



Luton Farms Portfolio

A significant collection of strategically positioned let farms adjacent to the town of Luton

Luton Airport 1 mile, Harpenden 3 miles, Central London 31 miles

Features:

Three traditional arable farms located within close proximity to one another

A rare investment opportunity consisting of extensive land holdings

Seven residential properties ranging from three to five bedrooms

A substantial range of both traditional and modern farm buildings offering additional income

All situated within strategic locations south of Luton airport and adjacent to the M1

In all approximately 1,278.23 acres (517.21 hectares)

For sale as a whole or in three lots

Lot 1 – Copt Hall Farm and Someries Farm

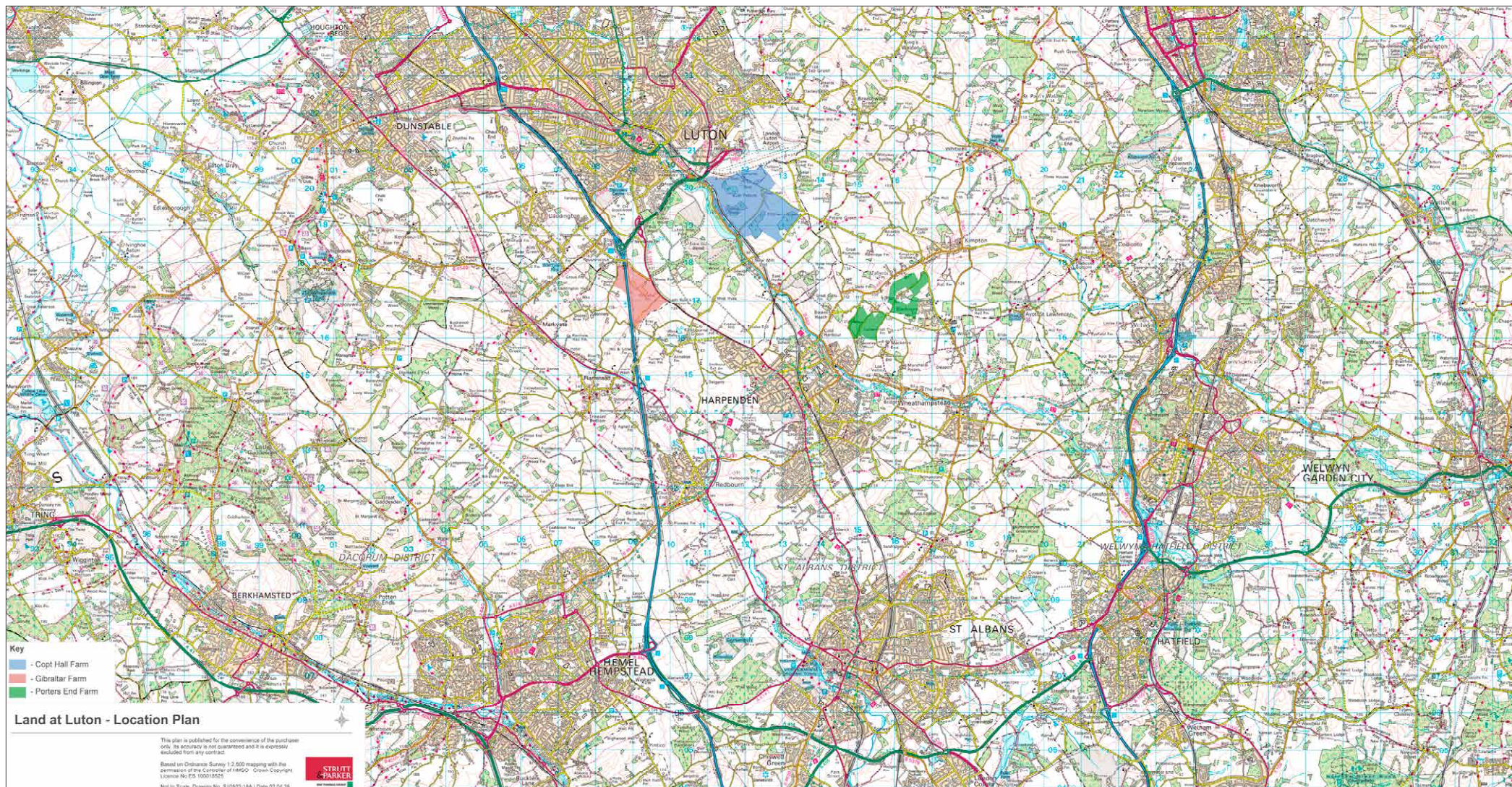
A ring-fenced block of productive arable land and well-positioned woodland, a detached 5 bedroom farmhouse, a good range of farm buildings alongside 5 further residential cottages subject to an Agricultural Holdings Act (AHA) tenancy
About 722.93 acres (292.51 hectares)

Lot 2 – Gibraltar Farm

A strategically positioned arable farm with a farmhouse, a comprehensive range of farm buildings, productive arable land and horse paddocks subject to an Agricultural Holdings Act (AHA) tenancy
About 260.03 acres (105.22 hectares)

Lot 3 – Porters End Farm

Two significant blocks of productive arable land and grassland let on a periodic Farm Business Tenancy (FBT)
About 295.27 acres (119.48 hectares)



The property

The Luton Farms portfolio comprises three farms: Copt Hall Farm, Gibraltar Farm and Porters End Farm. All are let on either an Agricultural Holdings Act (AHA) tenancy or a shorter-term Farm Business Tenancy (FBT). The portfolio offers prospective purchasers an opportunity to acquire an extensive block of

arable land along with a number of attractive residential properties.

