



County	Acreage	Farm name/reference	Property type	Description	Land class (if known)	Tenure (Key at end)	Date sale contracted	Company/Firm	Sole/joint agent	Sale method	Farm Type (Key at end)	Guide Price(£)	Sold at (Key at end)
Cambridgeshire	106.72	Land at Coveney, Lot 1	Bare land		3	VP	Jun-25	Brown&Co	Sole	Private Treaty	A	£415,000	SB
Cambridgeshire	16.86	Land at Coveney, Lot 3	Bare land		1	VP	Jun-25	Brown&Co	Sole	Private Treaty	A	£158,000	WB
Cambridgeshire	97.51	Land at Goosetree Road, Rings End, Guyhirn, Wisbech	Bare land	39.46 Hectares (97.51 Acres) of Bare Arable Land with a Water Pump house and Private Drainage Board Area, North and South of Goosetree Road (A605), March, Cambridgeshire	1	VP	Sep-25	Brown&Co	Sole	Private Treaty	A	£1,100,000	C
Cambridgeshire	86.23	Private Purchase of Land adjacent to Plum Tree Farm, North Bank, Thorney, Peterborough	Bare land	Private purchase of block of bare arable land.	2	VP	Nov-25	Brown&Co	Purchaser		A	£690,000	C
Cambridgeshire	92.78	Private Purchase of Land adjacent to Rosalyn Farm, North Bank, Thorney, Peterborough	Bare land	Private purchase of block of bare arable land.	2	VP	Nov-25	Brown&Co	Purchaser		A	£850,000	C
Cambridgeshire	326.00	Lot 1 Westley Hall Farm, Cambs	Land and buildings	326 acres of arable land of the hanslope and ashley series, grainstore, general purpose building and 2 let buildings	2	VP	Sep-25	Brown&Co	Sole	Private Treaty	A	£3,600,000	C
Cambridgeshire	17.00	Lot 2 Westley Hall Farm, Cambs	Land and buildings	farmyard including a range of buildings and 17 ac of grassland	2	VP	Nov-25	Brown&Co	Sole	Private Treaty	A	£900,000	C
Cambridgeshire	2.50	Lot 4 Westley Hall Farm	Bare land	2.5 acre grass paddock benefitting from post & rail fencing		VP	Sep-25	Brown&Co	Sole	Private Treaty	P	£50,000	SA
Cambridgeshire	227.00	Black Lodge, Buckworth, Huntingdon	Bare land		3	VP	Jul-25	Stephen Knipe & Co	Sole	Tender	A	£2,000,000	C
Cheshire	40.67	Land at Admirals Gorse (lot 2)	Bare land		3	VP	Nov-25	Barbers Rural	Sole	Private Treaty	A	£400,000	C
Cheshire	82.52	Land at Knutsford Road, Cranage	Bare land		3	VP	Nov-25	Barbers Rural	Sole	Private Treaty	A	£1,160,000	SA
Cheshire	38.82	Land at Byley Lane, Middlewich	Bare land		3	VP	Dec-25	Barbers Rural	Sole	Private Treaty	A	£550,000	C
Conwy	52.40	Lo1 Land at Hafodty Penraig	Bare land	Land is largely 'rough' principally heather ground desigated as SSSI. Demand and eventual sale price accepted influenced by perceptions of reduced demand in consequence of IHT APR relief changes and concerns regarding at the time rearding 2026 subsidy alterations in Wales (from BPS to SFS Scheme).	5	VP	Aug-25	DMPC	Sole	Tender	O	£157,200	SB
Cornwall	48.97	Claremont Farm, Callington	Land dwelling/s and buildings	A detached bungalow situated at the end of its own private drive and set amongst just under 50 acres of its own land. Detached 3 bedroom bungalow, Private setting amongst its own land, Approximately 48.9 acres in all, Fabulous far reaching views, Range of outbuildings,		VP	Jul-25	Stags	Sole	Auction	R	£600,000	C
Cornwall	13.84	Trengayor Barn and Land, Dizzard, Bude	Land and buildings	Over 13 acres of land with a detached barn in a stunning rural position and within reach of the north coast		VP	Sep-25	Stags	Sole	Auction	P	£150,000	WA
Cornwall	17.71	Land south of Crockett, Kelly Bray, Callington	Land and buildings	About 17.71 acres of pasture with access drive and planning permission for an agricultural building. Freehold.		VP	Dec-25	Stags	Sole	Private Treaty	H	£200,000	WA
Cornwall	16.00	Ennals Pool, Tregurthy, St Austell	Land and buildings	Wonderful 2.37 acre freshwater lake within surrounding mixed woodland – total c.16 acres. Tucked away. Environmental and angling appeal (subject to current licence). Parking. Shed.		VP	Aug-25	Stags	Sole	Auction	Am	£125,000	SA
Cumbria	11.32	Woodland at Skelwith Bridge, Ambleside, Cumbria LA22 9NP	Bare land	Ancient woodland.		VP	Sep-25	Armitstead Barnett LLP	Sole	Tender	O	£75,000	C
Cumbria	5.37	5.37 Acres of Land at Lyth Valley, Kendal, Cumbria LA8 8DH	Bare land	The land has excellent roadside access onto the A5074	3	VP	Oct-25	Armitstead Barnett LLP	Sole	Auction	P	£50,000	WA
Cumbria	9.92	Land Near Coat Faw, Dent, Sedbergh, Cumbria LA10 5RE	Bare land	Productive meadowland with a reliable natural water supply.		VP	Sep-25	Armitstead Barnett LLP	Sole	Auction	P	£90,000	C
Cumbria	9.39	9.39 Acres of Land at Milton, Crooklands LA7 7NS	Bare land	Productive meadow ground with good access to main road networks via the M6 and A65. Natural water supply		VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£95,000	SA

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Cumbria	33.18	33.18 Acres of Land Adjacent to Station Lane, Burton LA6 1HS	Bare land	A sizeable block of agricultural land extending to 33.18 acres (13.43 hectares) of excellent mowing and grazing land with the benefit of a mains water supply and roadside access.		VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£280,000	SA
Cumbria	6.50	Lot 1 - 6.50 Acres of Land at High Sweden Bridge, Ambleside LA22 9LX	Bare land	A productive block of meadow land extending to approximately 6.50 acres (2.63 hectares). The land benefits from a hardcore handling / parking area, natural water supplies		VP	Jul-25	Armitstead Barnett LLP	Sole	Tender	P	£75,000	SA
Cumbria	54.41	54.41 Acres of Land at Santon Bridge, Holmrook, Cumbria CA19 1UY	Bare land	Ringfenced block of meadow, pasture and woodland.		VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£400,000	C
Cumbria	10.40	Lot 3 - Land Off Gallowber Lane, High Biggins, Carnforth LA6 2PQ	Bare land	A block of pasture land sold privately to a neighbour. Access only from their property.		VP		Armitstead Barnett LLP	Sole		P	£115,000	C
Cumbria	778.07	Land at High Swinkle Bank, Longsleddale, Kendal Cumbria LA8 9BD	Bare Land	A large block of high allotment ground split into three main blocks, with small parcels of woodland. The land was sold privately to a buyer prior to being marketed.		VP		Armitstead Barnett LLP	Sole		H	£950,000	C
Cumbria	0.11	Land off Millness Lane, Crooklands, Milnthorpe LA7 7NS	Bare land	A small parcel of land extending to 0.11 acres, purchased by a residential dwelling to extend their garden area.		VP		Armitstead Barnett LLP	Sole		O	£35,000	C
Cumbria	2.00	Swallow Barn	Land dwelling/s and buildings			VP	Sep-25	HHLE	Sole	Private Treaty	S	£570,000	C
Cumbria	0.11	Residential development plot Little Ashv	Bare land			VP	Aug-25	HHLE	Sole	Private Treaty	O	£65,000	C
Cumbria	55.47	Land off Ash Fell Road	Bare land			VP	Nov-25	HHLE	Sole	Tender	P	£250,000	C
Cumbria	13.26	Borwicks Aynsome-lot 5	Bare land			VP	Nov-25	HHLE	Sole	Private Treaty	P	£140,000	C
Cumbria	16.36	Borwicks Aynsome-lot 6	Bare land			VP	Nov-25	HHLE	Sole	Private Treaty	P	£200,000	C
