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## **UK BPS ENTITLEMENT TRADING - DEADLINE - 8 WORKING DAYS TO GO - 2.5.19 - BRICK HOUSE ESTATE - BEST & FINAL OFFERS 21ST MAY**

### **ENGLISH ENTITLEMENTS - TRADING UPDATE**

#### **English Non-SDA**

Selection of what we have currently available: 10 ha, 14 ha, 40 ha, 62 ha, 24.6 ha, 5 ha, 60 ha, 15.13 ha, 3.08 ha, 31 ha, 12 ha, 70 ha, 15 ha, 158 ha, 4.2 ha, 6.5 ha. MORE WANTED.

#### **English SDA**

There has been more interest in the last couple of weeks as the price has dropped from the £175-180 levels to mirror the fall in the Non-SDA sale price, and recent sales have been agreed at £135-150 plus VAT depending on lot size. Lots currently available are: 42, 33, 40, 9, 10.15, 4.55, 11.91 etc.

#### **English Moorland**

There remains a good supply, and recent sales have been agreed at £35-40 plus VAT depending on lot size. Lots currently available are: 48.94, 118, 220, 10.37, 37 etc.

#### **Tips for trading in the last few days**

- We will trade through the weekends and on the final day Wednesday the 15th. Please email us if you can't catch us on the phone.
- If selling be prepared to authorise us to amend entitlements when first contacting us to ensure that we can immediately carry out, if still possible in the last few days, the checks we do with the RPA where necessary.
- If selling we will need the business name registered at the RPA, SBI number, VAT number, contact details and who is going to sign the paperwork.
- Paperwork will be emailed, usually the same day, so be prepared to print out, sign, scan and return immediately.
- If buying we will need the RPA business name, SBI number, and contact details.
- If buying be prepared to do a bank-to-bank transfer as soon as a sale has been agreed. We cannot accept normal BACS payments as they can take 3 days to clear. Please use a Faster Payment or CHAPS, which transfers the money immediately.
- If a buyer, do not delay submitting your claim. You do not need to have the entitlements before making your claim. A sale is not legally binding on both parties until contracts have exchanged. These will be emailed to you. We regularly have to make enquiries of the RPA to ensure the entitlements are available for sale and that all the details for the sale are effectively triple checked and the paperwork and monies processed before submission online.
- Monies are held on our stakeholder account until the RPA email us confirming the transfer after the application has been made online. Completion of the sale cannot take place until we receive confirmation from the RPA. The monies are paid to the vendor and a VAT invoice is issued after this and at this late stage this will now not be until after the 15th May due to the volume of transactions we are now dealing with.

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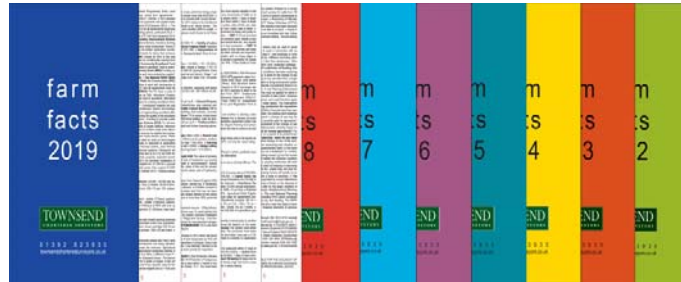
### **OTHER REGIONS - ALL CLOSED FROM TODAY**

## UK BPS ENTITLEMENTS USER GUIDE



The User Guide provides the historic background and current thinking as to how UK governments have dealt with supporting agriculture since the 1670s. To order your free ecopy or your £25 paperback, email Kathy Dean [here](mailto:kdean@townsendcharteredurveyors.co.uk).

## FARM FACTS 2019 - OUT NOW!



To order your FREE copy of Farm Facts 2019 please contact Kathy Dean by email [kdean@townsendcharteredurveyors.co.uk](mailto:kdean@townsendcharteredurveyors.co.uk) or on 01392 823935. To download a PDF click [here](#).

## ENTITLEMENT TRADING

If you are new to, or would like further information on, the entitlement and BPS market please see our UK BPS Entitlements User Guide [here](#) where you can also see how to order a free ecopy of our book or the £25 paperback version.

You will find our most recent entitlement trading updates by clicking [here](#) and our 2018 UK entitlement trading market report [here](#).

Please use these links to find what is [available](#) and [wanted](#), however for the most up-to-date prices and offers do contact us.

If you sell entitlements through us, you will need to authorise us on the appropriate Rural Payments online system. This is a simple process, details of which can be found [here](#) for the RPA or on the attached PDF and you can also find our English seller's guide [here](#), which will explain the process of selling your English entitlements. For more information on the other regions please contact Julia Clark.

If you are buying entitlements through us, the process is explained in our buyer's guide, which can be found [here](#). Please ensure first you have taken advice as to whether you qualify for the New Entrants or Young Farmers scheme.

Other services we offer, including formal valuations, which may interest you include:

<a href="#">RPA dispute resolution</a>	<a href="#">Commons network</a>	<a href="#">BPS claims</a>
Maladministration	"Minchinhampton" case	Advising on and submitting BPS claims
Underpayment	Compensation claims	Advising on Landlord/ Tenant entitlement issues
Inspection results	Managing ongoing BPS claims	Chasing payments
	Common right issues	Checking previous BPS payments/claims
		New Entrant/Young Farmer applications