In total the portfolio extends to approximately 1,278.23 acres (517.21 hectares) of which approximately 1,004.94 acres (406.69 hectares) are in arable cultivation with the balance being residential, grassland, horse paddocks, woodland and farm tracks.

There are parts across all of the land holdings that would be regarded as a strategic asset with suitable potential for medium to long-term development, subject to planning.

Location

All of the farms within this portfolio hold a strategic position to the south and southeast of the town of Luton. The M1 motorway leads to both Copt Hall Farm and Gibraltar Farm via A1081 and provides excellent access to both farms. Porters End Farm is located closer to the town of Harpenden to the southeast of Copt Hall and Gibraltar Farm.

All farms within the portfolio are within a short distance of Luton Airport Parkway station which boasts a mainline rail link to London St Pancras with an approximate journey time of 23 minutes alongside the benefit of being so close to Luton Airport.

Lot 1 - Copt Hall Farm and Someries Farm

About 722.93 acres (292.51 hectares)

Strategically situated due south of Luton Airport and less than 1 mile from Luton Airport Parkway Station.

Copt Hall Farm is a rare, ring-fenced block of rolling agricultural land extending to approximately 722.93 acres (292.51 hectares). There are numerous hedges and several areas of woodland which add further amenity benefits.

Copt Hall Farm is let under an Agricultural Holdings Act 1986 Tenancy. It is our understanding that there is one succession left on the tenancy with the current rent being £60,000 per annum.

There is an additional rental roll from the farm buildings stemming from a recent Settlement Agreement. Further details are available from the vendors agent.

The farm also has 6 houses and cottages included within the tenancy which are detailed below:

Copt Hall Farmhouse

Set back from the road and in a well-connected yet secluded location. Copt Hall farmhouse is an extensive detached house of brick construction under a tile roof.

Accommodation is across two floors with 5 bedrooms and 3 bathrooms and extensive gardens. The farmhouse enjoys eastern views over approximately 8.5 acres of horse paddocks and a menage adjacent to the house.

Adjacent to the farmhouse are a range of farm buildings that lend themselves to a variety of uses.

Floorplans for Copt Hall Farmhouse

Approximate Gross Internal Area*:

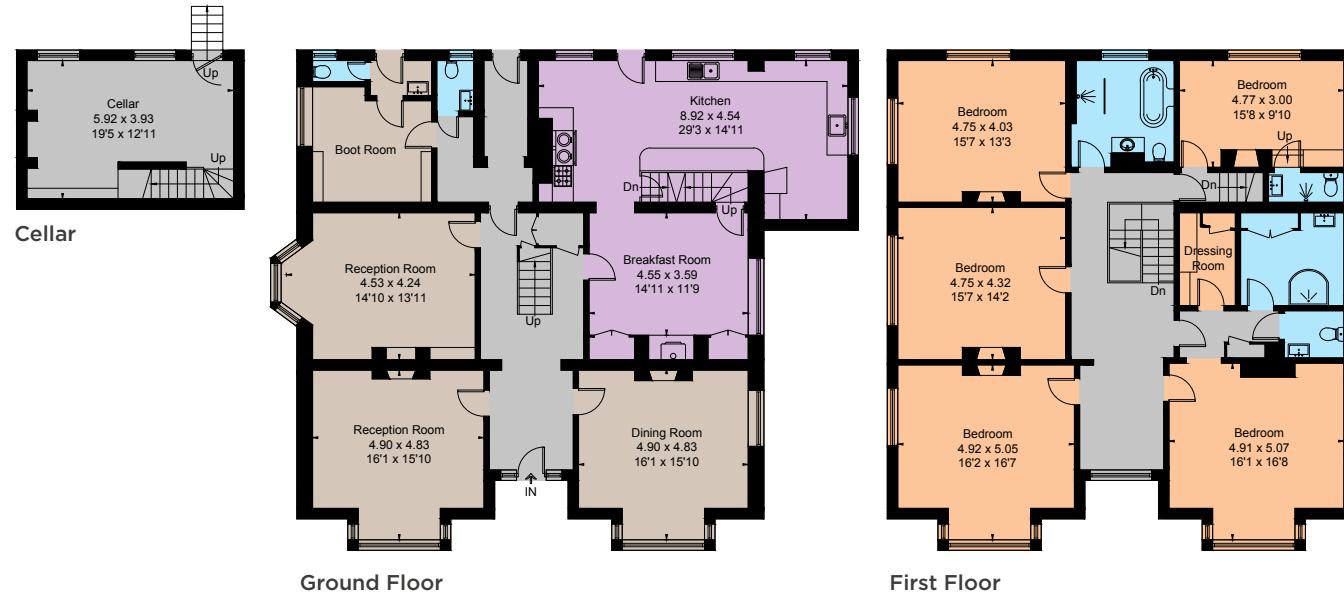
Main House: 340 sq m / 3,660 sq ft

Cellar: 23.3 sq m / 250 sq ft

Total: 363.3 sq m / 3,910 sq ft

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



The Lodge, Someries Farm

Located towards Someries Farm, the Lodge is a 3-bedroom detached lodge of brick and render construction with a slate roof. The accommodation is split over 2 floors and is positioned in an attractive setting.

