



Lilley Hoo Farm

Lilley, Bedfordshire

Carter Jonas

THE CROWN
ESTATE

**Lilley Hoo Farm
Lilley
Luton
Bedfordshire
LU2 8NQ**

**An opportunity to lease a
Grade 3 and 4 holding on a
15 year environmental Farm
Business Tenancy.**

Extending to approximately 177.21 acres of Grades 3 and 4 land, Lilley Hoo Farm situated outside of the village of Lilley is available to let as a whole or in two lots.

Lot 1 comprises approximately 175.88 acres of land, with associated buildings.

Lot 2 comprises the Farmhouse and paddocks, extending to approximately 13.65 acres



Property

The property consists of approximately 177.21 acres (71.713 hectares) or thereabouts.

The Holding is to be made available as a whole or in two separate lots.

Lot 1: Land Only with Buildings – Approximately 177.21 acres

Lot 2: Farmhouse and Paddocks – Approximately 13.65 acres.

Location

The Holding is accessible, being only a short distance from the A505. The most direct route is found by taking the exit for Lilley, from the A505. Continue left onto Hollybush Hill, then left again onto Lilley Hoo Lane. The farm is accessed via a private track along the lane.

Land

The Holding is comprised of Grades 3 and 4 soil as documented in Natural England's Agricultural Land Classification map for the East Region.

The Land is a combination of Soilscape 3, 5 and 8 creating a combination of lime-rich loamy soils making it well suitable to a variety of crops and pastureland.

Farm Buildings

Grainstore: 500-600t traditional style grainstore with corrugated cladding and concrete flooring. Accessed via a combination of sliding and roller shutter doors, extending to approximately 7,360 square feet.

Stables: Traditional style brick construction stable block with three defined stalls. Together with an open-sided building under a tin roof, typically used for hay storage.

Farmhouse

A six-bedroom farmhouse subject to full refurbishment works. To be let together with or separately from the eFBTs. Sample designs are available in the Data Room. Please note the Farmhouse will not be available until later this coming autumn.



Method of Letting

The farm is to be let as a whole or in two lots by informal tender.

Interested parties are asked to submit their tenders via email to:

kylie.roberts@carterjonas.co.uk
emily.moore@carterjonas.co.uk

marked clearly as 'Lilley Hoo Farm at Lilley' by 12 noon on 29th May 2026.

Informal tenders should be submitted subject to contract and any other conditions on which the informal tender is made should be specified.

Applicants are encouraged to provide as much detail as possible on their covering letters and application forms.

The Landlord and their Agents will not be bound to accept either the highest or any offer for the farm.

Tenders should outline a given sum for the total annual rent offered and should not be made by reference to other tenders.

eFBT

The Crown Estate, working with the Tenant Farmers Association, has developed a new form of tenancy agreement that will be used for this letting. This agreement enables the Landlord and Tenant to agree a set of shared agricultural, environmental and social aspirations for the management of the farm, including diversification opportunities, at the outset of the agreement. A draft agreement will be included in the data room.

Environmental, Diversification & Social Aspirations

The Property will have its own agreed bespoke Farm Green Book, reflecting The Crown Estate and the Farmer's shared environmental aspirations for the Property, and its own agreed Farm Partnership Book, reflecting shared aspirations for the diversified and socially beneficial use of the land.

These will reflect The Crown Estate and the Farmer's agreed aims and aspirations, while giving the Farmer the freedom to farm and use the land in a suitable way. Prospective applicants are encouraged to discuss this approach with the Letting Agents and submit their own environmental and diversification/ social benefit proposals.

Basic Payment Scheme

The letting does not include any BPS entitlements or transfer of any de-linked payments

Soil Requirements

Effective soil management is important to The Crown Estate. It supports LEAF's (Linking Environment and Farming) six step action plan as part of a fully integrated approach to farming:

1. Structure
2. Drainage
3. Compaction
4. Organic Matter
5. pH and nutrient status
6. Biological Health LEAF's Simply Sustainable Soils can be accessed via: <https://leaf.eco/farming/resources>

The Crown Estate have commissioned independent soil testing, the results of which will form part of the information pack. This

will include recommendations of a target soil condition at the termination of the initial tenancy including structure and fertility. The successful tenderer will be expected to achieve the target soil condition.

Consideration will be given for exceeding the target or recompense will be sought for failing to meet the target. The soil report will form part of the ingoing schedule of condition. An updated soil report will be commissioned three months prior to the tenancy termination, and this will form part of the outgoing schedule of condition. The Crown Estate will charge the Tenant 50% of the cost of the Schedule of Condition.

The Tenant will provide the Landlord an updated soil report in an agreed form at year five of the tenancy. On termination of the tenancy, the outgoing Tenant will provide the ingoing Tenant with cropping, soil management and precision farming data.

Tenure & Possession

An eFBT of the Whole and Lot 1 for a term of 15 years commencing on 30th September 2026. Lot 2 'is to be let on a 1954 Act Commercial Lease offered for a term of 5 years commencing on 30th September 2026. A sample agreement is available in the Data Room.

Environmental Schemes

The Holding has no existing Environmental Stewardship or ELMS agreements. The successful tenant will be expected to enter into appropriate environmental scheme options, working with the Landlord towards the objectives of the eFBT.

Nitrate Vulnerable Zone

The site is within a Nitrate Vulnerable Zone (2025-2028).

Tupe

Applicants will be responsible for assessing and meeting any TUPE liability.

Early Entry

Early Entry to the land will be available post-harvest under mutually agreed terms to undertake cultivations and sowing.

Outgoings

The Tenant will be responsible for all outgoing in respect of the Holding during occupation.

