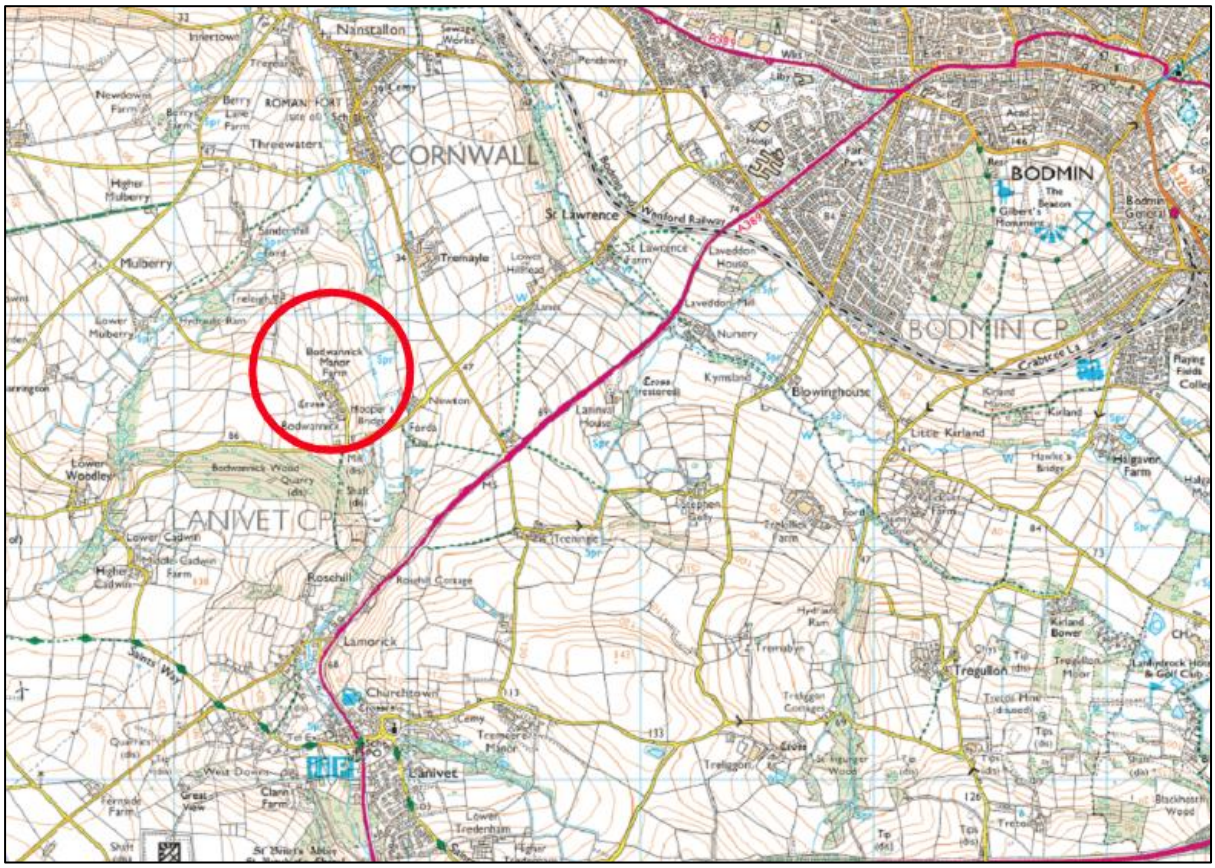
Richard Stagg
RURAL SURVEYORS

# TO LET BY INFORMAL TENDER




**BODWANNICK MANOR FARM**
**LANIVET**
**BODMIN**
**PL30 5LN**

**117.42 ACRES (47.52 HECTARES)**

**A FARM BUSINESS TENANCY**
**ON AN INITIAL TERM OF 7 YEARS**

**BY KIND PERMISSION OF THE TRUSTEES OF THE GAIA TRUST**
**"FARMING FOR PEOPLE AND WILDLIFE"**

**CLOSING DATE FOR TENDERS: 12 NOON MONDAY 3rd AUGUST 2026**

**INTRODUCTION:** Richard Stagg Rural Surveyors are pleased to offer the property on behalf of The Trustees of The Gaia Trust.