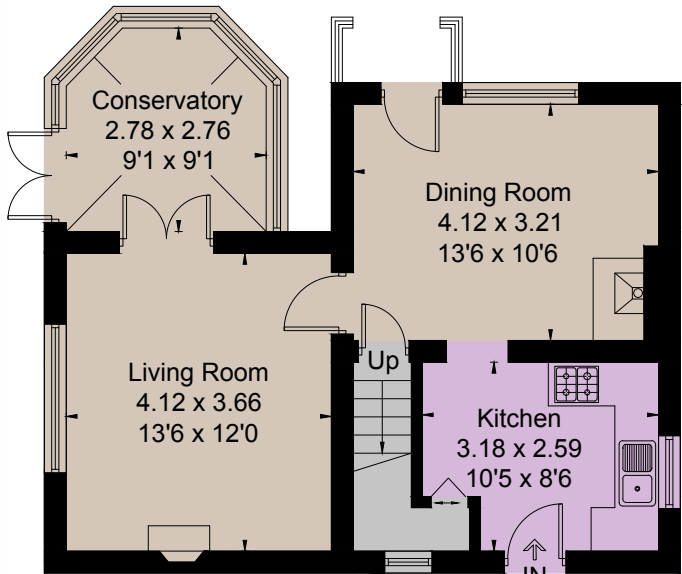


Floorplans for The Lodge

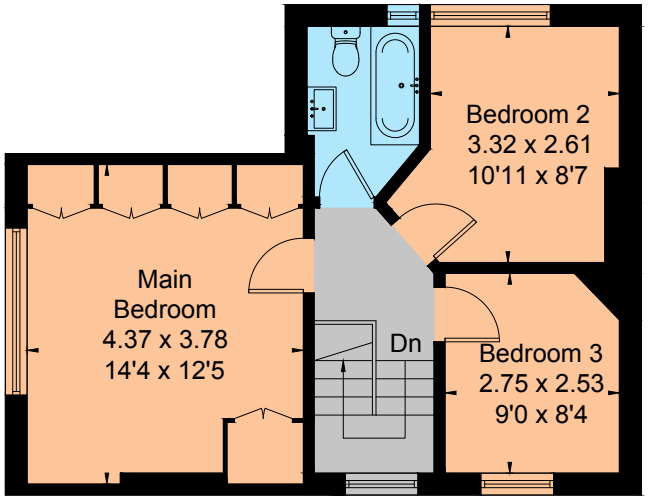
Approximate Gross Internal Area*:
Main House: 93.7 sq m / 1,008 sq ft

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



Ground Floor



First Floor



75-78 Copt Hall Cottages

Situated opposite Copt Hall Farmhouse are two pairs of 3-bedroom semi-detached traditional brick cottages under a tile roof with single side extensions.

All the residential properties are offered across two floors with attic rooms and have semi-detached outbuildings. Externally, all four properties offer large, private rear

gardens boasting far-reaching views across the farm alongside off-street parking.

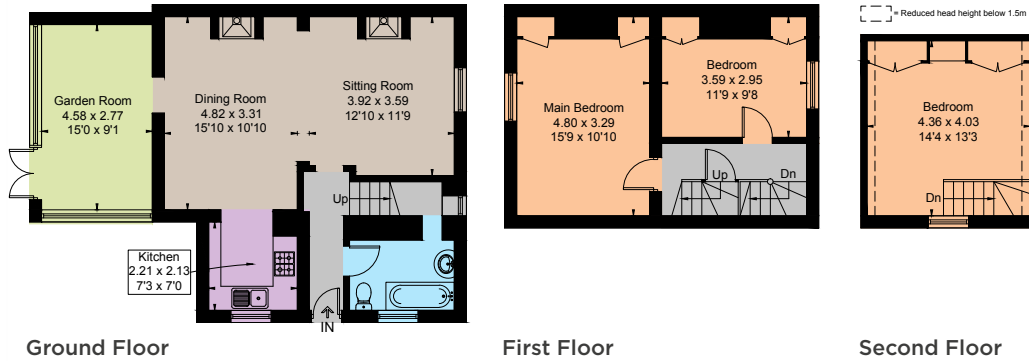
Floorplans for 75 Copt Hall Cottage

Approximate Gross Internal Area*:

Main House: 117.3 sq m / 1,263 sq ft

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



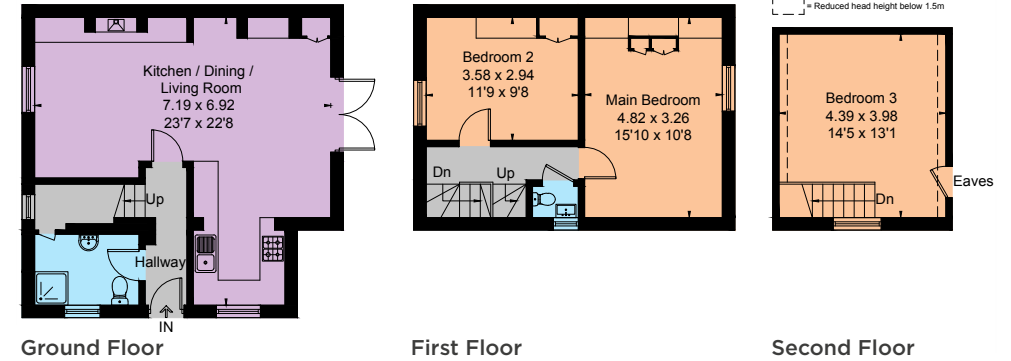
Floorplans for 76 Copt Hall Cottage

Approximate Gross Internal Area*:

Main House: 98.6 sq m / 1,061 sq ft

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



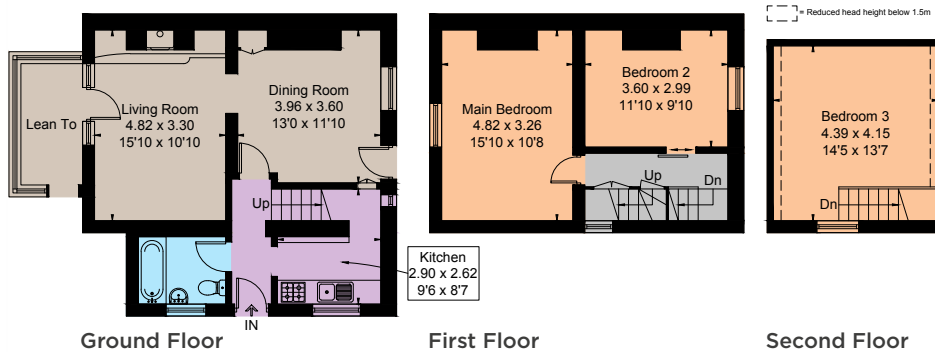
Floorplans for 77 Copt Hall Cottage

Approximate Gross Internal Area*:

Main House: 106.1 sq m / 1,142 sq ft

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.



