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BPS | CARBON | WATER

REGIONAL BPS ENTITLEMENT TRADING UPDATE - 16.2.2021



SCOTTISH BPS ENTITLEMENTS - PURCHASERS WANTED

The Scottish transfer window now has six weeks remaining. As landowners and farmers recalculate their eligible land, we are seeing increased interest and more trades completed. There is demand for large lots of Region 3 whilst we have Vendors for Regions 1 and 2 at £155 and £35 plus VAT respectively. Scottish entitlements are expected to hold the same claim value until at least 2024.



WELSH BPS ENTITLEMENTS - PURCHASERS WANTED

There is little concrete evidence as to how the Welsh Government will transition away from direct payments to its BPS replacement scheme, but we do know that the entitlement value will not be reduced in 2021 or 2022. The low purchase price of a Welsh entitlement ensures it remains of great value relative for the initial outlay. The Welsh transfer window is now open we have vendors with Welsh entitlements to sell at £65/unit plus VAT.



NORTHERN IRELAND BPS ENTITLEMENTS - VENDORS WANTED

For 2021 at least, entitlements in Northern Ireland will not suffer any reductions to the payment value. Agriculture Minister, Edwin Poots confirmed this month that Greening rules will no longer apply, and the greening part of the payment will be incorporated ensuring the total value remains the same. The transfer window opens on the 1st March and farmers are encouraged to arrange deals early to avoid missing out in the late rush as occurred last year. Sales are expected at 0.8 x face value and we have purchasers seeking different sized lots.

Contact Alasdair Squires on 01392 823935 or entitlements@townsendcharteredsurveyors.co.uk for more information.

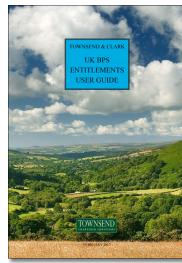
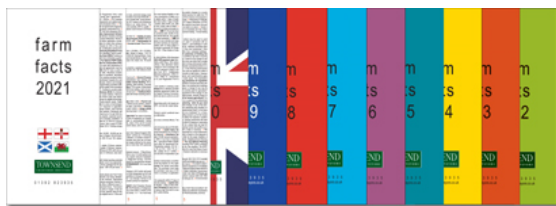
Entitlements Wanted

Total ha	Transfer type	Entitlement type	TCS ref	Status	Deadline
10	BUY	ENGLISH NON-SDA	21P016/54/58	£OFFERS	17.5.2021
4	BUY	ENGLISH NON-SDA	21P003	£OFFERS	17.5.2021
16	BUY	ENGLISH NON-SDA	21P068	£OFFERS	17.5.2021
80	BUY	ENGLISH NON-SDA	21P005/022	£OFFERS	17.5.2021
31.5	BUY	ENGLISH NON-SDA	21P032	£OFFERS	17.5.2021
52	BUY	ENGLISH NON-SDA	21P009	£OFFERS	17.5.2021

22	BUY	ENGLISH NON-SDA	21P025	£OFFERS	15.5.2021
140	BUY	ENGLISH NON-SDA	21P046	£OFFERS	17.5.2021
26.3	BUY (NO VAT)	ENGLISH NON-SDA	21P040	£OFFERS	17.5.2021
48.56	BUY	ENGLISH NON-SDA	21P033	£OFFERS	17.5.2021
87	BUY	ENGLISH NON-SDA	21P034	£OFFERS	17.5.2021
1.7	BUY	ENGLISH NON-SDA	21P038	£OFFERS	17.5.2021
67	BUY	ENGLISH NON-SDA	21P041	£OFFERS	17.5.2021
24	BUY	ENGLISH SDA		£OFFERS	17.5.2021
100	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
40	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
14	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
13	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
526	BUY	SCOTTISH REGION 3		£OFFERS	2.4.2021
44	BUY	WELSH		£OFFERS	15.5.2021
8.4	BUY	NORTHERN IRELAND		£OFFERS	2.4.2021
9	BUY	NORTHERN IRELAND		£OFFERS	2.4.2021
73.75	WANTED	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021
19.8	WANTED	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021
44	WANTED	NAKED ACRES (WALES)		£OFFERS	15.5.2021

Entitlements Available

Total ha	Transfer type	Entitlement type	Ref	Status	Deadline
22	SELL	ENGLISH NON-SDA	21V055/052	£OFFERS	17.5.2021
11.37	SELL (NO VAT)	ENGLISH NON-SDA	21V004	£OFFERS	17.5.2021
3	SELL	ENGLISH NON-SDA	21V005/27	£OFFERS	17.5.2021
180	SELL	ENGLISH NON-SDA	21V006	£OFFERS	17.5.2021
52	SELL	ENGLISH NON-SDA	21V044/54	£OFFERS	17.5.2021
9	SELL	ENGLISH NON-SDA	21V063	£OFFERS	17.5.2021
153	SELL	ENGLISH NON-SDA	21V057	£OFFERS	17.5.2021
19.5	SELL	ENGLISH NON-SDA	21V018	£OFFERS	17.5.2021
62.97	SELL	ENGLISH NON-SDA	21V016	£OFFERS	17.5.2021
19.5	SELL	ENGLISH NON-SDA	21V018	£OFFERS	17.5.2021
58	SELL	ENGLISH NON-SDA	21V023	£OFFERS	17.5.2021
27	SELL (NO VAT)	ENGLISH NON-SDA	21V026	£OFFERS	17.5.2021
90	SELL	ENGLISH NON-SDA	21V036	£OFFERS	17.5.2021
38	SELL	ENGLISH NON-SDA	21V038	£OFFERS	17.5.2021
60	SELL (NO VAT)	ENGLISH NON-SDA	21V033	£OFFERS	17.5.2021
18	SELL	ENGLISH NON-SDA	21V020	£OFFERS	17.5.2021
16	SELL	ENGLISH SDA		£OFFERS	17.5.2021
825	SELL	ENGLISH SDA MOORLAND		£OFFERS	17.5.2021
16.91	SELL	WELSH		£OFFERS	15.5.2021
44	SELL	WELSH		£OFFERS	15.5.2021
13.22	SELL	WELSH		£OFFERS	15.5.2021
157	SELL	SCOTTISH REGION 1		£OFFERS	2.4.2021
70.1	SELL	SCOTTISH REGION 1		£OFFERS	2.4.2021
30	SELL	SCOTTISH REGION 1		£OFFERS	2.4.2021
937	SELL	SCOTTISH REGION 2		£OFFERS	2.4.2021
221	SELL	SCOTTISH REGION 2		£OFFERS	2.4.2021
60.7	AVAILABLE	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021
16	AVAILABLE	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021
16.4	AVAILABLE	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021



To ensure you receive your FREE copy of Farm Facts 2021, which will be out in the new year, please contact Kathy Dean on 01392 823935 or email [kdean@townsendcharteredsurveyors.co.uk](mailto:kdean@townsendcharteredurveyors.co.uk).

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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 2020 BPS payment rates in England were announced by the RPA on the 3rd November, and are £233.22 for Non-SDA, £231.57 for SDA and £63.95 for SDA Moorland. For 2020 the FDM is no longer deducted. I The predicted 2020 Scottish

and Wales and three hectares for Scotland and Northern Ireland. | Unless specifically instructed in writing we are unable to provide advice in respect to the Basic Payment Scheme or any other grants, funding or stewardship schemes, 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. 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. | Townsend Chartered Surveyors cannot be held responsible for any quotes, prices, rates or advice given in light of any future Government reforms.

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