
Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.

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Contents

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



- 1. General Information
 - 1.1. Summary of Instructions 1
 - 1.2. Reliance..... 1
 - 1.3. Limitations to Inspection 1
 - 1.4. Inspection 1
- 2. Summary Property Description
 - 2.1. Location and Description 3
 - 2.2. Building Form and Property Construction 3
- 3. Building Fabric and Structural Assessment – Barn 12
 - 3.1. Barn 12 - Structure 5
 - 3.2. Barn 12 – Roof and Elevations 7
- 4. Building Fabric and Structural Assessment – Barn 15
 - 4.1. Barn 15 - Structure 10
 - 4.2. Barn 15 – Roof and Elevations 12
- 5. Conclusions and Recommendations
 - 5.1. Conclusions and Recommendations 16

Appendix 1
Appendix 2

Standard Survey Limitations
Site Plan

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Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



1. General Information

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



1.1. Summary of Instructions

In accordance with your instructions to proceed as set out in our email dated 17th July 2025, we have carried out an inspection to report on the condition of the buildings known as Barns 12 and 15, The Holt Farm, Kimpton.

1.2. Reliance

This report is intended for the addressees only and third parties are not permitted to rely on the contents without the express permission of Savills (UK) Limited.

1.3. Limitations to Inspection

This Report and our inspection have been prepared and undertaken in accordance with our Standard Survey Limitations, as attached at Appendix 1.

As detailed in our fee proposal, no opening up or testing of the building fabric or building services installations has been undertaken unless stated to the contrary in this report.

1.4. Inspection

We inspected the property on Tuesday 5th August 2025. Weather conditions at the time of the inspection were dry and bright.

The principal elevations which face the direction of the main farm house have been taken to face north and all other directions should be construed accordingly.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



2. Summary Property Description

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



2.1. Location and Description

Barns 12 and 15 are located close to the centre of the group of farm and stable buildings located to the south of the main farm house.

Barn 12 is a structurally independent building currently used for the storage of straw bales and farm equipment. The building is open sided around the whole of the structure.

Barn 15 is a structurally independent barn currently used for the storage of farm equipment. The barn includes low level push walls at ground floor level, to some of the perimeter of the building. The tenant confirmed that the intended use of the building is to store grain but that the building could not be used for this purpose as the roof and walls are not weathertight and leak. The building is enclosed on three sides and the east side of the roof includes a rectangular structure protruding above roof level.



Barn 12 viewed from the south east.



Barn 15 viewed from the south east, incorporating a rectangular roof structure.

2.2. Building Form and Property Construction

Barn 12 has a precast concrete frame which bears on assumed concrete pad foundations. The roof and gable is clad in profiled cementitious sheets. Signage is provided on the elevations stating that the cement sheets contain asbestos. The building has a ground bearing concrete slab floor.

Barn 15 has a steel frame supported on apparent concrete footings. The roof structure is curved and includes a curved metal roof truss. The barn has a concrete slab floor. The roof and elevations are clad in profiled metal sheets. The downpipes and gutters are in uPVC.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



3. Building Fabric and Structural Assessment – Barn 12

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



3.1. Barn 12 - Structure

Barn 12 has a precast reinforced concrete portal frame, including concrete beams and purlins. The barn comprises a central duo-pitched central storage bay with an additional mono-pitched bay on the east side.

The concrete frame is damaged in areas and sections are in very poor repair and structurally unsound. The following issues were noted:

- A significant number of the purlins are cracked and damaged. Some are in very poor condition, including to the east mono-pitched structure, are in danger of collapse and are a health and safety hazard.
- To the east wing, one of the concrete purlins has been replaced to a basic standard with a timber beam. The timber beam would not provide the same structural support as the original concrete beam.
- Some of the purlins to the east wing have become displaced from their original bearing position and are in danger of collapse.
- The concrete elements are prefabricated and are unlikely to still be manufactured. As a result, replacement elements cannot be sourced.

The damage to the concrete is due in part to physical impact and in part to the roof leaking and water ingress causing the steel reinforcement within the purlins to rust, expand and damage the surrounding concrete.



Many of the purlins have cracked and are in danger of collapse.



Some sections of the concrete are loose and could fall.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



The concrete purlins have cracked and could collapse.



The reinforcement has corroded in sections, causing the surrounding concrete to become displaced.



Some purlins are damaged where they bear on the beams.



One damaged concrete purlin has been replaced in a basic manner with a timber purlin.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



Some purlins have moved from their original bearing position and are at risk of falling.



The concrete posts have localised areas of corroded reinforcement and cracking.

3.2. Barn 12 – Roof and Elevations

Barn 12 has profiled cement sheet roofs and gables. Signs are installed on the building stating that the cement sheets contain asbestos. The cement sheets are generally in a poor state of repair and many are loose and a health and safety hazard.