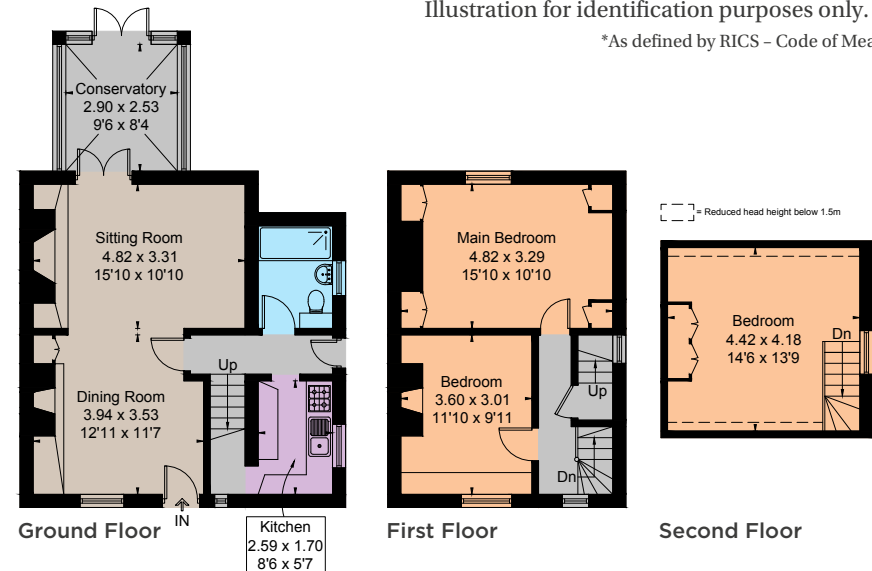
Floorplans for 78 Copt Hall Cottage

Approximate Gross Internal Area*:

Main House: 108.1 sq m / 1,163 sq ft

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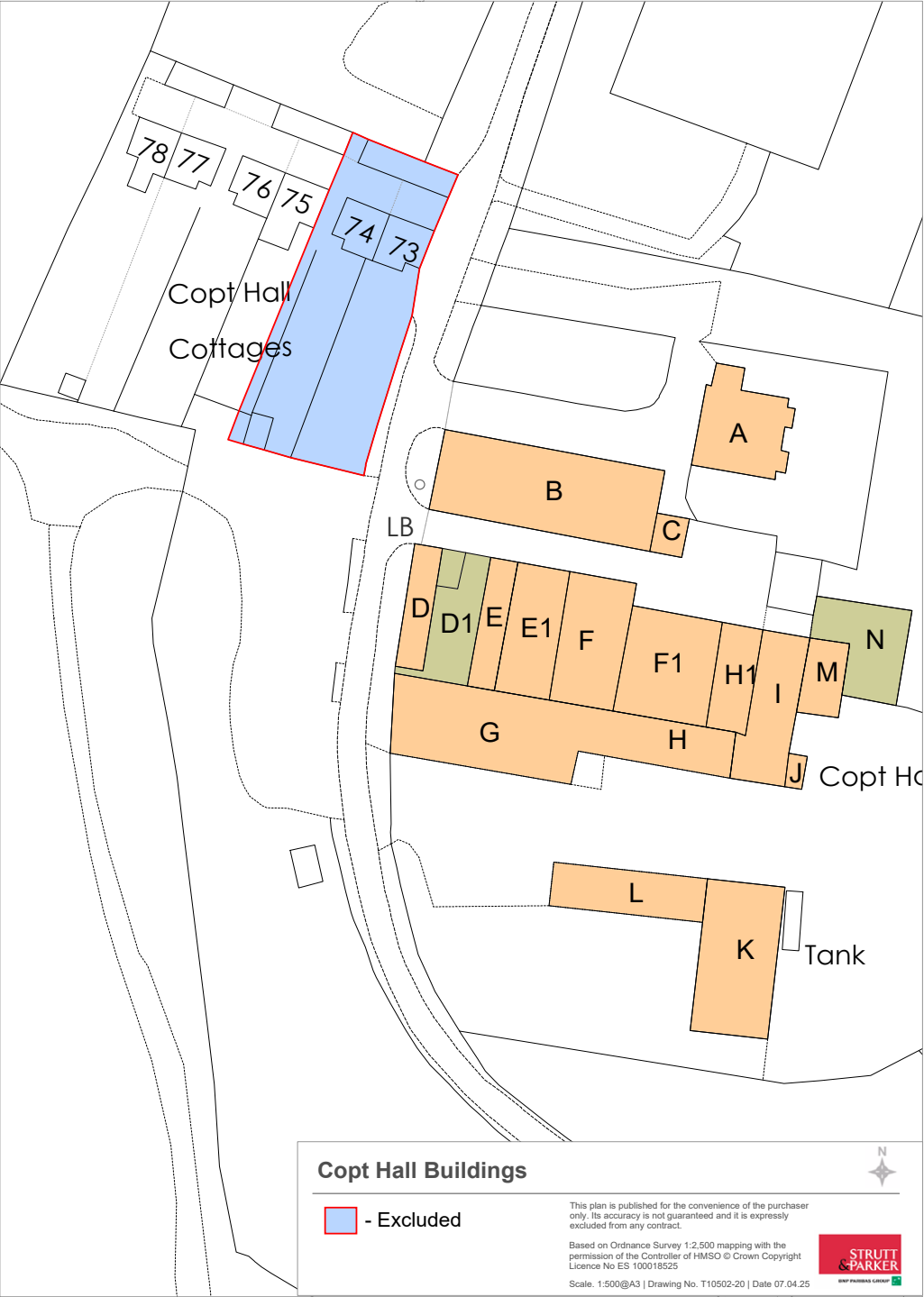
*As defined by RICS - Code of Measuring Practice.



