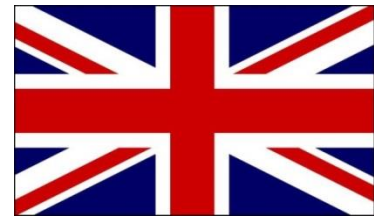


BPS ENTITLEMENT TRADING UPDATE - 3.2.2020

“Whilst I voted to remain, following the UK committing to leave the EU last Friday it is impossible not to celebrate this decisive moment which gives us all the chance to move on and get back to business as normal. We have some difficult times ahead negotiating trade with the EU and the rest of the world but I believe there will be many opportunities for agriculture, however this turns out. With the UK Agricultural Bill now going through Parliament, this will provide us with certainty going forward and I am looking forward to the opportunities now we are starting to draw up our own legislation. As we all adapt to this new environment, whether it be trading or managing carbon, soil, water or other land-based assets and uses, we look forward to working with you to make the most of these opportunities.”



HUGH TOWNSEND

ENGLISH BPS ONLINE TRANSFERS NOW LIVE

It seems therefore fitting that last Friday (Brexit day) the RPA announced that the online BPS entitlement and land transfer screens have now gone live on Rural Payments online, and you can also now add land parcels by email. This gives a very strong “business as usual” message and ensures claimants have as long as possible leading up to the 15th May to prepare for their claim.

Sales of entitlements are continuing to increase, and this week we have agreed sales of Non-SDA at £115-125 plus VAT for large to mid-sized lots, and smaller or Non-VAT registered lots have been sold at up to £155-160. SDA has been selling at £200 plus VAT for mid-sized lots with lots of 7-40 units available. Moorland is available at £45-65 plus VAT depending on lot size. Scottish Region 1 have been selling at between £180-£200 with Region 2 and 3 in high demand. The market for Welsh and Northern Irish entitlements is

starting to pick up with both vendors and purchasers showing more interest. There is demand for several lots of 40-50 Welsh entitlements.

Entitlements Wanted

Total ha	Transfer type	Entitlement type	TCS ref	Deadline
9.7-10	BUY	ENGLISH NON-SDA	20P368	15th May 2020
16	BUY	ENGLISH NON-SDA	20P375	15th May 2020
47	BUY	ENGLISH NON-SDA	20P370	15th May 2020
20	BUY (NO VAT)	ENGLISH NON-SDA	20P396	15th May 2020
140	BUY/LEASE	ENGLISH NON-SDA	20P450	15 th May 2020
18	BUY	ENGLISH NON-SDA	20P378	15th May 2020
14.5	BUY	ENGLISH NON-SDA	20P379	15th May 2020
12	BUY (NO VAT)	ENGLISH NON-SDA	20P401	15th May 2020
4.95+	BUY (NO VAT)	ENGLISH NON-SDA	20P413	15th May 2020
6.3	BUY (NO VAT)	ENGLISH NON-SDA	20P424	15th May 2020
28	BUY	ENGLISH NON-SDA	20P405	15th May 2020
40	BUY	ENGLISH NON-SDA	20P410	15th May 2020
20	BUY	ENGLISH NON-SDA	20P447	15th May 2020
700+	LEASE	ENGLISH NON-SDA	20P450	15 th May 2020
9	BUY	ENGLISH SDA	20P263	15th May 2020
13	BUY	ENGLISH SDA		15th May 2020
6	BUY	ENGLISH SDA		15th May 2020
70	BUY	WELSH		30th April 2020
98	BUY	WELSH		30th April 2020
60.7	BUY	WELSH		30th April 2020
48.32	BUY	SCOTTISH – REG 1		2nd April 2020
50	BUY	SCOTTISH – REG 1		2nd April 2020
40	BUY	SCOTTISH – REG 1		2nd April 2020
30	BUY	SCOTTISH – REG 2		2nd April 2020
500	BUY	SCOTTISH – REG 2		2nd April 2020
10	BUY	SCOTTISH – REG 2		2nd April 2020
4,410	BUY	SCOTTISH – REG 3		2nd April 2020
1,000	BUY	SCOTTISH REG 3		2nd April 2020
2,000	BUY	SCOTTISH REG 3		2nd April 2020
6.5	BUY	NORTHERN IRISH		4th May 2020
48	BUY	NORTHERN IRISH		4th May 2020

