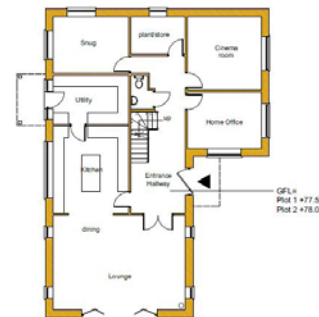
Lot 12 - Approved plans



North Elevation
Scale: 1:100



East Elevation
Scale: 1:100



Situation

Trewothack Farm is located in an area of prime agricultural farmland near the rugged Cornish coast on the Lizard peninsula, achieving the balance of commercial farming within a highly popular residential and holiday destination.

The Lizard Peninsula, known as Cornwall's forgotten Eden, is renowned for its unique flora, fauna, history and geology and offers the SW Coast Path, numerous other walking trails and several golf courses. The Goonhilly Nature Reserve & Earth Station, various coves, beaches and the Helford river are all nearby, between them offering a wide variety of activities including diving, swimming and boating. The nearby village of Manaccan has a parish church, chapel, public house, playing fields and primary school, while the small fishing village of Porthallow has a village hall, public house and cove. Helford village has an active sailing club and a summer passenger ferry to Helford Passage on the north bank of the river and St. Keverne village offers local shopping.

More extensive amenities including national stores, a leisure centre and cinema can be found in the market town of Helston, with Falmouth, Redruth, Truro and St. Ives all offering comprehensive facilities.

The area offers a good selection of state primary and secondary schooling together with a range of independent schools including Truro High School for Girls, Truro School, Truro School Prep, Polwhele House and St. Piran's.

General Information

Method of sale

Trewothack Farm is offered for sale by private treaty as a whole, or in lots. Certain lots will not be sold prior to agreeing sales on other key lots. Please contact the agent for more details.

Tenure

The property is sold freehold and subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Property	Occupation	Term	EPC
Trewothack Farm Cottage	Assured Shorthold Tenancy	Monthly periodic	F
Trewothack Farmhouse	Vacant Possession on completion	Monthly periodic	E
The Old Workshop	Assured Shorthold Tenancy	Monthly periodic	E
Nankerris	Assured Shorthold Tenancy	Monthly periodic	N/A
Caravan #1	Assured Shorthold Tenancy	Monthly periodic	N/A
Caravan #2	Assured Shorthold Tenancy	Monthly periodic	N/A
Caravan #3	Assured Shorthold Tenancy	Monthly periodic	N/A
Caravan #4	Assured Shorthold Tenancy	Monthly periodic	N/A
Farmland	Annual cropping licence	Seasonal	N/A

Council Tax

Trewothack Farm Cottage - A
Trewothack Farmhouse - E
The Old Workshop - B

Electricity

There are two three phase electric supplies to the farm buildings and single phase to each of the houses. In the event the property is sold in lots, purchaser/s will need to install sub-meters or their own supply.

The solar panels on the dairy building (Lot 1) provide electricity for use at the dairy and the surplus is exported to the National Grid. Income in recent years has been in the region of £6,000 per annum.

Water

A South West Water mains supply is understood to pass through the farm and there are various connections at the farm. There is an additional private piped water supply from a borehole to the rear of the farm buildings, and a well in Lot 2 which is fed through a pressurised system to the land. In the event the property is sold in lots, purchaser/s will need to install sub-meters and/or new connections. Please discuss with the selling agent.

Drainage

Trewothack Farmhouse and The Old Workshop shares a Klargester septic tank. Trewothack Farm Cottage has its own septic tank, the caravan known as Nankerris has a septic tank and the four further caravans share a septic tank.

We understand the private drainage at the property may not be compliant with the relevant regulations and purchasers may therefore need to budget for new equipment.

Basic Payment

The entitlements to the Basic Payment are not included in the sale.

Wayleaves, easements and rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

In the event lots are sold separately, provision for shared access and/or services will be made including the rights to repair and to share relevant maintenance costs.