Farm Buildings

The farm boasts an extensive range of modern and traditional farm buildings that is split over two locations; Copt Hall and Someries that service and support the farm.

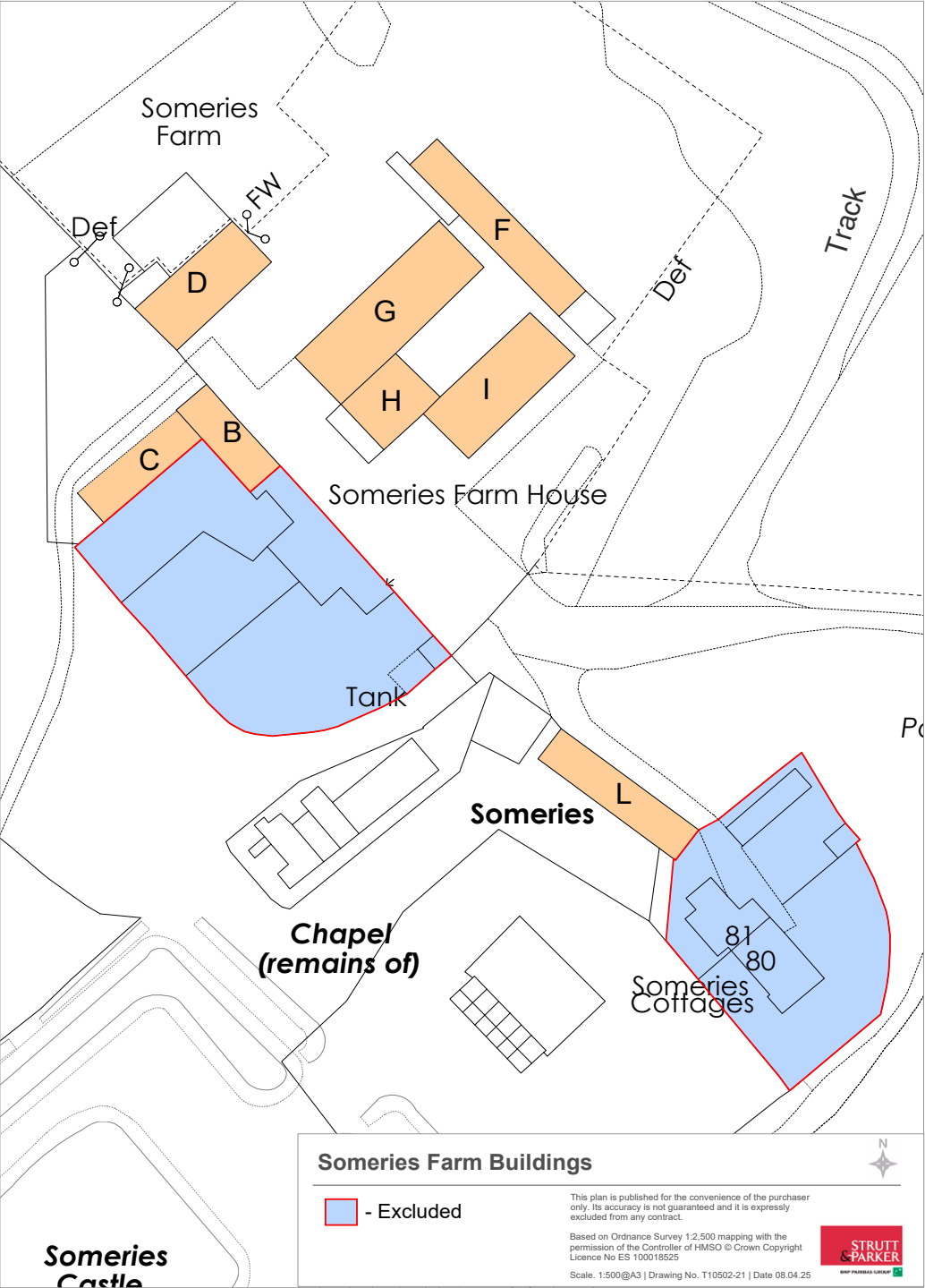
Copt Hall Farm	
Each building/area is briefly described as follows:	
Key	Description
A	Copt Hall Farmhouse
B	Traditional stable building with tack and vet room and lean-to
C	General purpose lean-to
D	Single storey stables
D1	Yard with stabling either side
E	Single storey stables
E1	Brick-built general purpose building
F	Brick-built general purpose building used as a workshop
F1	Brick-built general purpose building used as a workshop
G	Open sided steel portal frame cattle building
H	Brick built traditional farm buildings
H1	Brick-built general purpose building used as a workshop
I	Two storey traditional brick building
J	General purpose lean-to
K	Steel portal frame general purpose building
L	Open sided traditional Dutch barn
M	Open fronted steel portal frame lean-to
N	Open fronted lean-to offering additional storage



