

01392 823935  
Exeter Livestock Market EX2 8FD  
www.townsendcharteredurveyors.co.uk

BPS | CARBON | WATER

## UK MARKETS 2021 - BPS - BNG - CARBON - WATER ABSTRACTON LICENCES - ENVIRONMENTAL CREDITS & EMERGING MARKETS

We have now published our [UK Markets 2021](#) report.

As BPS is entering its penultimate claim year, and the first claims begin under ELMS (Environmental Land Management Schemes), this report now covers fifteen established and emerging markets. These include BPS Entitlements and also Environmental Credits.

For an idea of the additional income possible from Environmental Credits download our new free ebook [UK Environmental Credits User Guide](#). Also do ring or email us to find out more about what income your land can produce from Environmental Credits, to book a farm/estate assessment, and to register your Credits with us.

### START OF 2022 ENTITLEMENT TRADING

2022 BPS Entitlement trading has now started with the sale of some small lots of Non-SDA at £180 plus VAT. Our estimated prices for the specific unit and region types for lots over 10 ha plus VAT are as follows. Estimated figures are based on what purchasers are willing to pay as at 10/1/22, all prices quoted do not include VAT.

Unit type - England	Average price 2021	Deadline day price 2021	Vendor to Purchaser ratio at 10/1/22	2022 Estimated price
Non-SDA	£150.66	£170	1:1.65	£140
SDA	£181	£175	1:3	£175
Moorland	£44	£45	1:1	£45

Unit type - Scotland	Average price 2021	Deadline Day price 2021	Vendor to Purchaser ratio at 10/1/22	2022 Estimated price
Region 1	£154	£190	1:9	£170
Region 2	£36.50	£35	1:6	£35
Region 3	£15	£15	1:1	£15

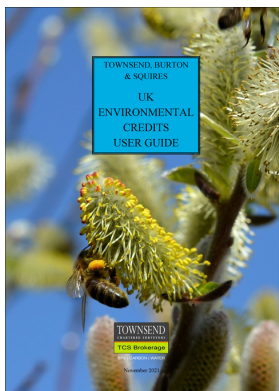
Unit type - Wales	Average price 2021	Deadline Day price 2021	Vendor to Purchaser ratio at 10/1/22	2022 Estimated price
Wales	£73	£80	1:2	£75

Unit type - Northern Ireland	Average price 2021	Deadline Day price 2021	Vendor to Purchaser ratio at 10/1/22	2022 Estimated price
Northern Ireland	£245	£250	1:6	Face value

Whilst it will be a few more weeks before we see how the phasing out of English BPS and uncertainty surrounding the other regions affect market prices, there is overall strong initial demand. Other than Scottish Region 3 and English Moorland, every unit type has significantly more purchasers than vendors at this early stage. Very small lots have completed at £180/unit plus VAT for English Non-SDA, whilst this figure will be lower for medium and larger sized lots it indicates that the trend for high

early season prices will continue. Whilst we saw prices rise across the board in the final week of last season, this should not be relied upon in this most unpredictable of years.

## UK Environmental Credits User Guide



Free of charge eBook is available [here](#). For the paperback edition at £27 including P&P, please email [kdean@townsendcharteredurveyors.co.uk](mailto:kdean@townsendcharteredurveyors.co.uk).

## UK Markets 2021 Report



Download your free e-copy [here](#)



Hugh Townsend  
FRICS. FCI Arb. FAAV.



Mark Burton  
BA (Hons). MSc.



Alasdair Squires  
BA (Hons).



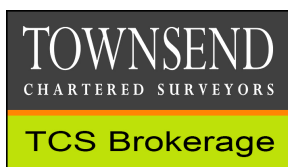
Paul Bradford  
MSc. MCIWEM C.WEM



Michael J Steed  
MICFor. MCIEEM. MArborA.



Kathy Dean



BPS | CARBON | WATER

Matford Centre, Matford Park Road, Exeter EX2 8FD  
01392 823935  
[office@townsendcharteredsurveyors.co.uk](mailto:office@townsendcharteredsurveyors.co.uk)  
[www.townsendcharteredsurveyors.co.uk](http://www.townsendcharteredsurveyors.co.uk)

[PROPERTY AGENCY](#) [ESTATE MANAGEMENT](#) [PROFESSIONAL SERVICES](#) [PLANNING](#) [VALUATIONS](#) [TCS BROKERAGE](#) [RENEWABLES](#)  
[ENVIRONMENTAL SERVICES](#)

HUGH TOWNSEND FRICS. FCI Arb. FAAV. *Senior Assistant Land Agent* MARK BURTON BA(Hons). MSc.  
*Assistant Land Agent* ALASDAIR SQUIRES BA(Hons). *Consultant* PAUL BRADFORD MSc. MCIWEM C.WEM  
*Consultant* MICHAEL STEED BA MICFor. MCIEEM. MArborA. *Administrator* KATHY DEAN

**BPS ENTITLEMENTS** The minimum BPS claim size is five hectares for England 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. VAT is payable on Entitlements traded (sold or leased) without land, unless the seller/lessor is non-VAT registered. Unless otherwise stated all entitlements are offered for sale/lease without land and VAT will be due on the price agreed. > The 2022 BPS payment rates in England are £233.30 for Non-SDA, £231.60 for SDA and £64 for SDA Moorland. The FDM is no longer deducted. > The 2022 Scottish rates are £228.20 for Region 1, £48.79 for Region 2 and £13.63 for Region 3. > The 2022 Welsh rates are predicted to be £116.86 plus £91.97. Redistributive payment on the first 54 ha. > Northern Ireland have an expected average value of £299.42 subject to historical variation. > The usage rule, other than in England, remains farmers must use all their entitlements in a single application at least once every two years. **CARBON CREDITS** All woodland and peat carbon credits are VAT and tax free. > All credits must be registered, validated, and verified going forward according to the regulations of the appropriate code. **BIODIVERSITY NET GAIN** All biodiversity units are calculated via Biodiversity Metric 3.0. > Number of units in specific lots subject to variation due to multipliers including, but not limited to, distance between sites and development site baseline. > Conservation Covenants to run with the land. > Minimum 30-year term. **WATER ABSTRACTION LICENCES** All licences are subject to requirements of the Water Framework Directive to reduce licensed abstraction in areas where water resources are under stress/abstraction is unsustainable. Transferor/transferee accepts risk of losing part of the licence during trade. **BROKERAGE** - entitlements/carbon credits/ environmental units/licences. > Are offered subject to documentation/contract/submission. > We also only act on a subject to contract/documentation basis when buying Entitlements/credits/units/licences for our clients and do not enter into oral contracts. > Those listed may include lots offered by other agents where prices quoted include an introductory commission payable to Townsend Chartered Surveyors. > Any such comments or statements made by Townsend Chartered Surveyors verbally during the process of buying or selling 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 brokerage 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.

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 25<sup>th</sup> 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](http://ico.org.uk)) or in the [privacy policy](#) on our website.

This message is confidential. It may not be disclosed to, or used by, anyone other than the addressee. If you receive this message in error, please advise us immediately. Internet e-mails are not necessarily secure. Townsend Chartered Surveyors does not accept responsibility for any changes to any e-mail which occur after the e-mail has been sent. Attachments to this e-mail may contain software viruses which could damage your systems. Townsend Chartered Surveyors have checked the attachments for viruses before sending, but you should virus-check them before opening.

Want to change how you receive these emails? You can [update your preferences](#) or [unsubscribe from this list](#)

---