There are two public footpaths over the land. Further details are available from the vendor's agent.

Schemes

Some of the land at Trewothack Farm is entered into a Mid Tier Countryside Stewardship Scheme with effect from November 2020, for a five year term which is due to expire at the end of October 2025. The options include; hedgerow management and herbal leys.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any Scheme payments payable up to completion. Further details are available from the vendor's agent.

Designations

The farm is set in the Cornwall Area of Outstanding Natural Beauty. Land at the south of the farm is in a Nitrate Vulnerable Zone (NVZ) but the dairy buildings, yard and surrounding farmland are not. There is a Scheduled Monument (Bowl Barrow) at Roskruge Beacon – the high point at the southern end of the farm.

Planning

Interested parties should undertake their own due diligence in respect of all planning matters including potential CIL charges. A summary of planning consents has been provided below:

Property	Lot No.	Planning Reference	Application Details	Decision
Courtyard of barns	Lot 9	PA09/0046/F	Conversion of barns to form seven dwellings, one utility building and construction of a treatment plant	Approved
Nankerris	Lot 11	PA20/09438	Certificate of lawfulness for existing use of the land for siting a static caravan as living accommodation	Approved
		PA21/06604	Proposed replacement of residential caravan with a dwellinghouse	Approved
Site with 4 caravans	Lots 12 & 13	PA20/09437	Certificate of lawfulness for the existing use of the land for siting of static caravans as living accommodation	Approved
	Lot 12	PA23/03648	Replacement of four residential caravans with a detached dwelling	Approved
	Lot 13	PA24/01920	Replacement of four residential caravans with two detached dwellings	At appeal

Sporting, timber and mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

The mineral rights are excluded from the sale as they are owned by a third party.

Overage

Lots 1, 2, 3, 4, 5, 7, 8 and 10 are sold subject to an overage of 25% on non-agricultural development for 25 years after completion. Please contact the agent for further information.

Fixtures and fittings

All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation. No guarantees or warranties are offered with the dairy equipment in Lot 1, which is sold as seen.

Covenants and/or restrictions

There may be restrictions and/or covenants listed on the Land Registry Title deeds, details of which will be made available by the vendor's solicitor on request.

Local authority

Cornwall County Council.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings, livestock and machinery. Viewings are not suitable for minors.





Solicitors

Stephens Scown LLP, Curzon House,
Southernhay West, Exeter, EX1 1RS

Postcode

TR12 6HE

What3Words

Farm Entrance (south): [///customers.tastier.dazzling](#)

Farm Yard: [///strut.breached.changed](#)

Farm Entrance (north): [///bonnet.cork.bronze](#)