Somerles Farm

Each building/area is briefly described as follows:

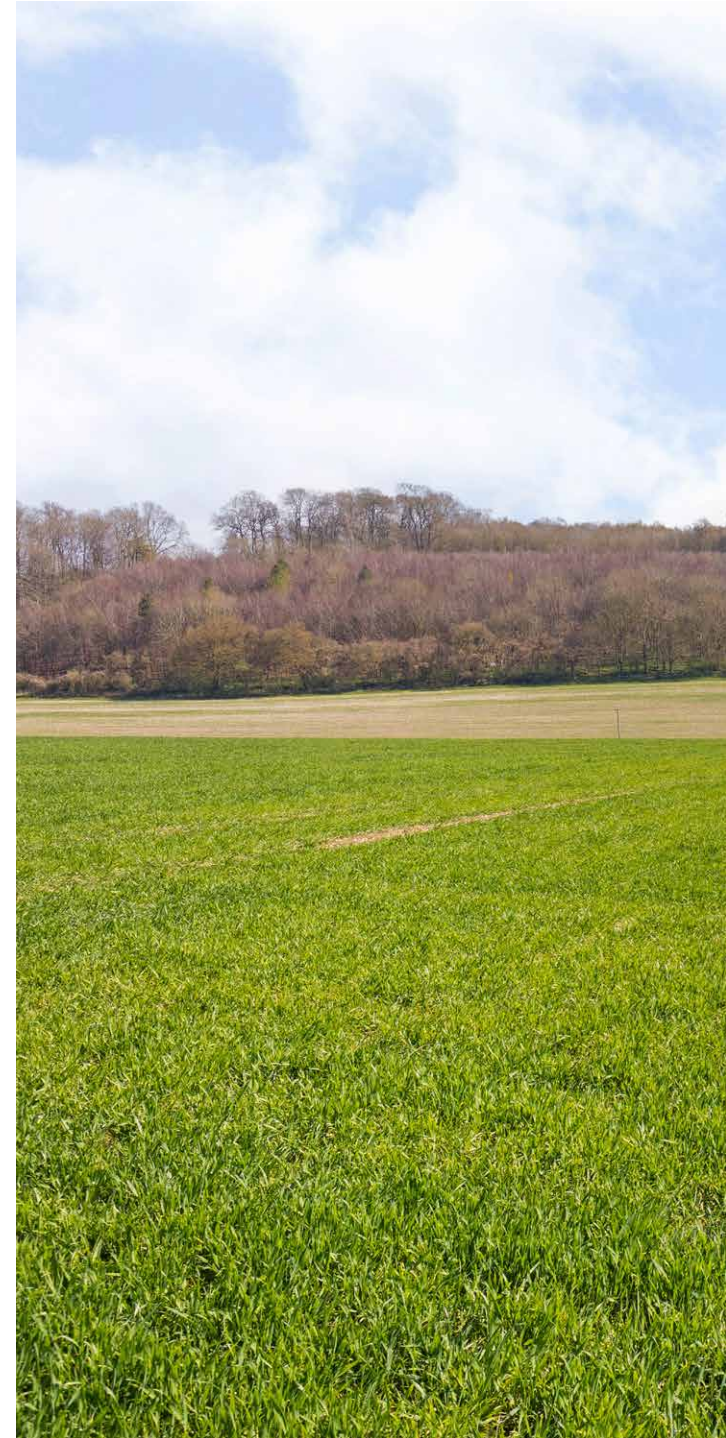
Key	Description
B	Traditional general purpose store with a slate roof
C	Traditional general purpose store
D	Traditional general purpose store
F	Brick built redundant traditional farm building
G	Brick built single storey general purpose building
H	Brick built single storey general purpose building fronting onto a yard
I	Brick built single storey general purpose building
L	Brick built single storey storage building



Farmland

The land is classified as Grade 3 on the Agricultural Land Classification of England and Wales with the soils being of the Batcombe series. These soils are described as being fine silty over clayey and fine loamy over clayey soils with permeable subsoils. Such soils are suitable for growing high yielding cereal crops.

The arable area at Copt Hall Farm extends to approximately 512.26 acres (207.31 hectares) with approximately 44.20 acres (17.88 hectares) of grassland. There are 135.28 acres (54.74 hectares) of woodland which is interspersed throughout the land and enhance the environmental benefits of the farm. There is an established productive shoot that is in place on Copt Hall Farm.





Lot 2 - Gibraltar Farm

About 260.03 acres (105.22 hectares)

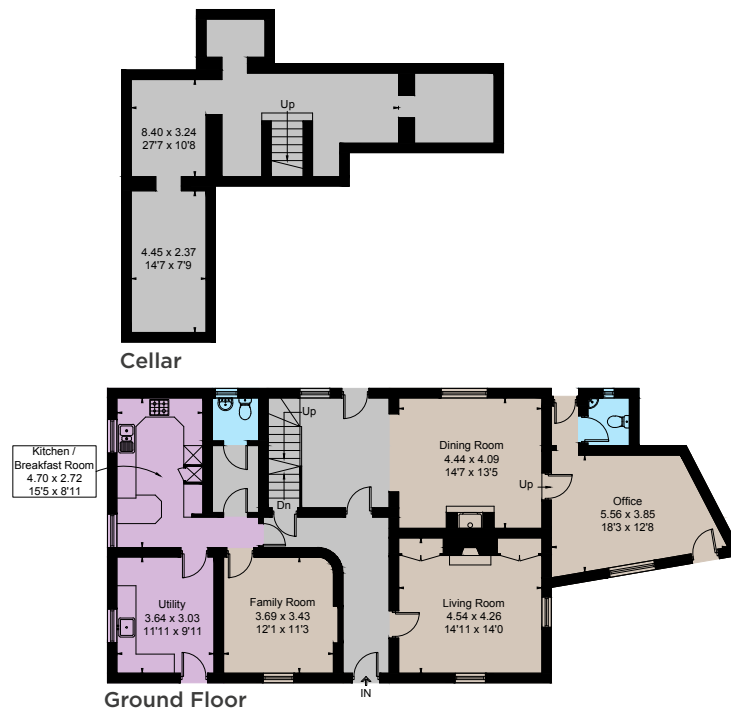
Situated to the west of Copt Hall Farm and due south of Luton.