The following issues were noted to the cement sheet cladding:

- Many of the cement sheets are damaged and as the sheets contain asbestos this creates a potential health risk.
- The sheets to the roof and elevations are cracked and have holes in and no longer create a waterproof cover.
- On the north and south ends, the gables comprise profiled cement sheets secured to a metal frame fastened to the concrete portal frame. The gable sheets are partly missing, damaged and loose and a safety risk. The metal frame securing the sheets in place is also loose and the whole structure moves in the wind. Some of the original brackets securing the sheets are broken and the sheets are now held in place with wire. The sheets to the elevations are very loose and a safety risk.
- Some of the bolts securing the sheets in place are loose and could fall to the ground, creating a safety hazard.

Many of the sheets are damaged and a safety risk.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



Some of the cement roof sheets are damaged, creating a safety risk and allowing water to ingress into the building.



The roof cladding is cracked in sections.



The roof has been patched repaired to a basic standard in sections. Repairing roof sheets that contain asbestos creates safety issues.



The cladding to the south gable end of the duo pitched roof is in poor condition and in danger of collapse.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



4. Building Fabric and Structural Assessment – Barn 15

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



4.1. Barn 15 - Structure

Barn 15 has a steel frame and a curved roof truss.

The steel frame is generally in poor condition and is badly rusted, partly missing and impact damaged creating a significant health and safety hazard. The following issues were noted:

- To the south side of the east end of the building, the steel posts and roof structure are badly impact damaged, with sections of the frame significantly distorted.
- To the north side of the east end of the building, the roof structure is badly impact damaged and lengths of the purlins are missing.
- Along the north side of the building, to the central section, one of the columns is impact damaged and bent.
- The paint finish to the steel structure is in poor condition allowing the structural steel beneath to corrode and weaken. To the eastern section of the north edge of the building, the column is so badly rusted that a circa 50mm x 100mm hole has formed in the column.

The steel frame is generally badly corroded, which is likely to have reduced the strength of the frame. The frame also has extensive physical damage and sections of the frame are badly bent and have damaged fixings with parts of the frame missing. The frame is in general poor condition and beyond its economic life and requires taking down and renewing. The frame also represents a significant health and safety risk, due to its poor structural condition.

Condition Report

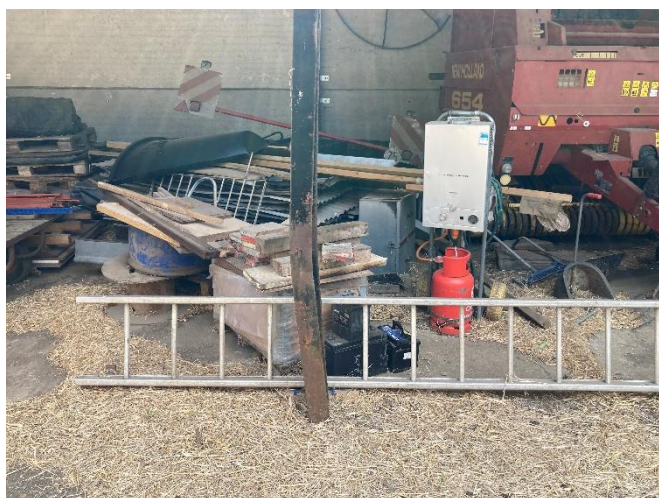
The Holt Farm, Kimpton, Hitchin. SG4 8HG.



On the east side of the barn, the frame is impact damaged and the horizontal metal cladding frame missing.



At the east side of the northern edge of the barn, a number of the roof purlins are missing.



To the western section of the northern edge of the barn, one of the columns is impact damaged and bent.



The diagonal steel beam at the east end of the southern perimeter of the barn is impact damaged.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



On the east side of the north elevation, the steel is badly corroded at ground level.



To the east side of the building, the central beam is impact damaged and bent.

4.2. Barn 15 – Roof and Elevations

The roof and elevations are clad in profiled metal sheet panels.

The following issues were noted:

- The panels are badly corroded, including around the fixing bolts causing panels to become loose. Holes are present in the sheet where the metal has corroded through.
- At the east end of the building many of the panels are missing or very loose and physically moving in the wind. Several of the panels appear at risk of imminently falling to the ground and represent a health and safety risk.
- The curved corrugated panels are badly corroded. However these sheets are no longer manufactured and so replacement sheets can no longer be sourced.
- There are significant gaps to the corroded sheets to the elevations and the tenant has inserted expanded foam to these gaps as a temporary repair.
- The barn contains new concrete push walls , used to assist in the storing of grain. The farmer confirmed these would be removed and reused if the barn were renewed.
- Daylight is visible through the gaps between the sheets in the roof.
- To the 4th bay from the east there is a 0.5 x 1m hole to the metal sheet in the soffit.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



