

BPS | CARBON | WATER

UK BPS ENTITLEMENTS UPDATE - 4.5.21 - 9 working days to 17th May deadline

UK BPS ENTITLEMENTS

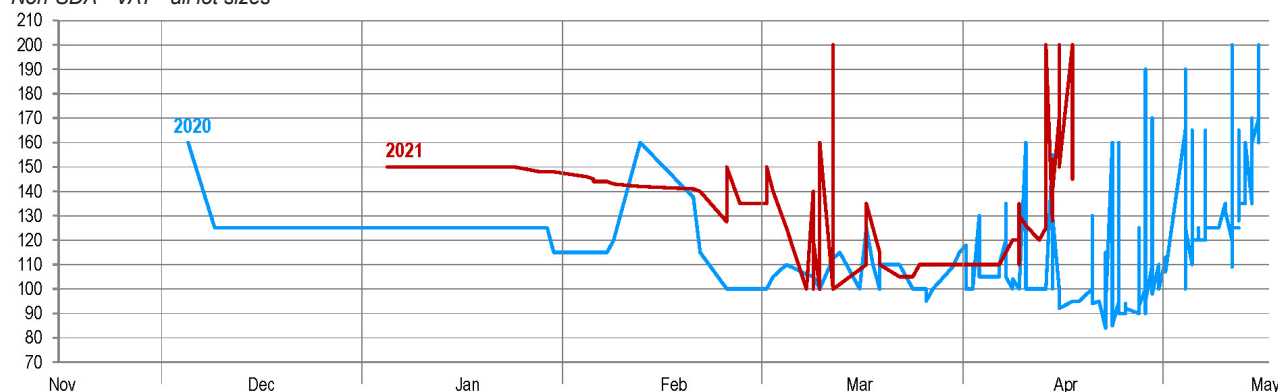


English - transfer deadline 17th May

NON-SDA

Available - 1.60, 2.20, 3, 5.07, 6,10, 7, 11.29, 13, 14, 17.50, 19, 20, 24.80, 28, 31, 39, 56, 62.97, 67, 50, 56, 70, 80, 85, 93, 120, 200.

Non-SDA - VAT - all lot sizes



Prices for 2021 VAT sales have been on average £51 higher up to the 28th April compared with last year. Not what was expected this year with falling payment rates however supply has been restricted due to the proposed Retirement/Exit Scheme next year and the 2-year usage rule being abolished.

Average price up to
28.04.2021
28.04.2020

All lot sizes – VAT
£156.29
£105.26

All lot sizes – Non VAT
£162.16
£123.65

We are still looking for more Naked Acres which are attracting rentals of £80 per acre.

SDA

Available - 2.24, 5.5, 8, 9, 11, 20.47, 38.81, 43, 75, 83.

MOORLAND

Available - 9.96, 10, 11.5, 17.73, 18, 30, 80, 164, 690.

If you are new to, or would like further information on, the English entitlement and BPS market please see our English BPS Entitlements User Guide [here](#). 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.



Welsh - deadline 15th May

Wanted - 3.9, 5, 6, 6.43, 8, 9,11, 13, 20, 150.

If you are new to, or would like further information on, the Welsh entitlement and BPS market please see our BPS Entitlements User Guide

here. If you are buying entitlements through us, we will require the Transferee's RPW business name and address, and CRN number. The process is explained in our buyer's guide, which can be viewed [here](#). Please ensure first you have taken advice as to whether you qualify for the New Entrants or Young Farmers schemes, and that you are an "active farmer".



Northern Ireland - deadline **today** 4th May

We have purchasers seeking lots of 3 to 70 units for a total of 135 units.

If you are new to, or would like further information on, the Northern Ireland entitlement and BPS market please see our BPS Entitlements User Guide [here](#). If you are buying entitlements through us, we will require the Transferee's DAERA business name, Business ID and Entitlement Transfer ID. The process is explained in our buyer's guide, which can be viewed [here](#). Please ensure first you have taken advice as to whether you qualify for the New Entrants or Young Farmers schemes, and that you are an "active farmer".

Contact Hugh Townsend or Alasdair Squires on 01392 823935 or entitlements@townsendcharteredurveyors.co.uk.

CURRENT ENTITLEMENT TRADING

You will find our most recent entitlement trading updates by clicking [here](#) and our 2020 TCS Brokerage UK 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.

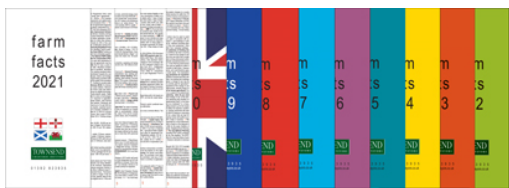
If you are new to, or would like further information on, the entitlement and BPS market please see website for further information [here](#).

OTHER SERVICES

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

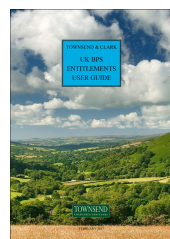
- [RPA dispute resolution](#) – Maladministration – Underpayment - Inspection results - Appeals/complaints
- [Commons network](#) - "Minchinhampton" case - Compensation claims - Managing ongoing BPS claims - Common right issues
- [BPS claims](#) - Advising on and submitting BPS claims - Advising on Landlord/ 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/ELMS - Countryside Stewardship Schemes - Woodland Grants
- [Carbon capture and trading](#) - Carbon Capture & Credit Sales for woodland and farms.
- [Water Abstraction Licences](#) – Purchase and sale – Applications – Valuations – Professional advice

Farm Facts 2021 - Out now



If you have not yet received your FREE copy of Farm Facts 2021, please contact Kathy Dean on 01392 823935 or email kdean@townsendcharteredurveyors.co.uk.

UK BPS Entitlements User Guide



Still the leading and only publication of its type. To order your free e-copy or £25 paperback email 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 rates are £217.73 for Region 1, £43.13 for Region 2 and £12.90 for Region 3. I The 2020 Welsh rates are predicted to be £87.39 plus £91.97 Redistributive payment on the first 54 ha. I Northern Ireland have an expected average value of £203.26 subject to historical variation. I The minimum claim size is five hectares for England and Wales and three hectares for Scotland and Northern Ireland. I 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. I Townsend Chartered Surveyors cannot be held responsible for any quotes, prices, rates or advice given in light of any future Government reforms.

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.