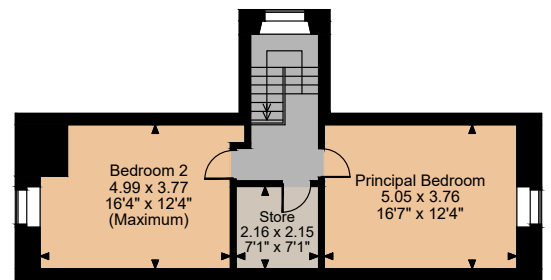
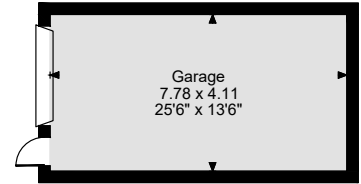
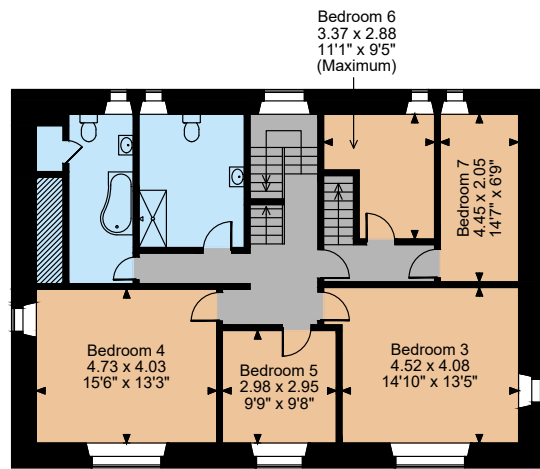
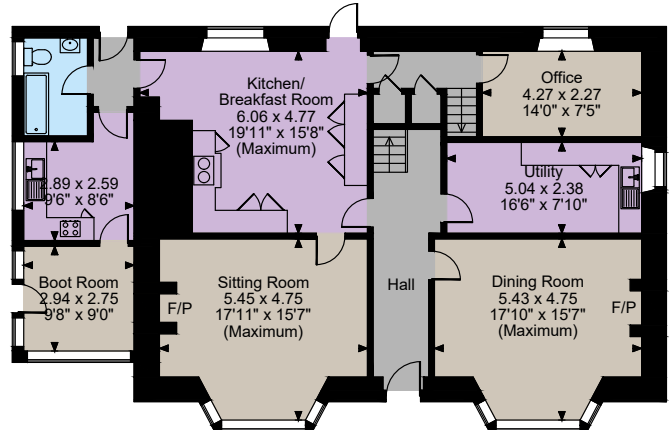
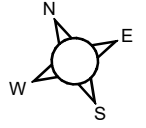
Directions

From Helston take the A3083 south past the Royal Navy Air Base Culdrose. After 2 miles take the first exit off the roundabout (signed St Keverne / Gweek). After 1 mile take the third exit on the roundabout (signed St Keverne / Coverack). After 1.6 miles turn left (signed St Martin / Manaccan / Helford). After 1.6 miles in Newtown-in-St-Martin turn right and continue straight on through the village to Tregidden (ignoring SatNav telling you to turn left). Continue 1.5 miles to a T junction and turn left. After 1.3 miles you will see two stone pillars and a Trewothack Farm sign on the left. The entrance driveway is then found ¼ mile along the road on the right-hand side.

Viewing

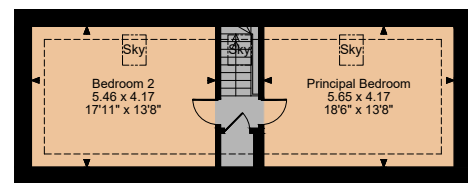
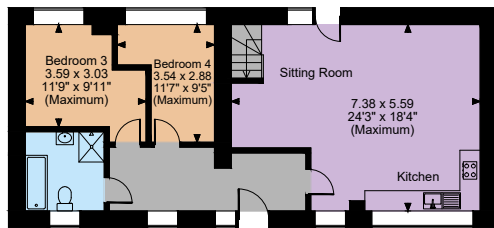
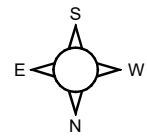
Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Exeter 01392 215 631.

Trewothack Farm, Main Farmhouse, Gillan, Helston
 Main House internal area 3,228 sq ft (300 sq m)
 Garage internal area 344 sq ft (32 sq m)
 Total internal area 3,572 sq ft (332 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Trewothack Farm - Barn FP, Barn, Gillan, Helston
 Internal area 1,223 sq ft (114 sq m)

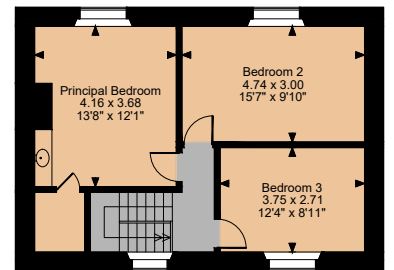
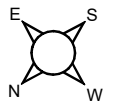


Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Trewothack Farm - Cottage FP, Cottage, Gillan, Helston
 Main House internal area 1,091 sq ft (101 sq m)
 Garage internal area 198 sq ft (18 sq m)
 Total internal area 1,289 sq ft (120 sq m)



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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