

County	Acres	Farm name/reference	Description	Land Class	Tenure (key at end)	Date	Agent	Sole/joint agent	Sale Method	Farm type (key at end)	Guide price (£)	Sold at (key at end)
England												
Berkshire	33.59	Land at Benhams Field, Sulhamstead	33.59 acres of well located, established pasture in large enclosures.		VP	Sep-21	Carter Jonas	Sole	Private Treaty	P	£300,000	WA
Berkshire	8.54	Land at Hockfred Lane, Brimpton	A desirable block of grazing or amenity pasture land with road access. Well located pasture with planning consents for extensive equestrian and agricultural buildings.		VP	Nov-21	Carter Jonas	Sole	Private Treaty	P	£100,000	SA
Berkshire	13.53	Land at Conningsby Lane, Fifield			VP	Dec-21	Carter Jonas	Sole	Private Treaty	P	£550,000	SA
Berkshire	11.15	Land at Broadwater Lane, Whistley Green	11.15 acres of bare pasture and a small area of woodland.		VP	Sep-21	Carter Jonas	Sole	Private Treaty	Am	£120,000	SA
Bristol	42.95	Land at Portbury Lot 1	42.95 acres of pastureland, with a small area of woodland,		VP	Jun-21	David Jame	Sole	Private Treaty	P	£450,000	WA
Bristol	5.50	Land at Portbury Lot 2	Land and buildings		VP	Jun-21	David Jame	Sole	Private Treaty	P	£150,000	C
Bristol	11.50	Land at Portbury Lot 3	Bare land		VP	Jun-21	David Jame	Sole	Private Treaty	P	£170,000	SA
Buckinghamshire	21.55	Land at Oving	Hay barn with mainly grade 3 pasture land	3	VP	Nov-21	Bidwells	Sole	Private Treaty	P	£270,000	SA
Cambridgeshire	6.91	Chapel End, Great Gidding	Bare land		VP	Sep-21	Bletsoes	Sole	Private Treaty	P	£120,000	SA
Cambridgeshire	7.93	Ufford Road, Bainton	Bare land		VP	Oct-21	Bletsoes	Sole	Private Treaty	P	£120,000	SA
Cambridgeshire	10.02	Moor Road, Newborough	Bare land		VP	Nov-21	Bletsoes	Sole	Private Treaty	P	£120,000	C
Cambridgeshire	11.20	Land at Isleham	11.2 acres (4.52 hectares) of grassland outside the village of Isleham.		VP	Sep-21	Carter Jonas	Sole	Private Treaty	Am	£120,000	C
Cheshire	28.10	Land at Longhill Lane	Bare land		VP	Sep-21	Barbers Rural	Sole	Private Treaty	P	£281,000	SA
Cheshire	62.58	Brookside Farm	Land dwelling/s and buildings		VP	Oct-21	Barbers Rural	Sole	Private Treaty	P	£1,049,500	C
Cheshire	19.92	Land at Stapeley	Bare land		VP	Nov-21	Barbers Rural	Sole	Private Treaty	P	£180,000	WA
Cheshire	138.20	Hawksley Farm SK11 0SJ lot 1+2	Land dwelling/s and buildings		VP	Jun-21	Bagshaws LLP	Sole	Private Treaty	P	£2,050,000	C
Cheshire	12.93	Brayne Hall Farm, Worleston, Nantwich, CW5 6DU	Brayne Hall Farm is an equestrian property/smallholding comprising of a Grade II listed farmhouse that has been extensively refurbished, an annex, large yard with a range of modern and traditional agricultural buildings all set in 12.93 acres of land. The property sold considerably above guide, but additional land was included in the final sale which impacted price paid.	3	VP	Jul-21	Rostons	Sole	Private Treaty	E	£850,000	SA
Cheshire	4.12	Land off Keckwick Lane, Daresbury, Warrington, WA4 6SX	Block of agricultural land, currently down to grass. It is easily accessible and close to good road networks. The land is perfectly suited for agricultural, equestrian or lifestyle purchasers.	2	VP	Jul-21	Rostons	Sole	Private Treaty	O	£12,000 - £15,000 per acre	SA