Rent Payment

The rent will be paid quarterly in advance, the first payment being made on the signing of the agreement.

Neither Carter Jonas nor The Crown Estate will be bound to accept either the highest or any offer for the tenancy.

Following the termination of the original Farm Business Tenancy agreement the tenant will have no automatic right to a tenancy renewal.

Tender Rent Lot 1: eFBT

Based on a 15-year fixed term.

Subject to The Crown Estate's standard Full Repairing and Insuring Agreement.

Tender Rent Lot 2: 1954 Act Commercial Lease

Based on a 5-year fixed term.

Subject to The Crown Estate's standard Full Repairing and Insuring Agreement.

Wayleaves, Easements & Rights of Way

The property is let subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor The Crown take responsibility.

Drainage

The land is not subject to drainage rates. However, in the event these are applicable these will be payable by the Tenant.

Data Room

An online Data Room is available to all interested parties containing the following:

- Detailed Plans
- Five Years Cropping History
- SOYL Report
- Tender Form
- Draft Environmental Farm Business Tenancy

VAT

VAT will be charged in addition to the passing rent tendered.

Local Authorities

North Herts Council
PO Box 10613
Nottingham
NG6 6DW
01462 474000

Viewings

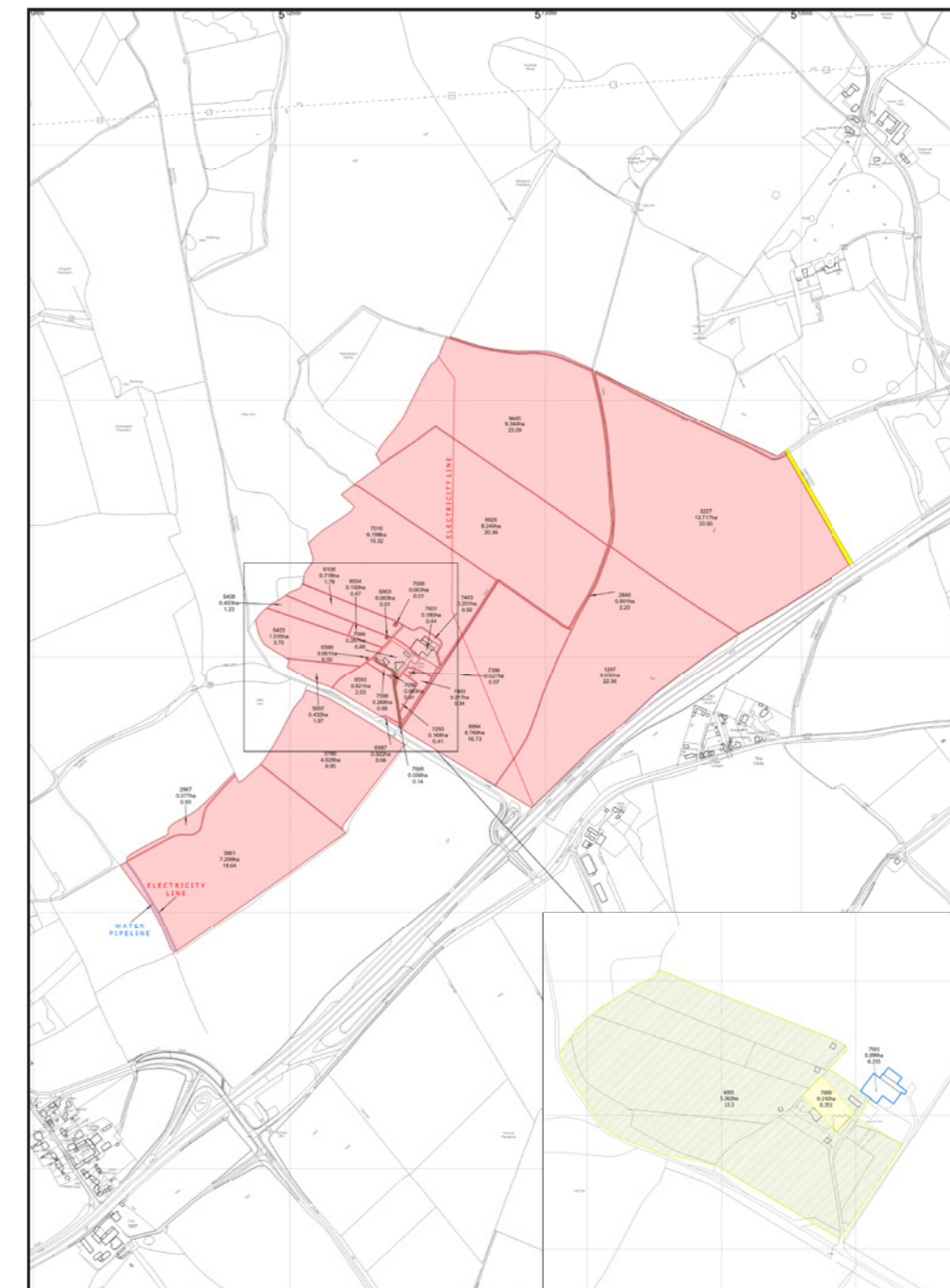
Viewing is strictly by private appointment only.

Details of available viewing days held on the Holding will be shared in due course.

Please find the relevant contact details below to register interest and attend the viewing day.



/// warmers.health.seashell





Northampton

01604 608 210 | kylie.roberts@carterjonas.co.uk

01604 608 210 | emily.moore@carterjonas.co.uk

The Maltings, Unit 2, Blisworth Hill Business Park, Stoke Road,
Blisworth, NN7 3DB

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE