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UK BPS ENTITLEMENT TRADING UPDATE - 29.04.19

ENGLISH

11 working days to deadline on the 15th May.

Non-SDA - We are still looking for small and large blocks of Non-SDA to buy.

Moorland - Trading at £35/ha

SDA - Trading at £135-140/ha

WELSH

Trading deadline 30th April, tomorrow.

NORTHERN IRISH

Deadline Thursday 2nd May

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:

[RPA dispute resolution](#)

Maladministration

Underpayment

Inspection results

[Commons network](#)

"Minchinhampton" case

Compensation claims

Managing ongoing BPS claims

Common right issues

[BPS claims](#)

Advising on and submitting BPS claims

Advising on Landlord/ Tenant entitlement issues

Chasing payments

Checking previous BPS payments/claims

New Entrant/Young Farmer applications



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VAT is payable on Entitlements traded (sold or leased) without land, unless the seller/lessor is non-VAT registered. Unless otherwise stated all the above entitlements are offered for sale/lease without land and VAT will be due on the price agreed. The entitlements listed above are offered subject to documentation/contract/submission. I Please note we also only act on a subject to contract/documentation basis when buying or leasing Entitlements for our clients. We do not enter into oral contracts on behalf of any of our clients. Entitlements listed may include lots offered by other agents where prices quoted would include an introductory commission payable to Townsend Chartered Surveyors. I The usage rule: farmers must use all their entitlements in a single application at least once every two years, otherwise the unused entitlements will be lost to the National Reserve. I The 2018 BPS payment in England, including the greening value, was confirmed on the 06.11.18 as €259.52 for Non-SDA, €257.53 for SDA and €70.23 for SDA Moorland, less the Financial Discipline Mechanism. The 2018 FDM is confirmed as a reduction of 1.411917% on payments above €2,000 as announced on the 06.11.18. The BPS 2018 payments exchange rate was announced on the 28.9.18 as £0.89281. I The minimum claim size is five hectares. I From 2018 entitlement transferees are no longer subject to an Active Farmer Test, nor are BPS claimants, however in 2018 it was still necessary to confirm this on the RPA online system. I Unless specifically instructed in writing we are unable to provide advice in respect to the Basic Payment Scheme or any other schemes under the Common Agricultural Policy of the European Union, especially how they may affect a particular vendor's or purchaser's eligibility for the Basic Payment Scheme or any UK Direct Payment Scheme that is introduced following the Agriculture Bill 2018. Any such comments or statements made by Townsend Chartered Surveyors verbally during the process of buying, selling or leasing entitlements, or otherwise cannot be relied upon unless such advice is provided in writing following receipt of written instructions for Townsend Chartered Surveyors to provide such advice. Any such oral comments or statements do not form part of our entitlement agency instructions or any transfer contracts. I Townsend Chartered Surveyors cannot be held responsible for any quotes, prices, rates or advice given in light of any future Common Agricultural Policy reform, which is subject to approval from the European Parliament and Implementation Regulations, or Brexit negotiations and/or UK agricultural support post-Brexit.

Protection against Cyber Crime: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Townsend Chartered Surveyors immediately who will advise you accordingly.

If you provide us with your contact details, we believe you have given us consent to send you occasional email newsletters on appropriate rural/surveying/entitlement matters. If you would prefer not to receive any such email communication from us, please let us know. We may also send you once a year our Farm Facts leaflet by post. If you would prefer not to receive this, please contact us to opt out. Under the General Data Protection Regulations (GDPR) which came into force on 25th May 2018, you have increased rights regarding the processing of your data, and these are set out on the Information Commissioner's Office website (ico.org.uk) or in the [privacy policy](#) on our website.

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