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Cheshire	69.69	Mill Hey Farm, Rectory Lane, Capenhurst	5-bed farmhouse, range of agricultural buildings and 69.69 acres of land. The property was available as a whole or in two lots. Started off as a private treaty sale, but due to the level of interest we had to go to Best & Final Offers which resulted in the final selling price to be considerably above guide.	3	VP	Oct-21	Rostons	Sole	Tender	Res	£1,000,000	SA
Cheshire	4.98	Brick Bank Farm, Eaton, Congleton, CW12 2NR	3 bed farmhouse, range of outbuildings, set in just under 5 acres of land. The property is suitable for equestrian, smallholder or amenity purchasers.	3	VP	Nov-21	Rostons	Sole	Private Treaty	Res	£725,000	C
Cornwall	5.65	Land at Radland Cross, St Dominic, Saltash	Bare land		VP	Jul-21	Kivells	sole	Auction	P	£75,000	WA
Cornwall	6.00	Land at Trekenner - Lot 1, Lezant, Launceston	Bare land		VP	Jul-21	Kivells	Sole	Auction	P	£55,000	WA
Cornwall	3.88	Land at Trekenner - Lot 2, Lezant, Launceston	Bare land		VP	Jul-21	Kivells	Sole	Auction	P	£40,000	WA
Cornwall	3.19	Field at Metherell, Callington, Cornwall	Bare land		VP	Sep-21	Kivells	Sole	Auction	P	£60,000	WA
Cornwall	10.58	Land at Bolitho Farm - Lot 1, Black Rock, Camborne	Bare land		VP	Sep-21	Kivells	Sole	Tender	P	£86,000	C
Cornwall	9.13	Land at Bolitho Farm - Lot 2, Black Rock, Camborne	Bare land		VP	Aug-21	Kivells	Sole	Tender	P	£63,000	C
Cornwall	11.22	Land at Bolitho Farm - Lot 3, Black Rock, Camborne	Bare land		VP	Aug-21	Kivells	Sole	Tender	P	£80,000	C
Cornwall	14.36	Highway Farm - Lot 1, Poundstock, Bude	Land dwelling/s and buildings		VP	Sep-21	Kivells	Sole	Auction	P	£325,000	WA
Cornwall	25.47	Highway Farm - Lot 2, Poundstock, Bude	Land and buildings		VP	Sep-21	Kivells	Sole	Auction	P	£225,000	SA
Cornwall	8.86	Highway Farm - Lot 3, Poundstock, Bude	Bare land		VP	Sep-21	Kivells	Sole	Auction	P	£50,000	WA
Cornwall	23.50	Highway Farm - Lot 4, Poundstock, Bude	Bare land		VP	Sep-21	Kivells	Sole	Auction	P	£175,000	SA
Cornwall	28.04	Highway Farm - Lot 6, Poundstock, Bude	Bare land		VP	Sep-21	Kivells	Sole	Auction	P	£180,000	SA
Cornwall	7.56	Highway Farm - Lot 7, Poundstock, Bude	Bare land		VP	Sep-21	Kivells	Sole	Auction	P	£450,000	SA
Cornwall	8.32	Part Tobarn, Jacobstowe, Bude	Bare land		VP	Oct-21	Kivells	Sole	Auction	P	£65,000	C
Cornwall	15.54	Part Tobarn - Lot 2, Jacobstowe, Bude	Bare land		VP	Oct-21	Kivells	Sole	Auction	P	£120,000	WA
Cornwall	3.24	Hallworthy Farm - Lot 1, Hallworthy, Camelford	Land dwelling/s and buildings		VP	Nov-21	Kivells	Sole	Auction	Res	£550,000	C
Cornwall	81.41	Hallworthy Farm - Lot 2, Camelford, Cornwall	Bare land		VP	Nov-21	Kivells	Sole	Auction	P	£575,000	SA
Cornwall	18.43	Hallworthy Farm - Lot 3, Camelford, Cornwall	Bare land		VP	Oct-21	Kivells	Sole	Auction	P	£159,000	SA
Cornwall	78.52	Trekennick Farm, Altarnun, Launceston	Land dwelling/s and buildings		VP	Dec-21	Kivells	Sole	Private Treaty	M	£1,200,000	C
Cumbria	2.55	Land at Scalehouses	Bare land	4	VP	Oct-21	PFK	Sole	Private Treaty	P	£20,500	WA
Cumbria	23.18	Land at The Cove, Watermillock	BPS entitlements included, 23.18 acres of permanent pasture and woodland.	4	VP	Oct-21	PFK	Sole	Private Treaty	M	£125,000	SA

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Cumbria	40.26	Gill Farm, Egremont	Acreeage was reduced from original which contributed to reduced selling price. Hill farm with farmhouse, limited outbuildings, land and fell rights onto Kinniside Common.	5	VP	Jul-21	PFK	Sole	Private Treaty	Hi	£595,000	SB
Cumbria	495.00	Staffield Estate, Staffield, Penrith, Cumbria	Extending in all to approximately 495 acres (200 hectares), the Estate comprises an equipped mixed farm let subject to a first succession Agricultural Holdings Act 1986 tenancy, further grazing land let subject to an annual periodic FBT, in-hand woodland, an established low ground shoot let on licence and in-hand fishing on the River Eden. FINAL SALE ALSO INCLUDED TWO FURTHER COTTAGES AND A TRADITIONAL BUILDING WHICH WEREN'T INCLUDED IN THE ORIGINAL SALE PARTICULARS	3	Mixed	Oct-21	Carter Jonas	Sole	Tender	M	£2,250,000	WA
Cumbria	14.90	Land & Stables, Tallentire	Land and buildings		VP	Jul-21	H&H Land & Estates	Sole	Private Treaty	E	£200,000	C
Cumbria	113.96	Land at Blindcrake, Cockermouth	Bare land		VP	Jul-21	H&H Land & Estates	Sole	Auction	P	£695,000	SA
Cumbria	36.35	Land at Murton, Appleby in Westmorland	Bare land		VP	Aug-21	H&H Land & Estates	Sole	Auction	Hi	£110,000	SA
Cumbria	2.30	Cascade, Redmain	Land and buildings		VP	Aug-21	H&H Land & Estates	Sole	Auction	E	£140,000	SA
Cumbria	0.72	Land & Stables, Newtown, Carlisle	Land and buildings		VP	Sep-21	H&H Land & Estates	Sole	Auction	E	£20,000	SA
Cumbria	4.00	Land at Brough, Kirkby Stephen	Bare land		VP	Oct-21	H&H Land & Estates	Sole	Auction	P	£40,000	SA
Cumbria	4.20	Land at Hartley, Kirkby Stephen	Bare land		VP	Oct-21	H&H Land & Estates	Sole	Auction	Hi	£30,000	C
Cumbria	15.67	Land at Orton, Penrith	Bare land		VP	Oct-21	H&H Land & Estates	Sole	Private Treaty	P	£130,000	C
Cumbria	12.78	Land at Bailey, Newcastleton	Bare land		VP	Oct-21	H&H Land & Estates	Sole	Private Treaty	Hi	£90,000	C
Cumbria	166.52	Browfoot Farm, Appleby in Westmorland	Land dwelling/s and buildings		VP	Oct-21	H&H Land & Estates	Sole	Private Treaty	P	£1,625,000	C
Cumbria	115.96	Burblethwaite, Caldbeck, Wigton	Land dwelling/s and buildings		VP	Nov-21	H&H Land & Estates	Sole	Private Treaty	P	£1,100,000	WA
Cumbria	12.53	Land at Blackford, Carlisle	Bare land		VP	Nov-21	H&H Land & Estates	Sole	Private Treaty	P	£85,000	SA
Cumbria	134.00	Town Head Farm, Nethertown	3 bedroom farmhouse, traditional buildings, meadow and pasture land.		AHA	Jul-21	H&H Land & Estates	Sole	Private Treaty	P	£750,000	SB
Cumbria	0.42	Approved residential development site, Dale View Farm, Underbarrow	Sold with planning permission for three four bedroomed Local Occupany dwellings, subject to demolition of existing agricultural buildings.		VP	Sep-21	H&H Land & Estates	Sole	Private Treaty	O	£400,000	SA
Cumbria	3.35	Land at Brown Howe, Coniston	Amenity land leading to Coniston Water.		VP	Oct-21	H&H Land & Estates	Sole	Auction	Am	£50,000	SA
Cumbria	17.45	Ubarrow Hall, Longsleddale	Located within the Lake District National Park [UNESCO World heritage site]		VP	Dec-21	H&H Land & Estates	Sole	Private Treaty	P	£975,000	C
Cumbria	48.02	Land at Leece, Barrow-In-Furness	Three fields of meadow, pasture and arable land.	3	VP	Nov-21	H&H Land & Estates	Sole	Auction	M	£330,000	WA