The Gaia Trust believes that wildlife conservation alone is not enough, but that people must be engaged and informed in order for biodiversity to be valued and preserved by future generations, and that land can be managed sustainably through changing times. The Trust has the following objectives in relation to this farm:-

**Environmental objectives.**

1. Agriculture in the UK is crucial to food security, livelihoods, communities and landscapes.
2. It is also known to be a significant contributor to climate change due to greenhouse gas emissions, deforestation, land degradation and decline in soil quality. It is also highly vulnerable to climate impacts.
3. Some forms of conventional agriculture have a detrimental effect on wildlife in the UK; reducing abundance, distribution and species variety.
4. Farm inputs and resource use can be expensive and cause environmental harm. They need careful management to improve economic viability and reduce adverse ecological impacts.
5. In future, UK agriculture will continue to supply nutritious and quality food, support livelihoods and communities and deliver high quality and distinctive landscapes. It must also provide solutions to the negative impacts and build environmental and business resilience.
6. More regenerative approaches to agriculture, where livestock, land and soils are managed sustainably and where nature and environmental recovery are integrated with food production and nutrient management is the key to delivering this positive future.

**Social objectives**

1. Agriculture can play an important role in developing skills for new and experienced farmers that fit with the Gaia Trust's mission of "Farming for People and Wildlife"
2. On farm education of the public, including young people from schools and colleges, combined with a vibrant social media presence helps deliver behavioural change and encourage the next generation of farmers.
3. Farming may not be a tenant's only source of income.
4. Non-agricultural and agricultural diversification can increase income and strengthen business and environmental resilience.

In their proposals, interested parties should show how they intend to take account of the statements outlined above in the way that they intend to farm the holding.

**LETTING:** The land will be offered for an initial term of seven years by way of a Farm Business Tenancy from 1st January 2027. The wording will be as per a standard FBT, adapted appropriately for the farm. The successful tenderer will be required to sign the tenancy agreement before the commencement date. Please address any questions to the agent.

It is anticipated that the tenancy will be extended for a further 3 years after the initial letting as long as all parties are happy to continue.

The property has planning permission for a two bedroom property "The Bothy" and this is available to be added to the tenancy when building works are complete, by way of a surrender of the initial tenancy and a regrant of a new tenancy for the remainder of the initial term.

**VIEWING:** Strictly by appointment only. Please contact the agent to request a time to view.

**DESCRIPTION:** The farm currently comprises approximately 116.89 acres (47.30 hectares) of pasture land together with a single modern agricultural building incorporating a seven bay livestock building and two bay storage building. The property will be let as a single lot.

The farm has planning permission for a two bedroom barn conversion "The Bothy" which it is envisaged will be completed by Autumn 2027. At this stage the dwelling will be offered to the successful applicant either as a dwelling for them to live in or as a dwelling to be used as a holiday let to supplement the farm income. The successful applicant does not need to take this on if they do not wish to, but it is hoped that a successful applicant will do so. The landlord does not wish this property to be used as a residential letting to a third party.

There are a number of blocks of woodland on the farm, and these can either be included in the tenancy or excluded. If the applicant wants these included in the tenancy, a brief plan of how they are to be used should be included in the tender. The area of the woodland has not been included in the areas shown in this tender document.

**WATER:** There is a private water supply to the property which the landlord intends to upgrade prior to the commencement of the tenancy.

**ELECTRICITY:** There is an electricity supply available.

**FENCING:** The landlord will be carrying out some additional fencing on the holding prior to the commencement of the tenancy. The extent of this will depend on the Capital Grants available.

**ACCESS:** Access to the property is from Council roads.

**ENVIRONMENTAL SCHEMES:** The current Countryside Stewardship Mid Tier agreement runs out on 31st December 2026 and so the land will be let with no existing environmental agreements. The tenant will have freedom of choice as to what environmental schemes to enter into during the course of the tenancy subject to landlords' approval which will not be unreasonably withheld.

**PRINCIPLE TERMS OF THE TENANCY:**

**Rent Dates:** It is proposed that rent be payable half yearly in advance on 1st January and 1st July in each year. Should an applicant have a good business case for alternative payments dates these will be considered but the rent should always be payable in advance.

