

CHAPEL FARM

Luton Road, Chalton, Luton, LU4 9UJ



BRIGGS & STONE
land & property consultants



Outstanding opportunity to purchase a multi-faceted farm with income generation and redevelopment potential

- Strategically located farm
- Four bedroom farmhouse (AOC)
- Range of modern farm buildings
- Long term development potential
- Battery storage scheme generating in excess of £70,000 pa (subject to indexation)

In all extending to approximately 8.056 hectares (19.91 acres)

For sale as whole or in three lots.

Location and Situation

Chapel Farm lies on the southern boundary of the village of Chalton and has direct frontage and access to the Luton road, and also immediately adjoins the M1 motorway at Junction 11A. It is located approximately 6.8 miles to the north west of the town of Luton, and approximately 4.4 miles to the north east of the town of Dunstable. Both towns provide a wide range of employment, educational, recreational and retail facilities.

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Summary Description

Chapel Farm extends in total to approximately 8.056 hectares (19.91 acres) and the property comprises of a farmhouse of modern construction circa 1980's, a set of modern and traditional farm buildings and approximately 5.309 hectares (13.12 acres) of grazing pasture. Chapel Farm is subject to a 50 MW battery storage scheme let on a 40 year lease commencing on 17 February 2022 and generating a rent in excess of £70,000 per annum. In addition to the farm buildings there is also a free-range poultry facility and small retail unit to the front of the house and in the yard area fronting the B579.

Lot 1 – Chapel Farmhouse and Farm Buildings

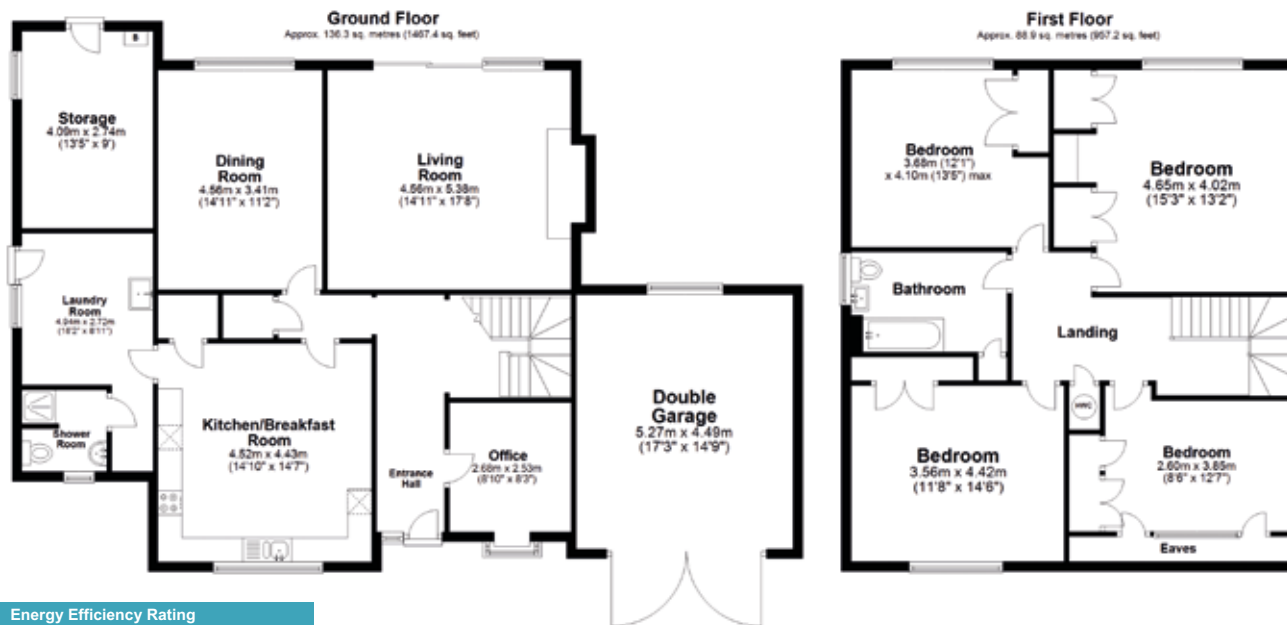
Chapel Farmhouse is a modern detached dwelling constructed in and around 1984 and is constructed of brickwork under a clay tiled roof. The internal accommodation is well laid out providing extensive living space, ideal for family living. The internal accommodation comprises utility room, downstairs WC and shower room, kitchen with single aspect to front elevation, dining room, living room and office with an attached side porch. On the first floor there are four bedrooms and two well appointed bathrooms.



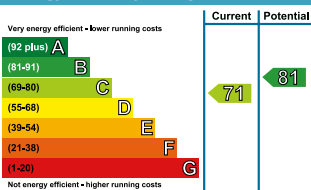


An extensive range of traditional and modern farm buildings are situated to the rear of the farmhouse. The buildings have potential for alternative uses (subject to planning) and are further described below.