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Cumbria	16.14	Calder Woodlands, Calderbridge	Located on the western side of the Lake District National Park [UNESCO World Heritage Site]. Three woodlands.		VP	Nov-21	H&H Land & Estates	Sole	Auction	Am	£50,000	C
Cumbria	25.41	Land at Chapel House, Underbarrow	Pasture and meadow land		VP	Nov-21	H&H Land & Estates	Sole	Private Treaty	P	£185,000	C
Derbyshire	4.57	Land off Palerow Lane, Shottle, Derbyshire, DE56 2DQ	Track access, no services connected		VP	Jul-21	Bagshaws LLP	Sole	Private Treaty	P	O/O £65,000	C
Derbyshire	5.04	Land at Cavendish Meadows, Shardlow, DE72 2HL	Grazing and cropping. Natural water supply		VP	Aug-21	Bagshaws LLP	Sole	Tender	P	O/O £25,000	SA
Derbyshire	11.86	Land off Cardlemere Lane, Biggin by Hartington, SK17 0DS	Gated access		VP	Aug-21	Bagshaws LLP	Sole	Private Treaty	P	O/O £100,000	SA
Derbyshire	0.80	Land off new road, Bamford, S33 0AE	Bare land		VP	Sep-21	Bagshaws LLP	Sole	Auction	Hi	£25,000	SA
Derbyshire	2.18	Brierlow bar woodland, SK17 9PY	Bare land		VP	Sep-21	Bagshaws LLP	Sole	Auction	Am	£25,000	C
Derbyshire	0.90	Land off Meadow lane, Tideswell	Land and buildings		VP	Sep-21	Bagshaws LLP	Sole	Auction	Am	£50,000	SA
Derbyshire	3.07	Land off Alabaster Lane, Cromford lot 1	Bare land		VP	Sep-21	Bagshaws LLP	Sole	Auction	P	£30,000	WA
Derbyshire	12.38	Land off Alabaster Lane, Cromford lot 2	Bare land		VP	Sep-21	Bagshaws LLP	Sole	Auction	P	£90,000	C
Derbyshire	1.66	Valley Road, Hayfield	Bare land		VP	Sep-21	Bagshaws LLP	Sole	Auction	P	£35,000	SA
Derbyshire	4.53	Smithymoor Farm, Stanton, Derbyshire, DE6 2DD	3 bed farmhouse, substantial range of outbuildings. Land extending to 4.53 acres- grassland		VP	Oct-21	Bagshaws	Sole	Private Treaty	Sm	£730,000	C
Derbyshire	26.41	Land at Combs, Chapel En Le Frith	Bare land		VP	Oct-21	Bagshaws LLP	Sole	Tender	P	£205,000	WA
Derbyshire	24.30	Woodside Farm, Smith hall lane, Hulland Ward, Ashbourne, Derbyshire, DE6 3ES	3 bed detached farmhouse, range of farm outbuildings, 24.3 acres of pastureland. 5 berth caravan site Ag Tie		VP	Nov-21	Bagshaws	Sole	Private Treaty	Sm	O/O £649,500	SA
Derbyshire	0.95	Land at Warren Carr, DE4 2LN	Bare land		VP	Aug-21	Bagshaws LLP	Joint	Auction	Am	£15,000	WA
Derbyshire	3.86	Land off Hollowford Rd, Castleton lot1	Land and buildings		VP	Jul-21	Bagshaws LLP	Sole	Auction	P	£75,000	SA
Derbyshire	1.87	Land off Hollowford Rd, Castleton lot2	Bare land		VP	Jul-21	Bagshaws LLP	Sole	Auction	P	£25,000	SA
Derbyshire	2.73	Land off Hollowford Rd, Castleton lot3	Bare land		VP	Jul-21	Bagshaws LLP	Sole	Auction	P	£40,000	SA
Derbyshire	6.35	Land off Hollowford Rd, Castleton lot4	Bare land		VP	Jul-21	Bagshaws LLP	Sole	Auction	P	£65,000	SA
Derbyshire	1.22	Land off soft water lane, bradwell	Land and buildings		VP	Jul-21	Bagshaws LLP	Sole	Auction	P	£25,000	WA
Devon	7.89	Crockers Field/Kingston, Kingsbridge	Some 7.89 acres (3.19 hectares) with 60' x 40' and 45' x 15' general purpose agricultural buildings. Potential for equestrian, recreational or amenity use (STP) Situated on the edge of a sought after coastal village		VP	Aug-21	Luscombe Maye	Sole	Tender	P	£195,000	SA
Devon	1.40	Land at Little Meadow/South Brent	Approximately 1.14 acres (0.46 hectares) of attractive permanent pasture in a peaceful location suitable for equestrian/ amenity/ recreational use (STP) on the outskirts of the sought after village of South Brent.		VP	Oct-21	Luscombe Maye	Sole	Private Treaty	P	£50,000	SA

