



WELLINGTON

Stanford End Farm forms part of the Wellington Estate and until 2022 had been let to the Dance family on an Agricultural Holdings Act (AHA) tenancy. The tenancy had been in place for approximately 60 years, and passed from the current Farm Business Tenant's Grandfather to Father around 1980.

AHA tenancies split the responsibilities of maintenance and upkeep of residential properties between the landlord and tenant on 50:50 basis. Historically, many farm tenants would maintain their own properties (interior decoration etc), and would look to landlords for support on more significant projects, such as structural issues or major improvements. It was at the discretion of the tenant to inform the landlord of any works required and in the instance of Stanford End Farmhouse, there was little correspondence between the tenant and the Estate, relating to any improvement works.

For this reason, Stanford End has deteriorated to a state, that is not consistent with other properties across the Estate. In 2022, the Estate took the opportunity to renegotiate the tenancy agreement with the Dance family, which included the surrender of the Farmhouse and an additional cottage. The cottage has undergone a full interior renovation, however the Farmhouse is in need of a significantly larger sum of investment in order to modernise it for 21st century living. The refurbishment works will extend to significant structural works, as these had not been reported to the Estate during the family's previous tenancy agreement.

In order to commercially justify the significant renovation works, a large reconfiguration of the buildings will be required. The farmhouse alone would not generate a large enough rental return to justify the expenditure, so additional living space and further bedrooms are required in order to improve the appeal of the property and ultimately attract a higher annual rent.

Further to this, it is felt that the appearance of the South side of the building is not in keeping with the North and West facing facades. The southern facade is asymmetrical unlike the other approaches and by installing an additional window on the first floor this would help to balance out the appearance. In addition, this would provide the master bedroom with dual aspect windows, which are often found in properties of this size and stature.

Naturally, it is in the Estate's interest to improve this property, however in order to undertake a renovation which is commensurate with the size, scale and stature of the farmhouse, then the additional window and extension are essential to warrant the level of investment required.