Farmhouse



Energy Efficiency Rating



Building No.	Description
1	Free Range Poultry House <ul style="list-style-type: none"> Concrete block and timber free range poultry house 39.90m x 11.64m with canopies and storage lean-tos
2 & 3	Fodder Barn <ul style="list-style-type: none"> Open fronted steel portal frame Aluminium box profile cladding and roof above concrete floor Lean-to 30.63m x 10.24m and 11.06m x 10.24m
4	Chicken Unit <ul style="list-style-type: none"> 16.41m x 7.47m
5	Grain Store and General Purpose Buildings <ul style="list-style-type: none"> Central grain store with dual span lean-to on each elevation Further mono pitch roof lean-to fodder barn All above concrete floor (30m x 11.45m) + (26m x 14.44m) + (30m x 10.31m)
6	Storage Barns <ul style="list-style-type: none"> 2 no. general purpose storage barns comprising concrete block building beneath corrugated sheet roof and mono pitch lean to of steel portal frame construction (19.40m x 8.01m) + (19.40m x 5.97m)



There are also a range of open fronted storage barns and workshops built along the western boundary of Chapel Farm. Further measurements of the various buildings are available on request.

Area extends to 1.193 hectares (2.95 acres).

Lot 2 – Farm Land

The farmland comprises a mixture of permanent pasture and arable, which is currently down to a crop of maize. In the past it has been used for a mix of grazing for livestock, free range egg production and hay/silage crops. The land slopes in a slope downwards in a northerly direction towards the farmstead and extends to approximately 5.309 hectares (13.12 acres)

The majority of the land is classified as Grade 3 on the former Ministry of Agriculture Land Classification Series.

The soil types found upon the property include the Evesham 3 series, characterised as being permeable, calcareous, clayey and fine loamy over clayey soils. In addition, there is also the Swaffam Prior series being characterised as loamy over chalk with chalky drift and chalk being well drained calcareous, coarse and fine loamy soils over chalk rubble.





Lot 3 – Battery Storage Site

The scheme comprises 26 battery storage units, 13no. transformers and a portable relay room/metering point. The development footprint is approximately 1.06ha.

The majority of the site is made up of the battery storage units, which have a height of 2.2m and the transformers with a height of 2.5m. The relay room/metering point is 4m in height. The batteries are charged solely from renewable energy sources (predominantly wind and solar energy).

Native hedgerow planting has been provided and within this, the site is surrounded by a 2.4m palisade perimeter fence, entered via gates on its eastern and southern sides.

Access is provided off the public highway via the newly constructed junction off B579. Within the compound, the site is finished with type 1 aggregate as is the internal track.

The site is let to an energy company for a 40 year term commencing 17 February 2022. The initial rent was £70,000 per annum which is index linked to RPI on an annual basis.

Area extends to 1.556 hectares (3.84 acres).



Access

Chapel Farm is accessed via the public highway off the B579. There is internal access to all parts of the property via this roadside access.

Further details relating to access can be provided upon request.

Redevelopment Potential

Chapel Farm lies within the Green Belt. The land is designated within the Great Ouse Nitrate Vulnerable Zone. Part of Chapel Farm (3.18 ha) has been allocated (Allocation Ref. HAS09) within the Pre-Submission January 2018 Local Plan (Central Bedfordshire Council Local Plan 2035) for residential development with an approximate capacity of 54 homes as part of Policy HA1: Small and Medium Allocations. This draft allocation has since been rescinded.

The farm buildings lend themselves for potential redevelopment. Prospective purchasers are advised to satisfy themselves in respect of any development potential at the property.

Agricultural Occupancy Condition (AOC)

Chapel Farm House is subject to an occupancy condition, under the conditions of the planning permission, Ref. SB/TP/8126, which states:

"the occupation of the dwelling shall be limited to a person wholly or mainly employed locally in agriculture as defined in Section 290 (i) of the Town & Country Planning Act 1971, or in forestry, or a dependent of such person residing with him (including a widow or widower of such a person)".

Overage

The farm buildings and land will be sold subject to an overage provision. The overage will entitle the vendors to 25% of any increase in value arising from the grant of planning for anything other than agricultural or equestrian use for the whole of the property for a period of 25 years from the date of sale. The overage is to be triggered by the sale of the property, or implementation of a planning or share sale.

The overage will exclude any development for agricultural and equestrian purposes/use.

Further details available on request.

Tenure & Possession

Chapel Farm is offered freehold with vacant possession subject to the prevailing battery storage lease.

Services

Chapel Farm benefits from mains water and mains electricity, with private drainage. None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

Ingoings

The growing crops are not included in the sale.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Further details available on request.

Basic Payment Scheme

The land is registered for payments under the Basic Payment Scheme. As the scheme has ended no entitlements are available.

Environmental Schemes

The farm is not included in any environmental scheme or woodland grant schemes.

Mineral & Sporting Rights

The mines, minerals and sporting rights, such as they exist are included in the freehold.

Council Tax

Chapel Farm House has a council tax band F.

Local Authority

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.

Method of Sale

Private Treaty.

Legal Costs

The parties are to bear their own costs.



Agent

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Will Taylor
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Vendor's Solicitor

HCR Hewitsons
Stephanie Dennis
Lancaster House, Nunn Mills Road, Northampton, Northamptonshire, NN1 5GE.

Location

What3words Chapel Farm main entrance: ///uppermost.outfitter.live

Postcode: LU4 9UJ

Viewings

All viewings to be made by prior arrangement.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Information Pack

A full complement of supplementary information is available on request.



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