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Devon	12.31	Bridgewater Meadow/Churchstow, Kingsbridge	Some 12.31 acres (4.98 hectares) of grassland and conservation marsh/wet land within easy reach of the River Avon and offering the potential for alternative uses subject to obtaining the necessary planning consent		VP	Oct-21	Luscombe Maye	Sole	Tender	Am	£50,000	SA
Devon	15.73	Land off Hunsdon Road/Ermington, Ivybridge	A detached stone barn together with approximately 15.73 acres of agricultural land with potential for a variety of uses, (STP)		VP	Nov-21	Luscombe Maye	Sole	Private Treaty	P	£250,000	WA
Devon	1.88	Paradise Wood/Ermington, Ivybridge	Some 1.88 acres (0.76 hectares) of amenity woodland with access off the A38 dual carriageway expressway near Ivybridge, offering potential for alternative uses (STP).		VP	Nov-21	Luscombe Maye	Sole	Tender	Am	£20,000	C
Devon	6.65	Land near Rattery/South Brent	Some 6.65 acres (2.69 ha) of grassland near to the sought-after village of Rattery.		VP	Dec-21	Luscombe Maye	Sole	Tender	P	£70,000	SA
Devon	12.70	Blackdown Farm/Loddiswell, Kingsbridge	Attractive smallholding in a convenient location to include two dwellings (a detached bungalow and timber lodge), together with a range of general purpose farm buildings (6,647 square feet), standing in a total of approximately 12.70 acres (5.141 hectares) with magnificent wide views over the South Hams countryside and towards the sea in the distance.		VP	Dec-21	Luscombe Maye	Sole	Private Treaty	P	£875,000	C
Devon	1.45	South Barton Farm Bungalow/Wembury, Plymouth	Well built bungalow (Agricultural Occupancy Condition) in a desirable coastal location, offering potential for modernisation, improvement and extension, together with a pony paddock and general purpose modern farm building		VP	Dec-21	Luscombe Maye	Sole	Private Treaty	P	£300,000	SA
Devon	4.52	Land at Ley Lane - Lot 1, Bere Ferrers, Yelverton	Bare land		VP	Jul-21	Kivells	Sole	Auction	P	£35,000	WA
Devon	15.44	Land at Ley Lane - Lot 2, Bere Ferrers, Yelverton	Land and buildings		VP	Jul-21	Kivells	Sole	Auction	P	£110,000	C
Devon	34.15	Hitchin Farm, Highampton, Beaworthy	Bare land		VP	Aug-21	Kivells	Sole	Private Treaty	P	£375,000	C
Devon	4.25	Land at Pierces Farm, Broad Parkham, Bideford	Bare land		VP	Aug-21	Kivells	Sole	Private Treaty	P	£40,000	WA
Devon	6.72	Land at Jenns Farm, Bradworthy, Holsworthy	Bare land		VP	Oct-21	Kivells	Sole	Private Treaty	P	£75,000	C
Devon	77.46	Land at Barton Farm, Kentisbury, Barnstaple	Bare land		VP	Oct-21	Kivells	Sole	Private Treaty	P	£450,000	C
Devon	10.96	Land at Dipple, Woolsery, Bideford	Bare land		VP	Oct-21	Kivells	Sole	Auction	P	£80,000	WA
Devon	21.39	Land at Woolfardisworthy, Woolsery, Bideford	Bare land		VP	Nov-21	Kivells	Sole	Private Treaty	P	£175,000	WA
Devon	7.99	Land opposite Lake Farm, Bradworthy, Holsworthy	Land dwelling/s and buildings		VP	Dec-21	Kivells	Sole	Auction	P	65000 - 80000	WA
Devon	105.39	Bidlake Farm, Germansweek, Beaworthy	Land dwelling/s and buildings		VP	Dec-21	Kivells	Sole	Private Treaty	M	£1,450,000	C
Devon	13.65	Fleardon, Lezant, Launceston	Land and buildings		VP	Oct-21	Kivells	Sole	Private Treaty	Res	£950,000	WA
Devon	19.11	Lots 2 & 3 West Millbrook, Twitchen, South Molton	Detached modern barn with Class Q permitted development and pasture land.		VP	Aug-21	Greenslade Talor Hunt	Sole	Private Treaty	Res	£395,000	SA
Devon	15.72	Lane End Farm, Stoke Rivers, Barnstaple	Detached three bedroomed modern house (AOC), farm buildings and pasture		VP	Sep-21	Greenslade Taylor Hunt	Sole	Private Treaty	M	£675,000	C
Devon	105.94	Willicroft Farm, Rackenford, Tiverton	Detached four bedroomed farmhouse (AOC), two bedroom bungalow (AOC), farm buildings and pasture		VP	Oct-21	Greenslade Taylor Hunt	Sole	Private Treaty	P	£1,485,000	C