Gibraltar Farm present purchasers with a strategic farm extending to approximately 260.03 acres (105.22 hectares). The farm's situation offers hope for development and change of use (subject to planning) in the medium or long term. The farmstead is positioned on the A1081 with the land extending to the M1 at Junction 11. There has been extensive commercial development in the local area in recent times with the improvement of local infrastructure allowing the farm to benefit from an exceptional rail and road network.

Gibraltar Farm is let under an Agricultural Holdings Act 1986 Tenancy. It is our understanding that there is one succession left on the tenancy with the rent currently achieved on the holding being £41,603 per annum.

Gibraltar Farmhouse

Located to the south of the farm buildings is Gibraltar farmhouse which is a detached brick farmhouse under a slate roof. Accommodation is over two floors with 5 bedrooms and 2 bathrooms. The farmhouse benefits from an extensive south facing garden.



Floorplans for Gibraltar Farmhouse

Approximate Gross Internal Area*:
Main House: 253.7 sq m / 2,731 sq ft
Cellar: 46.1 sq m / 496 sq ft
Total: 299.8 sq m / 3,227 sq ft

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.

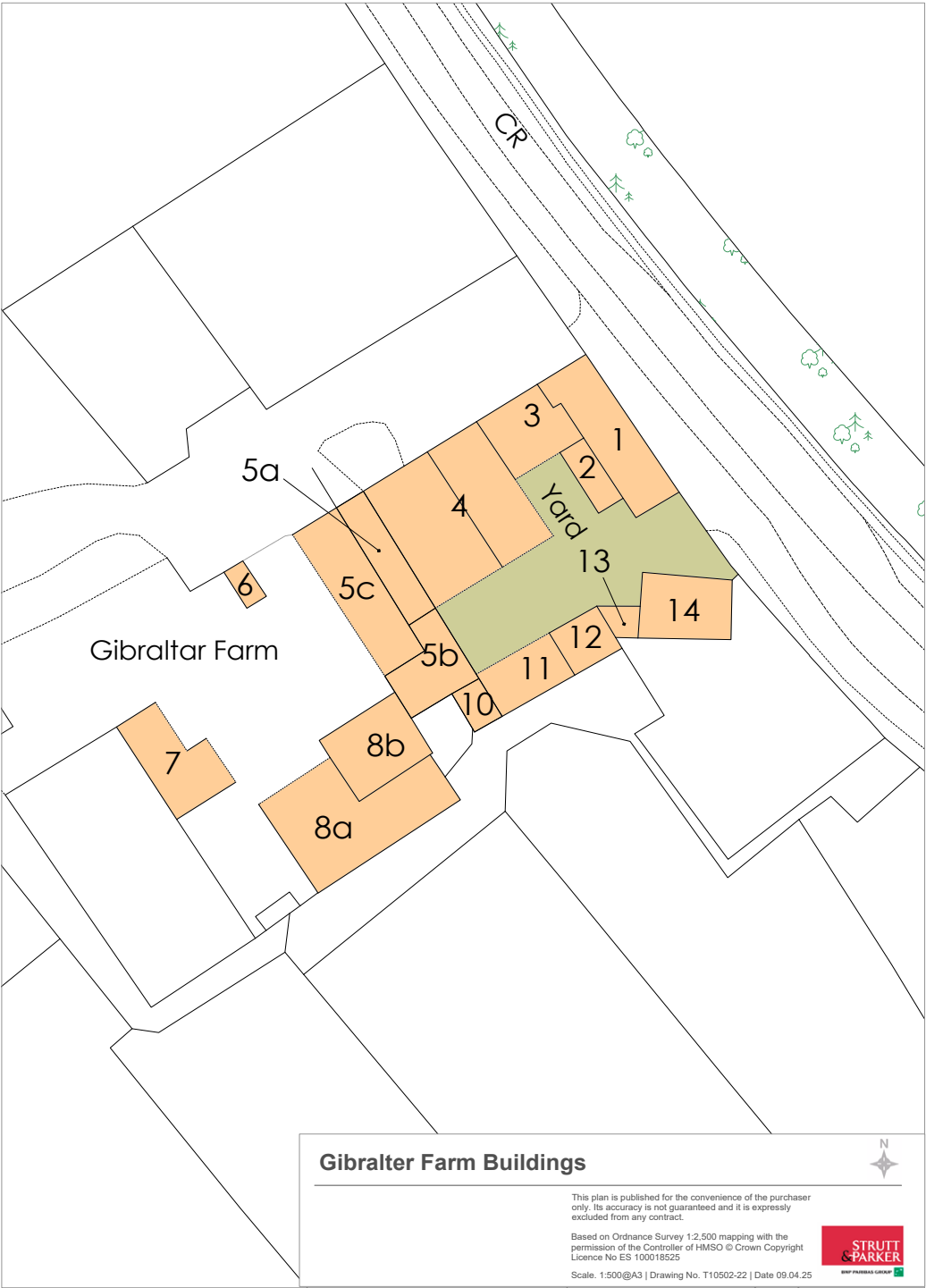
Farm buildings

The farmstead at Gibraltar Farm is extensive with a separate farmhouse and an array of modern and traditional farm buildings. A significant number of the farm

buildings have been commercially sublet which increases the rent achieved on the farm. Further details can be found in the data room.



Gibraltar Farm	
Each building/area is briefly described as follows:	
Key	Description
1	Traditional brick-built former grain store
2	Traditional lean-to stable block fronting onto a yard
3	Steel portal frame former dryer building
4	Twin span concrete portal frame general purpose building
5a	Steel portal frame general purpose building
5b	Steel portal frame general purpose building
5c	Open-fronted machinery store
6	Concrete panel garage
7	Open fronted machinery store with corrugated iron roof
8a	Concrete portal frame general purpose building
8b	Concrete portal frame general purpose building
10	Traditional brick built stabling
11	Brick built traditional general purpose store
12	Brick built traditional general purpose store
13	Farm office
14	Gibraltar Farmhouse



Farmland

The land is classified as Grade 3 on the Agricultural Land Classification of England and Wales with the soils being of the Batcombe series. These soils are described as being fine silty over clayey and fine loamy over clayey soils with permeable subsoils. Such soils are suitable for growing high yielding cereal crops.

The arable land at the Gibraltar Farm extends to approximately 216.82 acres (87.75 hectares) with extensive horse paddocks extending up to approximately 16.03 acres (6.48 hectares). There are a number of parcels of woodland, extending up to 20.29 acres (8.21 hectares) in total.





Lot 3 - Porters End Farm

About 295.27 acres (119.48 hectares)

Situated to the south-east of Copt Hall Farm and Gibraltar Farm and approximately 3 miles north-east of the market town of Harpenden. Porters End Farm is split into two blocks with the arable land extending to approximately 275.86 acres (111.63 hectares) and the balance consisting of woodland and tracks.

The northernmost block is adjacent to Gustard Wood with access from Porters End Lane extending to 166.90 acres (67.54 hectares). The southerly block is close to Mackerye End with access from Sauncery Wood Lane extending to 128.37 acres (51.95 hectares).

The farm is let on an FBT that currently rolling periodically. The land is classified as Grade 3 on the Agricultural Land Classification of England and Wales with the soils being of the Batcombe series. These soils are described as being fine silty over clayey and fine loamy over clayey soils with permeable subsoils. Such soils are suitable for growing high yielding cereal crops.





General

Method of Sale: The land is offered for sale by private treaty as a whole or in three lots.

Tenure: The portfolio is to be sold freehold, subject to the occupational tenancy agreements as described in these particulars.

Exchange of Contracts and Completion: A 10% deposit will be payable on exchange of contracts with the completion date to be agreed between parties.

Data Room: Further information in respect of Copt Hall, Someries, Gibraltar and Porters End Farm can be found in the data room. Please contact the vendor's agent should you wish to access the information.

Overage: In the event that planning permission or permitted development is granted in the next 30 years for a non-agricultural use, the Buyer, or their successor in title, will pay 30% of the value of the uplift to the Seller with the benefit of consent above its existing use value, after deducting the reasonable cost of obtaining the consent. The amount will be payable once the consent is implemented, or the land or any part is sold with the benefit of consent.

The overage is triggered where consent is granted during the 30 year period and is payable on the earlier of the sale of the land or relevant part or the implementation of the consent (whether that occurs during or after the expiry of the 30 year period). For the avoidance of doubt the premiss of this overage is not to be triggered in respect of planning permission specific to works to any existing building at the land as of today.

Residential Property Information:

Property	Tenure	Council Tax	EPC	Water	Drainage	Heating/Hot Water
Copt Hall Farmhouse	AHA	G	E	Borehole	Sewage Treatment Plant	Oil fired Boiler
The Lodge, Someries Farm	AHA - sublet	D	F	Borehole	Sewage Treatment Plant	Wood fired boiler
75 Copt Hall Cottage	AHA - sublet	C	D	Borehole	Sewage Treatment Plant	Electric immersion
76 Copt Hall Cottage	AHA - sublet	C	D	Borehole	Sewage Treatment Plant	Oil fired Boiler
77 Copt Hall Cottage	AHA - sublet	C	G	Borehole	Sewage Treatment Plant	Electric immersion
78 Copt Hall Cottage	AHA - sublet	C	E	Borehole	Sewage Treatment Plant	Oil fired Boiler
Gibraltar Farmhouse	AHA	G	E	Mains	Klargester	Oil fired Boiler

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 any other rights and obligations, easement 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. There are several rights of way located across the various farms within the portfolio.

There is a National Grid gas pipe that runs through part of Copt Hall Farm. Further details are with the vendor's agent.

Sporting, Timber and Mineral Rights: All sporting and timber rights are included in the freehold sale insofar as they are owned.

Local Authority: Copt Hall Farm is located within Central Bedfordshire District Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ.

Gibraltar Farm is located within Dacorum Borough Council, The Forum Marlowes, Hemel Hempstead, HP1 1DN.

Porters End Farm is located within North Hertfordshire District Council, Council Offices, Gernon Road, Letchworth Garden City, SG6 3JF.

Drainage: We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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.

Boundaries, Plans, Areas, Schedules and Disputes: The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the



boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the vendor's agents whose decisions acting as expert shall be final.

Health & 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.

Solicitors:
DAC Beachcroft
25 Walbrook
London
EC4N 8AF
FAO Matthew Cox

Guide price: £12,000,000 (Lot guide prices are available on request).

Viewings: Strictly by appointment with Strutt & Parker.

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