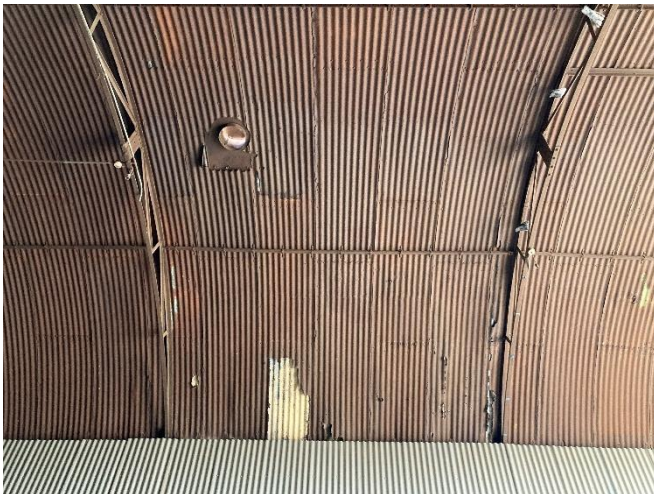
The condition of the panels also means the building is no longer wind and weathertight. The panels are in a serious state of disrepair and require stripping in their entirety and replacing.



To the north east corner, the sheets are missing or very loose creating a significant safety risk. Several panels were blowing in the wind.



To the north east corner one roof sheet has fallen away and is only secured in one corner.



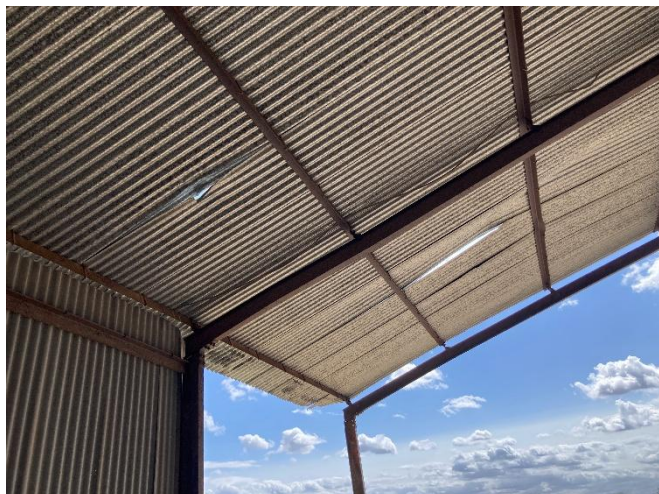
To the majority of the barn, the underside of the curved roof sheets are corroded, reducing the strength of the sheets.



At the west end of the building, the high level metal sheeting is very badly rusted and a safety risk.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



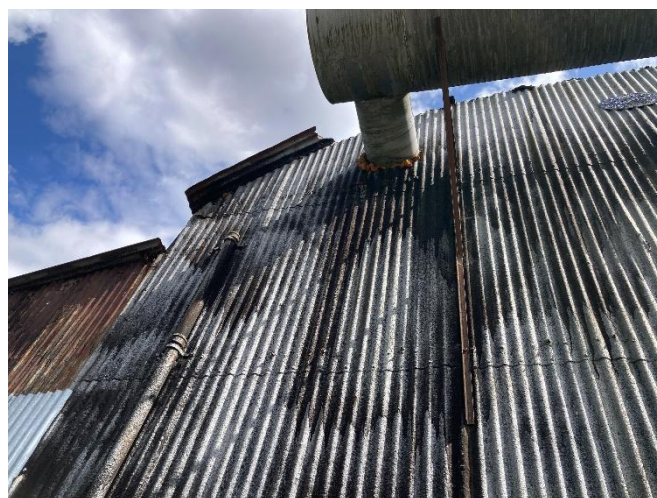
To the south bay on the east side, the metal roof sheets are impact damaged and daylight is visible between the sheets.



To the southern edge of the roof at the east end, the roof sheets are badly corroded and have partly broken away.



Vertical sheets in the barn, are badly corroded and have holes present in the sheets.



At the west end of the barn, the roof sheets do not extend over the wall cladding, creating a void through which water can enter.

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



5. Conclusions and Recommendations

Condition Report

The Holt Farm, Kimpton, Hitchin. SG4 8HG.



5.1. Conclusions and Recommendations

Both Barn 12 and Barn 15 are structurally unsound and in poor condition and are beyond economic repair.

Both barns are located very close to the adjacent buildings and barns 12 and 15 would benefit from being sited further away from the adjacent buildings, giving more space to access the buildings and move around the structures.

Barn 12 has a precast reinforced concrete frame and has profiled asbestos cement sheets to the roof and elevation. The concrete structural frame is significantly damaged in sections and parts of the metal reinforcement are exposed and badly corroded, causing the surrounding concrete to become cracked and displaced. The concrete panels are cracked and damaged and several are very loose creating a safety hazard. The frame and the cladding is in general poor order and requires taking down and replacing.

Barn 15 has a steel frame with roofs and elevations clad in profiled metal sheeting. The steel frame has extensive impact damage and many structural sections are bent, missing or extensively corroded, weakening the frame. The metal cladding is very badly corroded and numerous panels are missing or impact damaged. Overall the building represents a significant safety risk and is beyond economic repair and requires taking down and renewing in its entirety.

Appendix 1

Standard Survey Limitations

Appendix 2

Site Plan

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