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Devon	11.02	Lot 1 - West Millbrook, Twitchen, South Molton	Detached five bed farmhouse, farm buildings and pasture		VP	Dec-21	Greenslade Taylor Hunt	Sole	Private Treaty	Res	£795,000	C
Durham	115.00	Land at Wdsworth Farm	Bare land	4	VP	Nov-21	GSC Grays		Private Treaty	P	£650,000	C
Durham	10.76	Mayfield Stables	Land dwelling/s and buildings		VP	Dec-21	H&H Land & Estates	Sole	Private Treaty	P	£295,000	WA
Durham	42.67	Land at Lady Park	Bare land		VP	Dec-21	H&H Land & Estates	Sole	Private Treaty	A	£425,000	SB
Durham	3.84	Land to the West of Moor House Farm	Bare land		VP	Jul-21	H&H Land & Estates	Sole	Private Treaty	E	£50,000	SA
East Yorkshire	283.00	Nuttles Farm, Ielley, Hull	Land dwelling/s and buildings	2	VP	Dec-21	Frank Hill & Son (A&V) Ltd	Sole	Private Treaty	A	£3,900,000	C
East Yorkshire	37.63	Nuttles Farm, Ielley, Hull	Bare land	2	VP	Dec-21	Frank Hill & Son (A&V) Ltd	Sole	Private Treaty	A	£450,000	WA
Gloucestershire	10.00	The Tansies, Winchcombe	Bare land	4	VP	Aug-21	Butler Sherborn	Sole	Private Treaty	P	£150,000	SA
Gloucestershire	175.00	Manor Farm, Compton Abdale	Land dwelling/s and buildings	3	VP	Oct-21	Butler Sherborn	Sole	Private Treaty	M	£4,250,000	C
Gloucestershire	12.50	Land at Alderley Road	Bare land		VP	Aug-21	David James	Sole	Tender	P	£125,000	SA
Gloucestershire	20.50	Land at Wickwar	Bare land Potential residential development long term		VP	Sep-21	David James	Sole	Tender	A	£450,000	SA
Gloucestershire	19.60	Land at Broad Street	Bare land		VP	Oct-21	David James	Sole	Tender	A	£250,000	WA
Gloucestershire	17.87	Land at Newnham Road Lot 4	Land and buildings		VP	Nov-21	David James	Sole	Private Treaty	P	£250,000	C
Gloucestershire	7.03	Land at Newnham Road Lot 5	Bare land		VP	Dec-21	David James	Sole	Private Treaty	P	£70,000	C
Gloucestershire	13.71	Jubilee Farm, Badgeworth, Cheltenham	Land dwelling/s and buildings	3	VP	Nov-21	Powells	Sole	Private Treaty	Sm	£1,300,000	C
Kent	2.56	Land at Nonington	Block of pasture near village, no services, access via right of way over 1m strip of land.		VP	Dec-21	Elgars	Sole	Private Treaty	P	£62,500	C
Kent	1.78	Woodland at West Studdal	Woodland parcel in rural location, access via right of way over track but has road frontage on 2 sides.		VP	Sep-21	Elgars	Sole	Private Treaty	O	£25,000	SA
Leicestershire	83.00	Land at Moor Hill Hallaton	Bare land	3	VP	Oct-21	Andrew Granger & Co	Sole	Private Treaty	A	£700,000	WB
Leicestershire	283.00	land at Hallaton	Bare land	3	VP	Oct-21	Andrew Granger & Co	Sole	Private Treaty	A	£2,300,000	C
Leicestershire	27.61	Land at Hoton	Bare land	3	VP	Oct-21	Andrew Granger & Co	Sole	Private Treaty	A	£245,000	C
Leicestershire	4.00	Land at Charley Rd Shepshed	Bare land	3	VP	Sep-21	Andrew Granger & Co	Sole	private Treaty	P	£90,000	C
Leicestershire	6.87	Land at Saddington	Bare land	3	VP	Jun-21	Andrew Granger & Co	Sole	Tender	P	£85,000	SA
Lincolnshire	382.00	Grades 1 & 3 land near Scunthorpe in 2 lots, inc. yard, buildings & bungalow	Land, dwelling(s) & buildings Strong market with bids from both local farmers & rollover buyers from all over the county		VP	Jul-21	Brown & Co	Sole	Private Treaty	A	£3,220,000	WA
Lincolnshire	7.50	Paddocks at Bowl Alley Lane/Horncastle	Amenity Paddock Land on the edge of the town.	3	VP	Jul-21	Robert Bell & Co	Sole	Auction	Am	£120,000	SA