Entitlements Available

Total ha	Transfer type	Entitlement type	TCS ref	Deadline
110	SELL	ENGLISH NON-SDA	20V312	15th May 2020
27.12	SELL	ENGLISH NON-SDA	20V314	15th May 2020
20	SELL	ENGLISH NON-SDA	20V317	15th May 2020
4.61	SELL	ENGLISH NON-SDA	20v318	15th May 2020
31	SELL	ENGLISH NON-SDA	20v356	15th May 2020
465	SELL	ENGLISH NON-SDA	20V326	15th May 2020
119.1	SELL	ENGLISH NON-SDA	20V342	15th May 2020
6	SELL	ENGLISH NON-SDA	20V338	15th May 2020
80	SELL	ENGLISH NON-SDA	20V324	15th May 2020
73	SELL	ENGLISH NON-SDA	20V361	15th May 2020
47.88	SELL (NO VAT)	ENGLISH NON-SDA	20V359	15th May 2020
80	SELL	ENGLISH NON-SDA	20V334	15th May 2020
50	SELL	ENGLISH NON-SDA	20V333	15th May 2020
50-100	SELL	ENGLISH NON-SDA	20V331	15th May 2020
68	SELL	ENGLISH NON-SDA	20V330	15th May 2020
24.4	SELL	ENGLISH NON-SDA	20V357	15th May 2020
43	SELL	ENGLISH NON-SDA	20V328	15th May 2020
33	SELL	ENGLISH NON-SDA	20V351	15th May 2020
16.59	SELL	ENGLISH NON-SDA	20V323	15th May 2020
130	SELL	ENGLISH NON-SDA	20V352	15th May 2020
15.82	SELL	ENGLISH NON-SDA	20V320	15th May 2020
6.32	SELL	ENGLISH NON-SDA	20V360	15th May 2020
7	SELL	ENGLISH SDA		15th May 2020
54.34	SELL	ENGLISH SDA		15th May 2020
12.2	SELL	ENGLISH SDA		15th May 2020
150-200	SELL/LEASE	ENGLISH MOORLAND		15th May 2020
50	SELL/LEASE	WELSH		30th April 2020
158	SELL	SCOTTISH REGION 1		2nd April 2020
100+	SELL	SCOTTISH REGION 1		2nd April 2020
300	SELL	SCOTTISH REGION 2		2nd April 2020
300+	SELL	SCOTTISH REGION 2		2nd April 2020
48.8	SELL	NORTHERN IRELAND		4th May 2020

ENTITLEMENT TRADING

If you are new to, or would like further information on, the entitlement and BPS market please see our English 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](#). You can view/download the 2019 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 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 Alasdair Squires.

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
Appeals/complaints

[Commons network](#)

"Minchinhampton" case
Compensation claims
Managing ongoing BPS claims
Common right issues

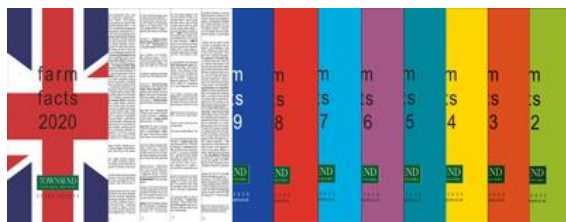
[BPS claims](#)

Advising on and submitting BPS claims
Advising on Landlord/Tenant entitlement issues
Chasing payments
Checking previous BPS payments/claims
New Entrant/Young Farmer applications

[Agri Environment Schemes and Rural Grants](#)

Environmental Land Management Schemes
Countryside Stewardship Schemes
Woodland Grants

FARM FACTS 2020



To order your FREE copy of Farm Facts 2020, which is due out shortly, please contact Kathy Dean on 01392 823935 or email kdean@townsendcharteredurveyors.co.uk.

UK BPS ENTITLEMENTS USER GUIDE



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H McC TOWNSEND FRICS. FCIArb. FAAV. *Office Manager* MRS J CLARK BA(Hons) *Administrator* MRS K DEAN

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 2019 BPS payment in England, including the greening value, was confirmed on the 05.11.19 as €261.39 for Non-SDA, €259.45 for SDA and €71.19 for SDA Moorland, less the Financial Discipline Mechanism. The BPS 2019 payments exchange rate was announced on the 1.10.19 as £0.89092. The 2019 FDM was announced on the 02.12.19 as 1.432635%. I The minimum claim size is five hectares. 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.

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