Cumbria	2.50	Land at High Newton	Bare land			VP	Nov-25	HHLE	Sole	Tender	P	£50,000	SA
Cumbria	9.25	Low Dale Park & Farm-lot 4	Bare land			VP	Nov-25	HHLE	Sole	Private Treaty	P	£55,000	C
Cumbria	5.03	Land & Lake Frontage at Coniston	Bare land	Was due to be auctioned and sold prior to auction		VP	Nov-25	HHLE	Sole	Private Treaty	O	£150,000	SA
Cumbria	24.04	Land at Atkinson Ground	Bare land			VP	Nov-25	HHLE	Sole	Auction	P	£220,000	C
Cumbria	26.93	Whitebrow	Land dwelling/s and buildings			VP	Aug-25	HHLE	Sole	Auction	S	£300,000	C
Cumbria	2.35	Land at Bannel Head	Bare land			VP	Aug-25	HHLE	Sole	Auction	P	£35,000	SA
Cumbria	4.66	Land at Scaleby	Bare land			VP	Aug-25	HHLE	Sole	Private Treaty	O	£45,000	SA
Cumbria	78.19	Land and Buildings at Temple Sowerby	Land and buildings			VP	Nov-25	HHLE	Sole	Auction	O	£1,490,000	SA
Cumbria	60.74	Land at Shap	Bare land			VP	Oct-25	HHLE	Sole	Auction	O	£540,000	WB
Cumbria	3.50	Land at Gilcrux	Bare land			VP	Nov-25	HHLE	Sole	Private Treaty	O	£50,000	WA
Cumbria	21.75	Little Corby Hall	Land dwelling/s and buildings			VP	Nov-25	HHLE	Sole	Private Treaty	O	£750,000	SB
Cumbria	276.83	Thorny Knowe	Land dwelling/s and buildings			VP	Dec-25	HHLE	Joint	Private Treaty	O	£1,950,000	C
Devon	23.54	Land at East Kidland, Knowstone	Bare land	An attractive block of productive agricultural land enjoying a readily accessible rural position close to the A361 North Devon link road. Level and gently sloping pasture, no services included in sale, extending to about 23.54 Acres.		VP	Jul-25	Greenlade Taylor Hunt	Sole	Private Treaty	P	£160,000	C
Devon	25.20	Land at Kipscombe, Bratton Fleming, Barnstaple, EX31 4TX	Bare land	A further block of traditional pasture, level and sloping, with natural watering and direct road access. In a NVZ.		VP	Oct-25	Greenlade Taylor Hunt	Sole	Private Treaty	P	£150,000	C



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Devon	26.33	Land at Northland, Bratton Fleming, Barnstaple, EX31 4TX	Bare land	An attractive block of principally level pasture land, with a mains water supply, direct road access and frontage. In a NVZ. Two bowl barrows situated upon the land are registered as a Scheduled Monument (List Entry No. 1016654).		VP	Oct-25	Greenlade Taylor Hunt	Sole	Private Treaty	P	£200,000	C
Devon	177.25	Southstock Farm, Barbroom, Lynton, Devon, EX35 6LN	Land dwelling/s and buildings	A most attractive Residential/Livestock Holding enjoying a superb rural position on the edge of Exmoor benefiting from a traditional farmhouse (3 beds), a range of adaptable traditional and modern farm buildings, productive pasture and woodland. In all about 177.25 Acres.		VP	Oct-25	Greenlade Taylor Hunt	Sole	Private Treaty	P	£1,600,000	C
Devon	6.37	Land at Rose Ash, South Molton, Devon, EX36 4PS	Bare land	A most attractive parcel of gently sloping productive pasture land enjoying superb views and a convenient rural position, benefiting from good road frontage and access. Sub-metered mains water supply. In all about 6.37 Acres		VP	Dec-25	Greenlade Taylor Hunt	Sole	Private Treaty	P	£80,000	C
Devon	150.10	Beenleigh Manor Farm, Harbertonford	Land dwelling/s and buildings	A secluded residential and livestock farm, to include a charming Grade II * listed medieval manor house (with later additions), range of period stone barns, modern farm buildings, agricultural land and woodland extending to some 150.10 acres (60.74 hectares) in all.		VP	Jul-25	Luscombe Maye	Sole	Tender	R	£2,750,000	C
Devon	79.92	Pond Farm, Aveton Gifford	Land dwelling/s and buildings	A residential and livestock farm (79.92 acres in all) to include a farmhouse, separate bungalow, range of traditional stone and modern farm buildings with the most magnificent views over the River Avon, offering the potential to create an iconic property in an unrivalled location.		VP	Aug-25	Luscombe Maye	Sole	Tender	S	£1,325,000	WB
Devon	3.00	Buckland Barn, Buckland Road, Hacombe with Combe	Land and buildings	Full planning permission for a 135 sq.m (1,453 sq.ft) equestrian building with 3 stables, situated within approximately 3 acres (1.21 hectares) of productive agricultural land set in the sought-after parish of Hacombe with Combe.		VP	Aug-25	Luscombe Maye	Sole	Tender	E	£80,000	WA
Devon	3.20	Mulberry Orchard, Lower Combe, Buckfastleigh	Bare land	Approximately 3.20 acres (1.29 hectares) of attractive agricultural land. Set in a rural secluded location in the quintessential hamlet of Lower Combe near Buckfastleigh. Access is via a right of way over land retained by the seller.		VP	Sep-25	Luscombe Maye	Sole	Tender	P	£55,000	WA
Devon	4.18	Barn & Land at Smithaleigh, Plymouth	Land and buildings	A modern farm building (extending to a total of 2,400 square feet) with planning consent for change of use to 3 residential dwellings (Class 3) with mains water and electric (single phase) connected, standing in a total of 4.18 acres (1.69 hectares) in all.		VP	Sep-25	Luscombe Maye	Sole	Tender	P	£250,000	SA
Devon	15.89	Lot 5 Dipwell Farm, Ashburton	Bare land	LOT 5 - Located on the northern side of Whistley Hill, this lot extends to a total of some 15.89 acres (6.43 hectares) of permanent pasture with an area of copse.		VP	Sep-25	Luscombe Maye	Sole	Tender	P	£150,000	SA
Devon	0.84	Lot 6 Dipwell Farm, Ashburton	Bare land	LOT 6 - Extending to some 0.84 acres (0.34 hectares) in all of bare amenity land.		VP	Sep-25	Luscombe Maye	Sole	Tender	A	£25,000	SA
Devon	29.65	Lot 1 Dipwell Farmhouse, Ashburton	Land dwelling/s and buildings	A charming, detached period farmhouse (Grade II listed) extending to 223.10 sqm requiring significant renovation, range of traditional stone barns (4,518 sq. ft), modern farm buildings (6,825 sq. ft) and approximately 29.65 acres in all. 11,343 sq ft total buildings stone + modern		VP	Sep-25	Luscombe Maye	Sole	Tender	S	£925,000	C
Devon	9.65	Lot 4 Dipwell Farm, Ashburton	Bare land	Some 9.10 acres (3.68 hectares) of permanent pasture. Mains water s		VP	Oct-25	Luscombe Maye	Sole	Tender	P	£95,000	SA



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Devon	3.76	Lot 7 Dipwell Farm, Ashburton	Bare land	Extending in all to approximately 3.76 acres (1.52 hectares) of permanent pasture land. Mains water supply. Close to A38 dual carriageway		VP	Oct-25	Luscombe Maye	Sole	Tender	P	£45,000	SA
Devon	0.56	Lot 8 Dipwell Cottage, Ashburton	Land dwelling/s and buildings	Cottage in need of substantial renovation, car port, shed. Surrounded by farmstead.		VP	Oct-25	Luscombe Maye	Sole	Tender	R	£275,000	SA
Devon	5.55	Lot 1 Land to the West of Leigh Farm, Wrangaton	Land and buildings	LOT 1 - A rare opportunity to acquire some 5.55 acres (2.24 hectares) of agricultural land/ pony paddock, benefiting from three stables, located in a desirable rural setting on the fringe of the Dartmoor National Park, offered as a whole or in two separate lots.		VP	Oct-25	Luscombe Maye	Sole	Tender	P	£100,000	WA
Devon	2.46	Lot 2 Land to the West of Leigh Farm, Wrangaton	Bare land	LOT 2 - A rare opportunity to acquire some 2.46 acres of agricultural land/ pony paddock all down to grass, situated in a desirable location on the fringe of the Dartmoor National Park on the outskirts of the village of Bittaford. Offered for sale as a whole or in two separate lots.		VP	Oct-25	Luscombe Maye	Sole	Tender	P	£50,000	SA
Devon	8.02	Land at Waterhead, East Portlemouth	Bare land	An exceptional opportunity to acquire approximately 8.02 acres (3.25 hectares) of permanent pasture land, beautifully positioned in the highly sought-after South Hams village of East Portlemouth with views of the estuary.		VP	Oct-25	Luscombe Maye	Sole	Tender	P	£50,000	WA
Devon	11.99	Land on the East Side of Chittleburn Hill, Brixton	Bare land	Approximately 11.99 acres (4.85 hectares) in all of predominantly gently sloping permanent pasture land located in a prime position within easy reach of adjoining villages Brixton, Elburton & Yealmpton. For sale as a whole or in up to 4 lots (ranging from 1.70 acres to 5.13 acres) with long term development potential or for a range of alternative uses (subject to planning).		VP	Nov-25	Luscombe Maye	Sole	Tender	P	£190,000	SA
Devon	4.80	Lot 2 Land adjoining the Old Vicarage, Modbury	Bare land	LOT 2 - A unique opportunity to obtain approximately 4.80 acres (1.94 hectares) of agricultural land/pony paddock with good road access located on the edge of the desirable South Hams town of Modbury. For sale as a whole or in two lots to suit buyer's requirements.		VP	Nov-25	Luscombe Maye	Sole	Tender	P	£85,000	C
Devon	2.90	Chipleigh Quarry, Bickington	Bare land	A unique opportunity to acquire a former disused quarry site, extending to 2.90 acres (1.17 ha) in all. Offering the potential for alternative uses (subject to obtaining the necessary planning consents). For sale by Online Auction.		VP	Nov-25	Luscombe Maye	Sole	Auction	O	£140,000	C
Devon	0.52	Chipleigh Pony Paddock, Bickington	Bare land	A unique opportunity to acquire a 0.52 acres (0.21 ha) pony paddock with a timber field shelter, within close proximity of the A38 dual carriageway. For sale by Online Auction.		VP	Nov-25	Luscombe Maye	Sole	Auction	P	£45,000	C
Devon	18.26	Lot 3 Dipwell Farm, Ashburton	Bare land	A total of some 18.26 acres (7.39 hectares) of permanent pasture. Arable potential		VP	Nov-25	Luscombe Maye	Sole	Tender	P	£185,000	WB
Devon	17.06	Dodbrooke Hills, Kingsbridge	Land and buildings	A prime opportunity to acquire some 17.06 acres (6.91 hectares) of desirable agricultural land in Kingsbridge with a stone barn and timber pole barn (extending to 1,719 sq ft) with potential for change of use to residential (subject to planning).		VP	Nov-25	Luscombe Maye	Sole	Private Treaty	P	£150,000	WA
Devon	1.17	Lot 1 Land adjoining the Old Vicarage, Modbury	Land and buildings	LOT 1 - A unique opportunity to obtain approximately 1.17 acres (0.47 hectares) of agricultural land/pony paddock benefiting from an agricultural building (72 square metres) located on the edge of the desirable South Hams town of Modbury. For sale as a whole or in two lots to suit buyer's requirements.		VP	Dec-25	Luscombe Maye	Sole	Tender	P	£75,000	C



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Devon	3.15	Triangular Field at South Pool, Kingsbridge	Bare land	An exceptional opportunity to acquire approximately 3.14 acres (1.27 ha) of gently sloping permanent pasture with good vehicular access, ideally located just a short distance from the highly desirable village of South Pool.		VP	Dec-25	Luscombe Maye	Sole	Private Treaty	P	£50,000	C
Devon	115.75	Bucks Barton, Bideford	Land dwelling/s and buildings	An accessible mixed farm with stunning views over the North Devon coast. 115.75 acres. South-facing farmhouse (AOC) with 5 bedrooms. A range of traditional stone and cob barns with potential for conversion (STP). Modern style farm buildings. Productive arable and pasture land with direct access to the A39	3	VP	Dec-25	Stags	Sole	Private Treaty	M	£2,000,000	SA
Devon	17.65	Lane End Fields, Sampford Arundel	Land and buildings	A versatile range of agricultural and equestrian buildings set within 17 acres of pasture land and woodland in an accessible location. 17.65 acres (7.14 hectares). Direct road access. Private water (borehole) and mains electricity. Within 1 mile of the A38.	3	VP	Oct-25	Stags	Sole	Private Treaty	E	£350,000	C
Devon	214.77	Rotestone Barton, Morchard Bishop	Land dwelling/s and buildings	Productive well equipped dairy farm in the heart of Mid Devon. Extensive range of farm buildings with parlour, dairy, cubicle housing, covered yards and youngstock accommodation. 6 Bedroom farmhouse with flat providing comfortable family home. Productive run of farmland with free draining loamy soils. Land well serviced by cow tracks.	3	VP	Aug-25	Stags	Sole	Private Treaty	D	£3,200,000	C
Devon	29.17	Land at Fairmile, Ottery St. Mary	Bare land	A highly prized 29 acre arable field in a popular location for agriculture.	3	VP	Aug-25	Stags	Sole	Private Treaty	A	£500,000	WA
Devon	53.24	Stafford Barton, Broadhembury	Land dwelling/s and buildings	An attractive residential farm with income from a holiday cottage and workshops situated on the edge of the Blackdown Hills. Freehold.	3	VP	Dec-25	Stags	Sole	Private Treaty	R	£1,650,000	C
Devon	52.37	Land at Rull, Payhembury	Bare land	About 52 acres of gently sloping arable land with a small area of mature mixed woodland.	2	VP	Sep-25	Stags	Sole	Private Treaty	A	£695,000	C
Devon	29.34	Land at Longford, Tavistock	Bare land	29.34 acres of productive well enclosed gently sloping pasture with direct access to the public highway and benefiting from natural water.		VP	Oct-25	Stags	Sole	Private Treaty	P	£250,000	SA
Devon	66.37	Spurham Farm, Thorndon Cross	Land dwelling/s and buildings	Residential farm with development potential in a popular rural location close to Okehampton with striking Dartmoor views.		VP	Jul-25	Stags	Sole	Private Treaty	R	£1,125,000	C
Devon	96.36	North Breazle Farm, Bratton Clovelly	Land dwelling/s and buildings	A mixed farm of 96.36 acres with a traditional farmhouse and range of agricultural buildings for modernisation or diversification.		VP	Nov-25	Stags	Sole	Private Treaty	P	£1,135,000	C
Devon	15.71	Land and woodland at Yeo Vale, Spreyton	Bare land	About 15.7 acres of pasture, mature woodland and young woodland with a pond		VP	Sep-25	Stags	Sole	Private Treaty	M	£175,000	WA
Devon	81.46	Land at Prewley Moor, Sourton, Okehampton	Bare land	81.46 Acres of moorland with grazing and conservational appeal	5	VP	Sep-25	Stags	Sole	Private Treaty	H	£75,000	C
Devon	335.04	Land at Fishleigh, Hatherleigh	Bare land	Farming, sporting and conservation Estate set in the heart of West Devon, range of modern livestock buildings, productive grassland, woodland	3	VP	Dec-25	Stags	Sole	Private Treaty	M	£2,800,000	C
Devon	2.25	Land at Sanctuary Lane, Woodbury	Bare land			VP	Jan-25	Symonds and Sampson	Sole	Private Treaty	P	£75,000	C
Devon	18.17	Lot A Land at Higher Woodford Farm, Milton Damerel	Bare land			VP	Jan-25	Symonds and Sampson	Sole	Auction	P	£165,000	C
Devon	11.96	Lot B Land at Higher Woodford Farm, Milton Damerel	Bare land			VP	Jan-25	Symonds and Sampson	Sole	Auction	P	£110,000	WA
Devon	58.20	Barn Park Farm (Whole), Cotleigh	Land dwelling/s and buildings			VP	Jan-25	Symonds and Sampson	Sole	Private Treaty	M	£1,220,000	C
Devon	25.27	Lot C Land at Tidderson Lane, Tiverton	Bare land			VP	Jan-25	Symonds and Sampson	Sole	Auction	P	£175,000	C
Devon	12.05	Lot C Land at Stowford, Langtree	Bare land	Mixture of arable and pasture land		VP	Mar-25	Symonds and Sampson	Sole	Auction	M	£95,000	C



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Devon	5.90	Lot D Land at Stowford, Langtree	Bare land			VP	Mar-25	Symonds and Sampson	Sole	Auction	P	£55,000	SA
Devon	6.30	Lot A Land and Stone Barn at Stowford, Langtree	Land and buildings			VP	Mar-25	Symonds and Sampson	Sole	Auction	M	£100,000	WA
Devon	6.23	Lot B Land at Stowford, Langtree	Bare land			VP	Apr-25	Symonds and Sampson	Sole	Auction	A	£55,000	WA
Devon	33.55	Land at Gibbons Farm, Hayne Lane, Honiton	Bare land	Mixture of arable and pasture land		VP	May-25	Symonds and Sampson	Sole	Auction	M	£285,000	WA
Devon	0.75	Land at Coly Road, Colyton	Bare land			VP	Jun-25	Symonds and Sampson	Sole	Tender	P	£30,000	WA
Devon	6.76	Woodhouse Farm Copse, Axminster	Bare land	mix of amenity land, coppice and ponds		VP	Jun-25	Symonds and Sampson	Sole	Auction	Am	£70,000	C
Devon	12.30	Knowle Farm, Whimble	Land dwelling/s and buildings			VP	Jul-25	Symonds and Sampson	Sole	Private Treaty	R	£595,000	C
Devon	3.05	Stargazer Wood, Young Coombe, Seaton	Bare land	amenity woodland		VP	Jul-25	Symonds and Sampson	Sole	Private Treaty	Am	£55,000	SA
Devon	3.31	Part of Washford Wood, Washford Pyne	Bare land	mixed woodland		VP	Jul-25	Symonds and Sampson	Sole	Private Treaty	O	£24,500	WA
Devon	40.03	Bulstone Springs Farm, Bulstone, Branscombe	Land and buildings	Organic poultry farm, cabin, barn with butchery, cold room & commercial kitchen. Glamping areas surrounded by pasture and woodland.		VP	Aug-25	Symonds and Sampson	Sole	Private Treaty	M	£730,000	WB
Devon	5.71	Higher Farm, Dalwood, Axminster	Land dwelling/s and buildings			VP	Aug-25	Symonds and Sampson	Sole	Private Treaty	R	£995,000	C
Devon	2.89	Middle Mackham Farm, Cullompton	Land dwelling/s and buildings			VP	Aug-25	Symonds and Sampson	Sole	Private Treaty	R	£525,000	C
Devon	2.89	Lot 3 Land at Part Penny Hill Farm, Axminster	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Private Treaty	P	£30,000	SA
Devon	5.91	Lot 1 Land at Part Penny Hill Farm, Axminster	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Private Treaty	P	£55,000	WA
Devon	9.52	Snodwell Woods, Post Lane, Honiton	Bare land	mixed woodland		VP	Sep-25	Symonds and Sampson	Sole	Tender	O	£75,000	C
Devon	2.72	Lot 2 Land at Part Penny Hill Farm, Axminster	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Private Treaty	P	£25,000	C
Devon	9.52	Stowford Moor, Bradworthy	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Auction	P	£80,000	C
Devon	10.54	Hayne Farm Stableyard, Honiton	Land and buildings			VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	E	£135,000	C
Devon	1.31	Land & Buildings at Badgers Glory, Shute	Land and buildings	Pasture land with piggery		VP	Nov-25	Symonds and Sampson	Sole	Auction	P	£45,000	SA
Devon	3.16	Land at Burrowshot, Axminster	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	M	£90,000	SA
Devon	19.50	Land at Bulmoor Cross (Whole), Axminster	Bare land	Mixture of arable and pasture land		VP	Nov-25	Symonds and Sampson	Sole	Tender	M	£230,000	SA
Devon	34.11	Fortfield Farm, Hawkchurch	Land dwelling/s and buildings			VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	R	£1,350,000	C
Devon	3.51	Sutton Thorn Covert, Honiton	Land and buildings	mixed woodland with a timber building		VP	Nov-25	Symonds and Sampson	Sole	Auction	O	£60,000	WB
Devon	44.30	Halshayne Manor, Honiton	Land dwelling/s and buildings			VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	R	£1,850,000	C
Devon	20.65	Haye Farm House, Musbury	Land dwelling/s and buildings			VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	R	£975,000	C
Devon	2.40	Land at Widcombe Barton Lot 2, Colyton	Bare land	mixed woodland		VP	Nov-25	Symonds and Sampson	Sole	Tender	O	£30,000	WA
Devon	20.66	Land at Widcombe Barton Lot 1, Colyton	Bare land	pasture and some woodland		VP	Nov-25	Symonds and Sampson	Sole	Tender	P	£175,000	C
Dorset	0.86	Land at Ryall, Bridport	Bare land			VP	May-25	Symonds and Sampson	Sole	Auction	A	£25,000	SA
Dorset	2.45	Court Orchard, Bridport	Bare land	previously an orchard		VP	Jun-25	Symonds and Sampson	Sole	Tender	P	£50,000	SA
Dorset	8.40	Land at Part Oakford Farm, Bridport	Bare land			VP	Jun-25	Symonds and Sampson	Sole	Private Treaty	P	£126,000	C



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Dorset	1.39	Dragons Hill Wood, Charmouth Rd, Lyme Regis	Bare land	mixed broadleaf woodland		VP	Jun-25	Symonds and Sampson	Sole	Tender	O	£15,000	SA
Dorset	3.41	Land at Yeldon, Higher Eype Road, Bridport	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Tender	P	£60,000	SA
Dorset	16.33	Land at Glitney Farm Lot 1, Bridport	Bare land	Mixture of arable and pasture land		VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	M	£145,000	C
Dorset	14.67	Land at Glitney Farm Lot 2, Bridport	Bare land	Mixture of arable and pasture land		VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	M	£150,000	C
Dorset	1.70	Land at Combyne Station, Lyme Regis	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	P	£35,000	WA
Dorset	3.34	Land at Catherston Manor, Charmouth	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	P	£40,000	SA
Dorset	2.77	Land at Pineapple Lane, Bridport	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	P	£45,000	SA
Dorset	1.82	Land at Winfrith Newburgh, Dorchester	Bare land	Part grassland and part vegetable garden		VP	Mar-25	Symonds and Sampson	Sole	Tender	M	£35,000	SA
Dorset	83.75	Dairy House Farm, Lower Kingcombe, Dorchester	Land dwelling/s and buildings			VP	Mar-25	Symonds and Sampson	Sole	Private Treaty	R	£1,900,000	C
Dorset	3.10	Land & Stables at Osmington Hill, Weymouth	Land and buildings	Grassland and stables		VP	Jul-25	Symonds and Sampson	Sole	Auction	O	£100,000	SA
Dorset	4.21	Land at Sandhills, Dorchester	Bare land			VP	Jul-25	Symonds and Sampson	Sole	Private Treaty	P	£100,000	WB
Dorset	6.10	Land at Littlemoor, Weymouth	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	Am	£60,000	C
Dorset	54.12	Land at Peaceful Lane, Sturminster Newton	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Private Treaty	P	£540,000	C
Dorset	7.30	Land & Buildings adjacent to Springfield House, Dorchester	Land and buildings			VP	Sep-25	Symonds and Sampson	Sole	Tender	P	£110,000	WA
Dorset	211.78	Peggs Farm (Whole), Blandford	Land dwelling/s and buildings			VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	R	£4,795,000	C
Dorset	42.30	Land and Building at Askerswell, Dorchester	Land and buildings			VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	P	£385,000	C
Dorset	1.69	Land North of Meadow View, Dorchester	Bare land	Grassland		VP	Nov-25	Symonds and Sampson	Sole	Auction	O	£60,000	SB
Dorset	2.92	Land and Stables at Bincombe, Icen Lane, Weymouth	Land and buildings	mainly pasture land, with stables, and some veg garden		VP	Nov-25	Symonds and Sampson	Sole	Auction	P	£90,000	SA
Dorset	12.30	Land at Foyle Hill, Shaftesbury	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	P	£150,000	WB
Dorset	23.62	Land at Cookwell - Lot 4, Blandford	Bare land			VP	Jan-25	Symonds and Sampson	Sole	Private Treaty	P	£250,000	C
Dorset	23.52	Land at Elbury Hill, Hawkcombe Lane, Shaftesbury	Bare land	mixture of arable, pasture and woodland		VP	Feb-25	Symonds and Sampson	Sole	Private Treaty	M	£250,000	C
Dorset	1.31	Land at Back Drove, Sherborne	Bare land	Pasture land with development potential		VP	Jul-25	Symonds and Sampson	Sole	Auction	P	£38,000	SA
Dorset	127.68	Newlands Farm (Whole), Dorchester	Land dwelling/s and buildings	Pasture land and woodland and river frontage		VP	Aug-25	Symonds and Sampson	Sole	Private Treaty	R	£1,925,000	C
Dorset	12.07	Land at Bagber Bridge, Sturminster Newton	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	P	£150,000	WA
Dorset	2.23	Land West of Shaston Road, Blandford Forum	Bare land	Pasture and woodland		VP	Aug-25	Symonds and Sampson	Sole	Auction	M	£25,000	WA
Dorset	3.51	Lot B Land at Park Gate, Blandford Forum	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Auction	P	£40,000	SA
Dorset	4.60	Lot A Land at Park Gate, Blandford Forum	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Auction	P	£50,000	SA
Dorset	9.46	Woodlea Farm, Sherborne	Land dwelling/s and buildings			VP	Sep-25	Symonds and Sampson	Sole	Private Treaty	R	£1,050,000	C
Dorset	3.18	Land at West Street, Kington Magna	Bare land	Small piece of land adjoining a village with potential for development		VP	Oct-25	Symonds and Sampson	Sole	Tender	O	£95,000	C
Dorset	9.63	Dogbury Hill, Dogbury Hill, Dorchester	Bare land	Mix of pasture and woodland - was for sale by private treaty prior		VP	Oct-25	Symonds and Sampson	Sole	Auction	M	£115,000	C



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Dorset	9.44	Land at Shillingstone, Haywards Lane, Blandford	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Auction	P	£95,000	SA
Dorset	7.02	Bloomfield Glamping, Blandford Forum	Land dwelling/s and buildings	Already established glamping site business		VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	Am	£395,000	WB
Dorset	1.03	Woodland at Kinghay, Millbrook Lane, Shaftesbury	Bare land	Woodland		VP	Nov-25	Symonds and Sampson	Sole	Auction	O	£19,000	C
Dorset	3.75	Bowridge Hill Farmhouse, Bowridge Hill, Gillingham	Land dwelling/s and buildings	Mainly house - the bulk of the farm land was split into 2 lots and is still available		VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	R	£975,000	C
Dorset	53.99	Land at Moores Farm, Shaftesbury	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	P	£550,000	SA
Dorset	46.57	Land at Higher Kingcombe, Dorchester	Bare land			VP	Dec-25	Symonds and Sampson	Sole	Private Treaty	P	£425,000	WA
Dorset	3.65	Land at Everetts Lane, Blandford	Bare land			VP	Dec-25	Symonds and Sampson	Sole	Private Treaty	P	£65,000	C
Dorset	4.55	Land at Brodham Way, Blandford	Land and buildings	Pasture with stable block and some woodland		VP	Dec-25	Symonds and Sampson	Sole	Private Treaty	P	£90,000	C
Dorset	5.70	Land off Lonnen Road, Colehill	Bare land			VP	Jun-25	Symonds and Sampson	Sole	Auction	P	£100,000	C
Dorset	7.08	Woodland off Old Barn Farm Rd, Woolsbridge	Bare land	Woodland - Scots Pine		VP	Aug-25	Symonds and Sampson	Sole	Private Treaty	O	£70,000	SA
Dorset	26.36	Land at Tarrant Gunville, Blandford Forum	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	A	£360,000	C
Dorset	9.85	Land at Tarrant Gunville, Blandford Forum	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	A	£180,000	SA
Dorset	4.51	Land at Holt, Wimborne	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Auction	P	£80,000	SA
Dorset	23.55	Land off Bournemouth Road, Charlton Marshall	Bare land	Pasture with fishing rights on the River Stour		VP	Aug-25	Symonds and Sampson	Sole	Auction	P	£225,000	C
Dorset	9.13	Land at Worgret Hill, Wareham	Bare land	Pasture and woodland		VP	Aug-25	Symonds and Sampson	Sole	Auction	P	£110,000	SA
Dorset	4.48	Land at Christchurch	Bare land			VP	Sep-25	Symonds and Sampson	Sole	Auction	A	£175,000	C
Dorset	4.50	Land at Kings Lane, Wimborne	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Auction	P	£80,000	SA
Dorset	3.85	Land off Wareham Road, Wimborne	Land and buildings	Pasture with a timber field shelter		VP	Oct-25	Symonds and Sampson	Sole	Auction	P	£100,000	WA
Dorset	7.24	Sycamore Down Farm, Winterborne Stickland	Land dwelling/s and buildings	Run down detached bungalow with outbuildings and land		VP	Oct-25	Symonds and Sampson	Sole	Auction	R	£575,000	C
Dorset	20.48	Land at Horton Road, Wimborne	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	A	£250,000	C
Dorset	13.49	Land off Horton Road, Wimborne	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	A	£170,000	C
Dorset	168.10	Land at Hinton Martell, Wimborne	Bare land	Arable with an element of pasture		VP	Nov-25	Symonds and Sampson	Sole	Private Treaty	A	£1,950,000	C
Dorset	24.93	Land at Brookfield Farm Lot B, Dorchester	Bare land			VP	Feb-25	Symonds and Sampson	Sole	Private Treaty	P	£200,000	SA
Dorset	0.83	Land at West Lane, Beaminster	Bare land	Pasture land with a pond		VP	Jul-25	Symonds and Sampson	Sole	Tender	P	£25,000	SA
Dorset	5.41	Land at Cuckoo Hill, Sherborne	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	P	£75,000	WA
Dorset	1.16	Land at Furlong Lane, Sherborne	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	P	£50,000	SA
Dorset	31.23	Land at Caundle Lane, Sturminster Newton	Bare land	Arable land split into two parcels		VP	Nov-25	Symonds and Sampson	Sole	Auction	A	£320,000	SA
Dorset	1.84	Land at Bucklers Farm, Nether Compton	Bare land	Arable land adjacent to a residential development		VP	Nov-25	Symonds and Sampson	Sole	Auction	A	£50,000	SA
Dorset	6.82	West Wood, Sherborne	Bare land	Mixed woodland		VP	Nov-25	Symonds and Sampson	Sole	Auction	O	£25,000	SA
Durham	4.50	1 Paradise Cottages	Land dwelling/s and buildings			VP	Oct-25	HHLE	Sole	Private Treaty	E	£550,000	C
Durham	8.34	Land at Medomsley	Bare land			VP	Jul-25	HHLE	Sole	Private Treaty	P	£130,000	SB
Durham	20.43	Land at Ulgham	Bare land			VP	Nov-25	HHLE	Sole	Private Treaty	A	£180,000	C
Durham	2.83	Whinfield Farm	Land dwelling/s and buildings			VP	Nov-25	HHLE	Sole	Private Treaty	E	£650,000	C
East Yorkshire	113.25	Land at Leven - Lot 2	Bare land		3	VP	Dec-25	Brown & Co	Sole	Tender	A	£910,000	C
East Yorkshire	25.85	Land at Market Weighton	Bare land			VP	Sep-25	HHLE	Sole	Private Treaty	A	£260,000	C
Essex	122.00	Land at Wormingford, Colchester	Bare land		2	VP	Jul-25	Strutt & Parker	Sole	Private Treaty	A	£1,280,000	C
Essex	765.00	Land at Stansted	Bare land		2	VP	Aug-25	Strutt & Parker	Sole	Private Treaty	A	£8,750,000	C



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Essex	400.00	Blake House Farm	Land dwelling/s and buildings		2	VP	Sep-25	Strutt & Parker	Sole	Private Treaty	A	£7,630,000	WA
Gloucestershire	74.00	Lot 2 Ashwood House	Land and buildings			VP	Aug-25	Butler Sherborn	Sole	Private Treaty	P	£1,250,000	SB
Gloucestershire	12.00	Cowleaze, LittleCompton	Land dwelling/s and buildings			VP	Dec-25	Butler Sherborn	Sole	Private Treaty	P	£1,450,000	WB
Gloucestershire	22.77	Land at Ableton Lane	Bare land			VP	Aug-25	David James	Sole	Private Treaty	P	£400,000	SB
Gloucestershire	49.41	Land at Whitfield	Bare land			VP	Jul-25	David James	Sole	Private Treaty	M	£600,000	SA
Gloucestershire	24.49	Land at Freezing Hill	Bare land			VP	Sep-25	David James	Sole	Private Treaty	P	£320,000	SB
Gloucestershire	40.23	Land at Taits Hill	Bare land			VP	Jun-25	David James	Sole	Private Treaty	A	£450,000	C
Gloucestershire	57.58	Land at Moor Farm, Fairford	Bare land	Part of the property adjoins the River Coln and floods in the winter. Part of the property had long term development potential. Several public footpaths.	3	VP	Jul-25	Moore Allen & Innocent	Sole	Private Treaty	M	£450,000	C
Gloucestershire	8.54	Severn Bank Farm, Elmore Back, Gloucester	Land dwelling/s and buildings	House requires modernisation and redecoration. Situated on the banks of the River Severn. Three public footpaths crossed the property.		VP	Nov-25	Moore Allen & Innocent	Sole	Private Treaty	P	£800,000	WB
Gloucestershire	2.31	Land at Daglingworth, Cirencester	Bare land	Part of an arable field.		VP	Nov-25	Moore Allen & Innocent	Sole	Private Treaty	A	£40,000	C
Gloucestershire	13.80	Land at Uley, Dursley	Bare land	Undulating pastureland. Two public footpaths crossed the property. Sold subject to a an overage agreement - 25% uplift triggered by implementation of consent for residential development for a period of 25 years.		VP	Dec-25	Moore Allen & Innocent	Sole	Private Treaty	P	£200,000	C
Gloucestershire	151.77	Land at Furzen Leaze Farm, Ewen, Cirencester	Bare land	No services connected. Six field enclosures and a parcel of woodland. Land in SFI agreement. Sold subject to an overage agreement - 25% uplift triggered by the implementation of consent for residential development or solar development for a period of 25 years.	3	VP	Dec-25	Moore Allen & Innocent	Sole	Private Treaty	A	£1,500,000	C
Gwynedd	22.00	Abergarfan Isaf, Machynlleth	Land dwelling/s and buildings			VP	Dec-25	Morris Marshall & Poole	Sole	Private Treaty	S	£575,000	C
Hampshire	4.36	Land at Ringwood Road, Totton	Bare land			VP	Mar-25	Symonds and Sampson	Sole	Auction	P	£80,000	SA
Hampshire	34.01	Land at White Hill, Pitton Road, Salisbury	Bare land			VP	Jun-25	Symonds and Sampson	Sole	Private Treaty	A	£400,000	C
Hampshire	6.66	Land at Sweatford Waters, Fordingbridge	Bare land	combination of wetlands, woodland and meadow		VP	Jun-25	Symonds and Sampson	Sole	Auction	O	£100,000	C
Hampshire	18.08	Fritham Grange, Lot 1, Lyndhurst	Land dwelling/s and buildings	predominately a country house with land and outbuildings		VP	Jul-25	Symonds and Sampson	Sole	Private Treaty	R	£1,400,000	WB
Hampshire	4.89	Land at Ford, Roman Road, Salisbury	Land and buildings	pasture land with a stable block		VP	Sep-25	Symonds and Sampson	Sole	Private Treaty	P	£165,000	WB
Hampshire	5.49	Fritham Grange, Lot 2, Lyndhurst	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	P	£150,000	SA
Hampshire	3.25	Fritham Grange, Lot 3, Lyndhurst	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	P	£100,000	SA
Hampshire	27.31	Land at Martin Road, Martin	Bare land	Sold in 3 lots: 4.84 acres for £80k; 6.22 acres for £100K; and 16.14 acres for £265K		VP	Oct-25	Symonds and Sampson	Sole	Private Treaty	P	£450,000	C
Herefordshire	124.61	Land at Broom Farm, Cradley	Land and buildings	Block of productive arable and pasture land with farm buildings	2	VP	Jul-25	Brightwells Ltd	Sole	Private Treaty	M	£1,350,000	C
Herefordshire	35.76	Marsh Farm, Preston wynne	Land dwelling/s and buildings	smallholding in flood zone 1 - with house, traditional and modern buildings and pasture land	3	VP	Jul-25	Brightwells Ltd	Sole	Private Treaty	S	£1,200,000	WB
Kent	28.00	Land on Minster Marshes, Marsh Farm Road, Minster, Ramsgate, CT12 4DD	Bare land	Four arable marshes with considerable environmental and BNG potential	2	VP	Oct-25	Finn's (1865) Ltd	Sole	Private Treaty	A	£240,000	C
Kent	17.23	Lodge Orchard, Mill Lane, Preston, Canterbury, CT3 1HD	Bare land	Mature Bramley orchard suitable for alternative ag, horticultural or equestrian use, part of land in Area of Archaeological Potential and all within Landscape Character Area	1	VP	Jun-25	Finn's (1865) Ltd	Sole	Private Treaty	H	£200,000	WA
Kent	71.26	Oldridge Wood, Swanton Lane, Littlebourne, Canterbury, CT3 4AX	Bare land	Mixed broadleaf ancient and semi-natural woodland. Potential for biodiversity and woodland conservation as well as commercial management		VP	Jan-25	Finn's (1865) Ltd	Sole	Private Treaty	Am	£350,000	WB

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Kent	12.00	Kingsdown Road Land, St Margaret's at Cliffe, Dover, CT15 6BB	Bare land	Fenced grass field for grazing or conservation, subject to historic Article 4 Direction withdrawing PD rights	3	VP	Sep-25	Finn's (1865) Ltd	Sole	Private Treaty	Am	£150,000	C
Kent	118.54	Land East and West of Upper Hardres Wood Off Hogg Lane & Stone Street and Land North of Gogway & Off Stone Street, Upper Hardres, Canterbury, CT3 1LP	Bare land	3 lots of arable land, mostly Grade 3 with some Grade 2 in Lot 2	3	VP	Sep-25	Finn's (1865) Ltd	Sole	Private Treaty	A	£1,720,200	C
Kent	6.94	Burford Farmhouse, Linton	Land dwelling/s and buildings	4-bed Grade II detached farmhouse , outbuildings, old orchard, paddock		VP	Mar-25	Lambert & Foster	Sole	Private Treaty	R	£1,350,000	WB
Kent	11.41	Berners Hill Poultry Farm, Flimwell	Land dwelling/s and buildings	Smallholding, 4-bed semi in need of updating, range of former agricultural buildings, grass paddocks, overage 20% 15 years		VP	Aug-25	Lambert & Foster	Sole	Private Treaty	S	£815,000	C
Kent	52.99	Longlands, Harrietsham	Bare land	Grade III pasture (previously arable) land	3	VP	Mar-25	Lambert & Foster	Sole	Private Treaty	P	£490,000	C
Kent	69.76	The Midley Land, Lydd	Bare land	A ring fenced parcel of traditional Romney Marsh grazing pasture which has formally been in arable production		VP	Mar-25	Lambert & Foster	Sole	Private Treaty	P	£600,000	C
Kent	20.96	Land at Crook Farm, Brenchley	Bare land	Block of arable land currently cropped with blackcurrants.		VP	May-25	Lambert & Foster	Sole	Private Treaty	A	£250,000	C
Kent	10.18	Wildflower Stables, Goudhurst	Land and buildings	Equestrian smallholding with planning for residential conversion to 2-bed single storey dwelling with stables, pasture, menage.		VP	Sep-25	Lambert & Foster	Sole	Private Treaty	E	£525,000	C
Kent	18.25	Lovehurst Manor Farm, Staplehurst - Lot 1	Land dwelling/s and buildings	Grade II moated Manor house 6-bed in need of modernisation, traditional oasthouse, buildings, farmland and woodland subject FBT expires Sept 2025		ATA	Apr-25	Lambert & Foster	Sole	Private Treaty	R	£1,400,000	C
Kent	24.00	Lovehurst Manor Farm, Staplehurst - Lot 5	Bare land	Grade III arable land subject to FBT expires Sept 2025	3	ATA	May-25	Lambert & Foster	Sole	Private Treaty	A	£225,000	WB
Kent	23.90	Lovehurst Manor Farm, Staplehurst - Lot 6	Bare land	Mostly Grade III arable land subject to FBT expires Sept 2025 with pasture and mixed woodland	3	ATA	Apr-25	Lambert & Foster	Sole	Private Treaty	M	£200,000	C
Kent	16.82	Potters Barn Farm, Hartlip	Land and buildings	5-bay steel portal frame agricultural barn with roller shutter & pedestrian access, stable block, Grade 2 pastureland with field shelters, water & electric via ground level solar	2	VP	May-25	Lambert & Foster	Sole	Private Treaty	E	£425,000	WB
Kent	5.52	Land at Underriver House Road, Underriver	Bare land	5.52ac attractive pasture. Within the field there are 4 LR titles NOT INCLUDED in the sale, belonging to a foreign owner who does not have access rights.		VP	May-25	Lambert & Foster	Sole	Private Treaty	P	£120,000	C
Kent	8.08	Woodland at Blackhurst Lane, Tunbridge Wells	Bare land	8.08ac mixed deciduous and some coniferous woodland. Covenant to prevent any future fragmentation of woodland		VP	Jun-25	Lambert & Foster	Sole	Private Treaty	O	£75,000	WB
Kent	5.35	The Forstal, Staplehurst	Bare land	5.35ac grassland and woodland		VP	Jan-25	Lambert & Foster	Sole	Private Treaty	P	£120,000	WB
Kent	12.56	Monks Vineyard, Luddesdown	Land dwelling/s and buildings	PRIVATE SALE - 1960s 3 bed detached AOC bungalow, 4,855sqft delapidated farm buildings, 12.56 acres		VP	Aug-25	Lambert & Foster	Sole	Private Treaty	S	£795,000	C
Kent	7.90	Patterdale Barn, Borough Green	Land and buildings	A well-equipped private equestrian property with a range of stables and barns with potential (STP), and a recently built menage, set within paddocks extending in all to some 7.9 acres (3.19 hectares).		VP	Sep-25	Lambert & Foster	Sole	Private Treaty	E	£295,000	WA
Kent	44.15	Land at Sheepcote Farm, Orpington	Bare land	Private Sale - 44.15 ac arable (inc 2.40ac woodland) with new access permission from main road with a 0.5ac no build covenant,		VP	Apr-25	Lambert & Foster	Sole	Private Treaty	A	£485,000	C
Lancashire	43.63	Land at Cowells Farm, Whittingham Lane, Goosnargh PR3 2JJ	Bare land	43.63 acres (17.66 hectares) of ring fenced land, meadow and pastureland. Land was classified as grade 3, being generally level by nature, with some sloping land down to the south. Land accessed via a right of access leading off Whittingham lane.	3	VP	Nov-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£480,000	WA

County	Acreage	Farm name/reference	Property type	Description	Land class (if known)	Tenure (Key at end)	Date sale contracted	Company/Firm	Sole/joint agent	Sale method	Farm Type (Key at end)	Guide Price(£)	Sold at (Key at end)
Lancashire	5.60	Land on the South Side of Longacres Farm, Back Lane, Stalmine, Poulton-le-Fylde, Lancashire FY6 0FF	Land and buildings	Comprising a stable block, sand paddock and grazing paddocks with mains water and mains electricity.		VP	Nov-25	Armitstead Barnett LLP	Sole	Private Treaty	E	£140,000	C
Lancashire	2.66	2.66 Acres of Land at Yealand Conyers, Carnforth, Lancashire LA5 9RJ	Land and buildings	Comprising pastureland extending to 2.66 acres (1.08 hectares) or thereabouts with field shelter.		VP	Dec-25	Armitstead Barnett LLP	Sole	Auction	E	£70,000	C
Lancashire	17.31	Lot 1 at Moorside House Farm, Woodplumpton, PR4 0TB	Bare land	Lot 1 is separated over four field parcels and has natural watering available by in-field ponds.	3	VP	Oct-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£180,000	SA
Lancashire	19.82	Lots 1, 2 and 3 Forming Part of Little Brooks Farm, Button Street, Inglewhite	Bare land	19.82 acres (8.02 hectares) of land positioned within a ringfence and classified as grade 3. Land benefitted from road frontage and access and was marketed in three lots (lot 1-9.66 acres, Lot 2- 4.37 acres and Lot 3- 5.79 acres). Land included mains water supply, being level meadow and pasture land. Sold subject to overage Clause for a period of 30 years should the land gain residential or commercial development, reserving a payment to the Vendor of 50% of the uplift in the increase in value of the land following the change of use. The trigger event will include the sale of the land following the grant of Planning Permission or the commencement of the development, whichever be sooner.	3	VP	Sep-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£200,000	SA
Lancashire	38.75	Land at Tewitfield, Carnforth LA6 1JQ	Bare land	A block of agricultural land extending to 38.75 acres (15.68 hectares) or thereabouts which provides grade 3 grazing and mowing ground with the benefit of roadside access onto the A6070.	3	VP	Oct-25	Armitstead Barnett LLP	Sole	Tender	P	£400,000	WA
Lancashire	1.09	1.09 Acres of Land at Pheasantfield, Borwick, Carnforth, Lancashire, LA6 1AJ	Bare land	The land is well fenced and has the benefit of a natural water supply.		VP	Aug-25	Armitstead Barnett LLP	Sole	Tender	P	£25,000	WA
Lancashire	71.98	Lot 3 - Borrans Farm, Gressingham, Lancaster LA2 8LP	Bare land	Comprising a substantial block of 71.98 Acres (29.13 Hectares) of productive meadow and pastureland together with an area of woodland with the benefit of roadside access and water supply.	4	VP	Jul-25	Armitstead Barnett LLP	Sole	Tender	P	£475,000	C