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North Yorkshire	65.52	Sale of Land at Gowlands Farm, Green Hammerton, York	The land at New Skip Bridge provides an excellent opportunity to acquire an attractive block of established grassland in an accessible location adjacent to the River Nidd and extending in all to approximately 65.52 acres (26.52 hectares)	3	VP	Nov-21	Carter Jonas	Sole	Private Treaty	P	£200,000	WA
North Yorkshire	5.70	Lane Ends Farm	Bare land	3	VP	Sep-21	GSC Grays	Sole	Private Treaty	E	£450,000	C
North Yorkshire	130.00	Land at Kirby wiske	Bare land	3	VP	Sep-21	GSC Grays	Sole	Private Treaty	A	£1,150,000	WA
North Yorkshire	100.00	Quarry Grange Farm - lot 1	Bare land	3	VP	Oct-21	GSC Grays	Sole	Private Treaty	P	£900,000	C
North Yorkshire	103.00	Part of Lowfield Farm, Appleton Wiske. Northallerton, DL6 2AR	Arable farm with good roadside access. 3 bed detached bungalow. Range of traditional and moder buildings. Circa 103 acres.	3	VP	Oct-21	George F White LLP	Sole	Private Treaty	A	£1,260,000	C
Northamptonshire	4.94	Brooks Road, Raunds	Bare land		VP	Aug-21	Bletsoes	Sole	Private Treaty	P	£80,000	SA
Northamptonshire	10.00	Slipton Lane, Slipton	Bare land		VP	Nov-21	Bletsoes	Sole	Private Treaty	A	£110,000	WA
Northamptonshire	16.90	Land at Overstone	Pasture land		VP	Dec-21	Bidwells	Sole	Private Treaty	P	£200,000	SA
Northamptonshire	196.47	Lnd at Polebrook, Oundle	Three blocks of farmland. Mainly grade 2 with some grade 3. Included 7 acres ancient woodland	2	VP	Oct-21	Bidwells	Sole	Private Treaty	A	£1,570,000	WA
Northamptonshire	17.38	Land at Byfield	Bare land	n/a	VP	Dec-21	Brown and Co	Sole	Private Treaty	P	£185,000	WA
Northamptonshire	275.50	Grange Farm Dingley	complete farm +house buildings +arable land	3	VP	Sep-21	Andrew Granger &Co	Sole	Tender	A	£2,820,000	C
Northumberland	57.55	Land at Greenhead	Bare land		VP	Jul-21	H&H Land & Estates	Sole	Private Treaty	Hi	£200,000	C
Northumberland	120.00	Rowley Head, Whitley Chapel, NE47 0HJ	Land dwelling/s and buildings	4	VP	Nov-21	George F White LLP	Purchaser	Private Treaty	P		C
Nottinghamshire	23.49	Land at Clarborough - Lot 2	Bare land		VP	Jul-21	Fisher German	Sole	Private Treaty	A	£190,000	C
Nottinghamshire	14.50	Land at Clarborough - Lot 3	Bare land		VP	Nov-21	Fisher German	Sole	Private Treaty	A	£125,000	C
Nottinghamshire	2.50	Planning consent for redevelopment of farmhouse & erection of 4 new dwellings	Land, dwelling(s) & buildings. Clawback @ 30% uplift for 40 years over granted planning consent		VP	Nov-21	Brown & Co	Sole	Private Treaty	O	£495,000	C
Oxfordshire	102.00	Coldstone Farm, Shipton under Wychwood	Bare land	3	VP	Nov-21	Butler Sherborn	Sole	Private Treaty	M	£1,000,000	SA
Oxfordshire	0.37	Hillside Farm Barns, Claydon, Banbury	Range of modern and traditional buildings	n/a	VP	Nov-21	Brown and Co	Sole	Private Treaty	O	£290,000	SA
Shropshire	2.00	Post Office Road	Land and buildings		VP	Dec-21	Nock Deighton Agricultural LLP	Sole	Private Treaty	E	£360,000	C
Shropshire	0.65	Much Wenlock	Bare land		VP	Jul-21	Nock Deighton Agricultural LLP	Sole	Private Treaty	P	£15,000	SA
Shropshire	46.64	The Down	Bare land		VP	Aug-21	Nock Deighton Agricultural LLP	Sole	Private Treaty	P	£325,000	SA
Shropshire	20.94	Astley Abbots (E&S)	Bare land		VP	Dec-21	Nock Deighton Agricultural LLP	Sole	Private Treaty	P	£10,000/acre	C
Shropshire	27.72	Astley Abbots (M&J)	Bare land		VP	Dec-21	Nock Deighton Agricultural LLP	Sole	Private Treaty	P	£10,000/acre	C

County	Acres	Farm name/reference	Description	Land Class	Tenure (key at end)	Date	Agent	Sole/joint agent	Sale Method	Farm type (key at end)	Guide price (£)	Sold at (key at end)
Shropshire	10.66	Bank House Farm	Land dwelling/s and buildings		VP	Jul-21	Barbers Rural	Sole	Private Treaty	P	£650,000	C
Shropshire	15.26	Land off Beamish Lane	Bare land		VP	Sep-21	Barbers Rural	Sole	Private Treaty	P	£183,120	C
Shropshire	28.71	Springhill Farm	Land dwelling/s and buildings		VP	Oct-21	Barbers Rural	Sole	Private Treaty	P	£1,200,000	C
Shropshire	14.21	Land at Spoonley	Land and buildings		VP	Nov-21	Barbers Rural	Sole	Private Treaty	P	£175,000	C
Shropshire	1.92	Land off Gravelly Hill	Bare land		VP	Dec-21	Barbers Rural	Sole	Private Treaty	P	£35,000	SA
South Yorkshire	9.41	grassland & woodland with planning potential near Hatfield	Bare land Tender: 2nd August 2019. Sold with clawback @ 10% uplift for 25 years		VP	May-21	Brown & Co	Sole	Tender	O	£125,000	C
South Yorkshire	6.15	grassland & hardstanding with planning potential near Hatfield	Bare land Tender: 2nd August 2019. Sold with clawback @ 10% uplift for 25 years		VP	May-21	Brown & Co	Sole	Tender	O	£100,000	SA
South Yorkshire	38.58	Rivelin, Sheffield S6	Bare land		VP	Jun-21	Bagshaws LLP	Sole	Tender	Am	£100,000	WA
Staffordshire	15.90	Land at Sheen, Buxton lot 2	Bare land		VP	Jul-21	Bagshaws LLP	Sole	Auction	P	£130,000	C
Staffordshire	5.25	New Street Farm, Winkhill, ST13 7PW	2 bed stone built farmhouse, range of stone barns, outbuildings. Land extending to 5.25 acres- pastureland		VP	Aug-21	Bagshaws LLP	Sole	Private Treaty	Sm	£550,000	C
Staffordshire	4.87	Lot 1 Land at Pasturefields, Hixon	Sold to a neighbouring property owner prior to auction. Both lots sold together.		VP	Aug-21	Bagshaws LLP	Sole	Auction	P	£5,000 - £75,000	C
Staffordshire	5.32	Lot 2 Land at Pasturefields, Hixon	Sold to a neighbouring property owner prior to auction. Both lots sold together.		VP	Aug-21	Bagshaws LLP	Sole	Auction	P	£5,000 - £75,000	C
Staffordshire	21.36	Land at Shaw Lane, Kings Bromley	Lot One, single parcel of arable land with lane side access, extending in total to approximately 21.36 acres (8.65 ha)		VP	Oct-21	Bagshaws LLP	Sole	Tender	A	£130,000	SA
Staffordshire	1.95	Land at Woodcock Heat, Kingstone	Single parcel of permanent pasture, with land side access, water connection and overage for a period of 20 years, at 20% of the uplift in value of the land on the implementation of or the disposal of the property with planning permission for any non-agricultural or non- equestrian development.		VP	Nov-21	Bagshaws LLP	Sole	Tender	P	£25,000	SA
Staffordshire	13.17	Land at Worston (Lot 2)	Bare land		VP	Sep-21	Barbers Rural	Sole	Private Treaty	A	£131,700	SA
Staffordshire	153.75	Land at Worston (Lot 1)	Bare land		VP	Oct-21	Barbers Rural	Sole	Private Treaty	A	£1,537,500	C
Staffordshire	65.03	Birchwood Park Farm	Land dwelling/s and buildings		VP	Nov-21	Barbers Rural	Sole	Private Treaty	P	£1,400,000	C
Staffordshire	7.00	Land at Sheen, Buxton lot 1	Land and buildings		VP	Jul-21	Bagshaws LLP	Sole	Private Treaty	P	£200,000	C
Suffolk	226.00	Land at Drinkstone Road, Beyton	The property extends to approximately 206.14 acres (83.42 ha) made up of four arable blocks with areas of woodland on the margin and one field of permanent pasture running alongside a brook, this parcel includes a small building. The property enjoys good road frontage and access as well as internal track infrastructure.	3	VP	Jul-21	Carter Jonas	Sole	Private Treaty	M	£2,210,000	C
Surrey	2.80	Rhea's Wish, Charlwood	Pasture holding with consent for temporary agricultural worker's dwellign and associate goat & farm buildings.	3	VP	Aug-21	H J Burt	Joint	Private Treaty	P	£250,000	WB
Warwickshire	20.17	Land and buildings at Baginton, Coventry	Land and buildings	n/a	VP	Jun-21	Brown and Co	Sole	Private Treaty	P	£325,000	WA

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Warwickshire	77.29	Land and buildings at Baginton, Coventry	Land and buildings	n/a	VP	Aug-21	Brown and Co	Sole	Private Treaty	P	£485,000	C
West Sussex	31.00	Lackeys, Shipley, Nr. Horsham	Attractive small grassland farm available for sale as a whole or in 3 lots and including 3 bed detached period cottage with potential for improvement. Sold as a whole.	3	VP	Sep-21	H J Burt	Sole	Private Treaty	P	£1,350,000	SA
West Sussex	11.55	Land part Barns Farm, Storrington	Pasture land with no road frontage or separate access thereto. No services. Sold off market to neighbour	3	VP	Dec-21	H J Burt	Sole	Private Treaty	P	£150,000	C
West Sussex	11.30	Land at Ghyll House Farm, Copsale, Nr. Horsham	Pasture land with no road frontage but shared right of way thereto. Water connected.	3	VP	Dec-21	H J Burt	Sole	Private Treaty	P	£185,000	C
West Sussex	12.00	Lower Edburton Barn, Edburton, Nr. Henfield	Beautiful 4 bed barn conversion plus PP 1 bed annex with stables, garaging, pasture land, manège, superb Downland views.	3	VP	Sep-21	H J Burt	Sole	Private Treaty	Res	£2,000,000	WA
West Sussex	14.70	Perching Parva Farm, Woodmancote, Nr. Henfield	Versatile agric/equestrian smallholding with potential located in South Downs National park. Substantial barn, workshop (c. 6,700sqft), 9 stables, manège, horse-walker, paddocks. 2-bed m/home (no PP). Overage to part.	3	VP	Nov-21	H J Burt	Sole	Private Treaty	M	£500,000	SA
West Sussex	5.11	Woodland off Brighton Road, Shermanbury	Roadside block of mixed broadleaf woodland.	5	VP	Dec-21	H J Burt	Sole	Private Treaty	M	£50,000	SA
West Sussex	21.25	Foxbury Farm, West Burton	Residential development potential of the buildings still offered on the open market but sold to the sitting tenant subject to his	3	VP	Aug-21	Batcheller Monkhouse	Sole	Tender	P	£750,000	SA
West Yorkshire	390.00	Lane Head and Higher Carr Farms, Otley, West Yorkshire	AHA '86 Tenancy	3	AHA	Sep-21	Carter Jonas	Sole	Private Treaty	P	£1,100,000	WA
Wiltshire	37.74	Land at Talavera Road	Bare land		VP	Nov-21	David James	Sole	Private Treaty	A	£350,000	C