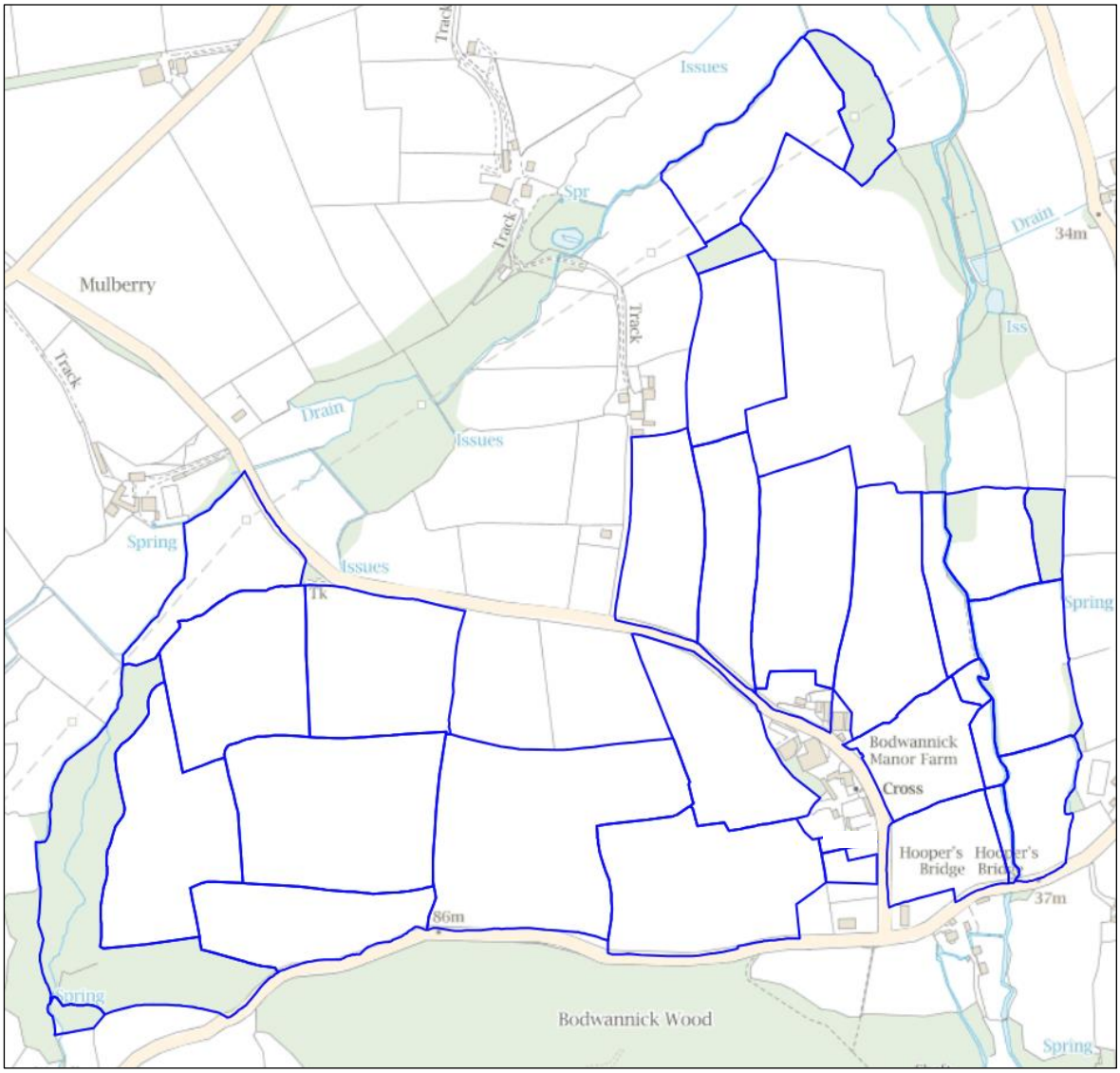
**Repairs:** The tenant will be responsible for all repairs and should leave the farm at the end of the tenancy in reasonable farming order.

**Insurance:** The landlord will insure the structure of the agricultural building and The Bothy. The tenant will be responsible for all other insurance.

**SCHEDULE:** The land to be let is detailed in the schedule below and on the plan attached.

| OS No. / Parcel No. | Name | Area (ha) | Effective Area (ha) |
|---|---|---|---|
| SX0365 6588 | Oak Tree | 2.75 | 2.75 |
| SX0365 7683 | Pump Field | 2.73 | 2.73 |
| SX0365 8688 | Copse | 1.19 | 0.76 |
| SX0365 9175 | Middle Moor | 1.55 | 1.53 |
| SX0365 9259 | Bridge Moor | 0.91 | 0.89 |
| SX0365 8254 | Bridge | 1.45 | 1.45 |

| | | | |
|---|---|---|---|
| SX0365 8066 | Front | 1.67 | 1.67 |
| SX0365 5450 | Garden Park | 3.55 | 3.52 |
| SX0365 7051 | Bull Park | 0.21 | 0.21 |
| SX0365 5666 | Mohay | 2.34 | 2.30 |
| SX 0365 3357 | Lamb | 5.13 | 5.13 |
| SX 0365 0645 | Long | 2.11 | 2.11 |
| SX 0365 1058 | Black Currant | 4.18 | 4.18 |
| SX 0365 1575 | Church | 2.83 | 2.83 |
| SX0265 9874 | Chapple | 2.78 | 2.78 |
| SX0265 9687 | Pylon | 1.68 | 1.68 |
| SX0265 8756 | Windmill | 3.13 | 3.13 |
| SX0365 4892 | Underlanes | 1.98 | 1.98 |
| SX0365 5588 | Little Underlanes | 1.74 | 1.74 |
| SX0366 5614 | Mid Underlanes | 1.98 | 1.98 |
| SX0366 5937 | Stanleys | 2.17 | 2.17 |
| | | | |
| **TOTAL** | | **48.06 (118.76 a)** | **47.52 (117.42 a)** |



**APPLICATIONS:** The land and building are to be offered by Informal Tender. The tender forms should be fully completed and returned either in an envelope marked 'Bodwannick Tender' and addressed to Richard Stagg Rural Surveyors, Old Court, Crazelowman, Tiverton, Devon EX16 7DG or alternatively by email marked in the heading "Bodwannick Tender" with the Tender form as an attachment to arrive no later than 12 noon on Monday 3rd August 2026. Late tenders will not be considered.

The landlord is happy to consider either an initial rental figure from 1st January 2027 or if applicants wish they may tender a stepped rent over the first two or three years. If an applicant chooses to step the rent, the reason for doing so should be included in the application. After three years the rent will be subject to the statutory rent review cycle.

The Trust reserves the right not to accept the highest nor any tender, and the property will be rented at the absolute discretion of the Trust to any person, company or other body. The Trustees will wish to interview prospective tenants.

Applicants should say in their tender how they wish to use this property when it becomes available and what additional rent they would wish to pay for the dwelling.

**ADDITIONAL INFORMATION:** The Gaia Trust holds additional information which may be of use to prospective applicants including ADAS advice, soil testing results, Agri-Carbon Kernow reports on wildlife, water and carbon and floor plans of The Bothy. Applicants can request this information from the agent.

**PARTICULARS:** The particulars of this holding, the plans and schedules attached are presumed to be correct but are subject to alteration or amendment if any error or omission is discovered in them.

The plan attached to these particulars is issued for identification purposes only.

**DISCLAIMER:** The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenderers and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items and all description, references to condition, permission for use and occupation and their details are given in good faith and are believed to be correct. Any intending tenderer should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the owner.

**AGENTS:** Richard Stagg, Richard Stagg Rural Surveyors, Old Court, Crazelowman, Tiverton, Devon, EX16 7DG. Office: 01884 259237. Mobile: 07989 403450. Email: richard@richardstagg.com Ref: RJS/0079B

**TENDER FORM: BODWANNICK MANOR FARM, LANIVET, BODMIN**

Name ……...

Address ……...

……...

……...

Telephone/Mobile ……...

Email ……...

I/We wish to offer the following amount to rent the **Land and Building** at Bodwannick Manor Farm from 1st January 2027

**Total Price £**…….

If a stepped rent is being proposed please complete one or both of the following lines.

Tendered rent from 1st January 2028 **£**……

Tendered rent from 1st January 2029 **£**……

I/We wish to offer the following additional amount to rent **The Bothy** at Bodwannick Manor Farm from the point that it is added to the tenancy.

**Total Price £**……

Signed …… Dated …….

**To be returned to Richard Stagg Rural Surveyors, Old Court, Crazelowman, Tiverton, Devon, EX16 7DG by 12 noon Monday 3rd August 2026**

**Please mark the envelopes "Bodwannick Tender" and with your initials or other reference so that I can confirm whether or not the tender has been received prior to being opened if asked.**

**Alternatively, please email the completed tender form as an attachment to richard@richardstagg.com with the title "Bodwannick Tender".**

- All offers will be treated as being best and final.
- The vendors do not undertake to accept the highest or any offer.
- Offers must be for an exact amount, escalating offers will be deemed to be for the maximum amount stated.

**Please also include with the tender:-**

1. **A Brief CV including your farming, livestock and land management experience, together with two references.**

2. **A business plan showing proposed stocking and cropping, how income is to be generated and what, if any, investment is to be made in the holding.**

3. **Confirmation of whether the Bothy is of interest and how this is to be occupied.**

4. **Confirmation of whether the woodland is of interest and how this is to be managed.**

5. **Details of how the applicant proposes to meet the Gaia Trust's Environmental and Social objectives together with an environmental plan for the property.**

6. **Any other information that you think might be helpful for the consideration of your tender.**