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Wales												
Carmarthenshire	33.73	Bwch y Mynydd, Nantycaws, Carmarthen, SA32 8EX	Land dwelling/s and buildings		VP	Jun-21	Edward H Perkins Rural Chartered Surveyors	Joint	Private Treaty	Smallholding	£750,000	C
Denbighshire	14.00	Pen Y Cae, Llanelidan Lot 1	Land dwelling/s and buildings		VP	Oct-21	J Bradburne Price & Co	Sole	Auction	Sm	160000-190000	SA
Denbighshire	5.00	Pen Y Cae, Llanelidan Lot 2	Bare land		VP	Oct-21	J Bradburne Price & Co	Sole	Auction	P	35000-50000	SA
Denbighshire	7.42	Pen Y Cae, Llanelidan Lot 3	Bare land		VP	Oct-21	J Bradburne Price & Co	Sole	Auction	P	50000-65000	SA
Denbighshire	3.00	Y Bwythyn Llanfair DC	Land dwelling/s and buildings		VP	Dec-21	J Bradburne Price & Co	Sole	Private Treaty	Sm	£305,000	SA
Gwent	25.00	Llansor Mill, Treherbert Rd, Caerleon	Land dwelling/s and buildings	5	VP	Oct-21	Powells	Sole	Private Treaty	Sm	£1,100,000	C
Gwent	2.20	Seagulls, St Brides Wentlooge, Newport	Land dwelling/s and buildings		VP	Nov-21	Powells	Sole	Private Treaty	E	£425,000	C
Gwynedd	67.05	Bodedern Anglesey	Grade 3b .20-30m above mena sea level . Basic cow kennel building & slurry lagoon	3	VP	Nov-21	DMPC	Sole	Private Treaty	D	8500-9000/acre	C
Monmouthshire	42.16	The Firs Farm, Lot 2, Grosmont, Monmouthshire	Land dwelling/s and buildings	4	VP	Jul-21	Powells	Sole	Private Treaty	P	£250,000	C
Monmouthshire	12.65	Pontyllan Field, Penrhos, Raglan, Usk	Bare land	4	VP	Aug-21	Powells	Sole	Private Treaty	P	£100,000	WA
Monmouthshire	39.93	Castell Prin Wood, Parc Seymour, Newport	Bare land		VP	Sep-21	Powells	Sole	Private Treaty	O	£130,000	WA
Monmouthshire	18.80	Land at Aberbeeg Lot 1, Abertillery	Bare land	4	VP	Sep-21	Powells	Sole	Private Treaty	P	£130,000	C
Monmouthshire	0.90	Land at Aberbeeg Lot 2, Abertillery	Bare land	5	VP	Oct-21	Powells	Sole	Private Treaty	Am	£25,000	C
Monmouthshire	0.79	Land at Aberbeeg Lot 3, Abertillery	Bare land	5	VP	Nov-21	Powells	Sole	Private Treaty	Am	£15,000	C
Pembrokeshire	4.30	Garn Gelli, Brynberian, Crymch, SA41 3TW	Bare Land		VP	Nov-21	Edward H Perkins Rural Chartered Surveyors	Sole		P	£50,000	WA

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Scotland												
Dumbartonshire	17.00	Land at Gartmore	Bare land	4	VP		Baird Lumsden DM Hall	Sole	Tender	E	£175,000	SA
Dumfries & Galloway	188.26	Flatts of Cargen, Dumfries	Land dwelling/s and buildings		VP	Dec-21	H&H Land & Estates Baird Lumsden DM Hall LLP	Sole	Private Treaty	M	£1,200,000	C
Glasgow	6.00	Land at Blantyre	Bare land	4	VP		Baird Lumsden DM Hall LLP	Sole	Tender	P	£6,000	SA
Fife	24.00	Grantsmuir	Land and buildings	4	Mixed		Baird Lumsden DM Hall LLP	Sole	Tender	M	£230,000	WB
Midlothian	1.12	Bilston	Land and buildings		VP		Baird Lumsden DM Hall LLP	Sole	Tender	Res	£450,000	SA
West Lothian	14.00	Phantassie, Harburn	Land and buildings	4	VP		Baird Lumsden DM Hall LLP	Sole	Tender	Sm	£410,000	SA
West Lothian	17.00	Land at New Midlands	Bare land		VP		Baird Lumsden DM Hall LLP	Sole	Tender	P	£150,000	SA

Key

Tenure

VP	Vacant Possession
Mixed	Mixed Tenure
AHA	AHA 86 Letting
ATA	FBT

Sold At

SB	Substantially below Guide Price > 20% below
WB	Well below Guide Price 10% - 20% below
C	Close to Guide Price +/- < 10%
WA	Substantially above Guide Price > 20% above
SA	Well above Guide Price 10% - 20% above

Farm Type

A	Arable
Am	Amenity
D	Dairy
E	Equine
Hi	Hill
Ho	Horticultural
M	Mixed
O	Other
P	Pasture
Res	Residential > 50% of price is residential value
SM	Smallholding