Lancashire	0.97	0.97 Acres of Land off Guide Road, Hesketh Bank, Preston, Lancashire PR4 6XS	Bare land	A useful parcel of multi-use, Grade 1 land extending to approximately 0.97 acres benefitting from roadside access and close proximity to the village centre.	1	VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	A	£28,000	WA
Lancashire	3.40	Land off Cemetery Lane, Preesall, Poulton-le-Fylde FY6 0JA	Land and buildings	Grassland paddock with full planning permission for the erection of a stable block for private use which include 3 stables and tack/feed store set within a grassland paddock extending to 3.4 Acres [1.37 Hectares] or thereabouts.		VP	Sep-25	Armitstead Barnett LLP	Sole	Private Treaty	E	£100,000	C
Lancashire	4.97	Land Adjacent to Marsh Side Farm, Pilling Lane, Preesall, Poulton-le-Fylde, Lancashire FY6 0HH	Bare land	Block of permanent grassland extending to 4.97 Acres (2.01 Hectares) or thereabouts currently split into two field parcels and separated by post and wire fencing. Has mains water.		VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£60,000	SA
Lancashire	7.23	Land at Underbank Road, Underbank Road, Thornton-Cleveleys FY5 5LJ	Bare land	The land is affected by high voltage powerlines along the western border.	3	VP	Sep-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£100,000	C
Lancashire	20.54	20.54 acres of Land off Guide Road, Hesketh Bank, Preston, Lancashire PR4 6XS	Bare land	Block of easily accessible Grade 1 multi-cropping land extending to approximately 20.54 acres.	1	VP	Aug-25	Armitstead Barnett LLP	Sole	Tender	A	£250,000	C
Lancashire	38.75	38.75 Acres of Land at Tewitfield, Carnforth, LA6 1JQ	Bare land	A substantial block of land extending to 38.75 acres (15.68 hectares)OTA providing grade 3 grazing and mowing ground. The land has the benefit of a natural water supply and roadside access.	3	VP		Armitstead Barnett LLP	Sole	Tender	M	£400,000	WA



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Lancashire	1.99	Land off Carr Lane, Much Hoole, Preston PR4 4TH	Bare land	A useful block of Grade 3 land extending to 1.99 acres (0.81 hectares) OTA. Benefitting from roadside frontage.		VP	Jul-25	Armitstead Barnett LLP	Sole	Private Treaty		£50,000	C
Lancashire	20.54	Land off Guide Road, Hesketh Bank, Preston PR4 6XS	Bare land	An excellent block of easily accessible Grade 1 multi-cropping land extending to approximately 20.54 acres.	1	VP	Aug-25	Armitstead Barnett LLP	Sole	Tender	A	£250,000	C
Lancashire	0.97	Land off Guide Road, Hesketh Bank, Preston PR4 6XS	Bare land	A useful parcel of multi-use, Grade 1 land extending to approximately 0.97 acres benefitting from roadside access and close proximity to the village centre.	1	VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	A	£28,000	WA
Lancashire	16.97	Land off Hall Lane, Aspull, Wigan WN2 2SH	Bare land	An excellent block of permanent grassland with access off Hall Lane. The land was offered to market as a whole in total extending to 16.97 acres (6.87 hectares) or thereabouts.		VP	Aug-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£210,000	C
Lancashire	10.24	Land to the North of Whalley Road, Billington, Clitheroe BB7 9HY	Land and buildings	Block of meadow and pasture land with 60ft x 30ft steel portal frame building. Road frontage.	3	VP	Aug-25	Armitstead Barnett LLP	Sole	Tender	P	£175,000	SA
Lancashire	5.77	Lot 3 - Land off Longridge Road, Preston, PR3 2NB	Bare land	Completed December 2025 - The land is accessed off Longridge Road along a shared access track road and benefits from a traditional stone farm building.	3	VP		Armitstead Barnett LLP	Sole	Tender	P	£100,000	C
Lancashire	15.37	Lots 1 & 2 - Land off Longridge Road, Preston, PR3 2NB	Bare land	Completed December 2025. Accessed of stoned track, through third party land. The land was sold subject to a 30 year overage clause reserving a payment to the vendor of 50% of the uplift in value following the change of use.	3	VP		Armitstead Barnett LLP	Sole	Tender	P	£185,000	SA
Lancashire	2.24	Land off Amounderness Way, Thornton-Cleveleys FY5 2LD	Bare land	Completed November 2025. Single parcel of grassland with roadside frontage, no water.	3	VP		Armitstead Barnett LLP	Sole	Tender	P	£40,000	C
Lancashire	7.23	Land off Underbank Road, Thornton-Cleveleys, FY5 5LJ	Bare land	High amenity value with the advantage of a pond for natural watering.	3	VP	Sep-25	Armitstead Barnett LLP	Sole	Tender	P	£100,000	C
Lancashire	4.61	Bonds Farm, Duck Street, Pilling, Preston PR3 6HN	Land dwelling/s and buildings	3 bedroomed detached property with double garage and gardens, with steel portal frame outbuilding and set in 4.61 Acres.		VP	Jul-25	Armitstead Barnett LLP	Sole	Private Treaty	P	£595,000	C
Lancashire	3.20	Land at Harrison House Farm, Darkinson Lane, Lea Town, Preston PR4 0RJ	Land and buildings	Completed October 2025. Range of outbuildings set in 3.2 acres (1.7 ha) OTA of agricultural land.		VP		Armitstead Barnett LLP	Sole	Private Treaty	M	£245,000	C
Lancashire	25.62	Land off Island Lane, Wimmarrleigh, Preston PR3 0LA	Bare land	Completed November 2025. Grade 3, permanent grassland extending to 25.62 Acres (10.36 hectares) OTA - was offered for sale as a whole, or in two lots - sold as a whole.		VP		Armitstead Barnett LLP	Sole	Tender	P	£250,000	C
Lancashire	17.31	Lot 1 - Land at Moorside House Farm, Moorside Lane, Woodplumpton, Preston PR4 0TB	Bare land	Completed October 2025. Land subject to overage for 25 years from date of completion. Imposed for residential and commercial usage only, overage payment of 50% of uplift in value.	3	VP		Armitstead Barnett LLP	Sole	Tender	P	£180,000	SA
Lancashire	12.81	Land at Staidburn, Clitheroe	Bare land			VP	Jul-25	Dacre, Son & Hartley	Sole	Private Treaty	P	£150,000	SA
Leicestershire	64.89	Land at Queninborough, Leicestershire	Bare land			VP	Oct-25	Brown&Co	Sole		A	£650,000.00	C
Leicestershire	3.50	Grass Paddocks & Stables at Cossington, Leicestershire	Land and buildings	Sale price was substantially higher than guided due to adjacent land gaining planning permission for residential development. Sold with overage for future development.		VP	Jan-25	Shouler & Son	Sole	Tender	P	£100,000	SA
Leicestershire	0.05	Land adjoining Longcliffe Hill House, Old Dalby, Leicestershire	Bare land	Small parcel of land within village historically used for the growing of fruit and vegetables. Sold with overage for future development.		VP	Jan-25	Shouler & Son	Joint	Auction	H	£25,000	WA
Leicestershire	0.17	Land at Stathern, Leicestershire	Bare land	Land within village historically used for the growing of fruit and vegetables. Sold without overage for future development.		VP	May-25	Shouler & Son	Sole	Tender	H	£60,000	WB
Leicestershire	7.76	Land & Stables at Thorpe Satchville, Melton Mowbray, Leicestershire, LE14 2DQ	Land and buildings	Land sold following deceased estate. no overage.	3	VP	Mar-25	Shouler & Son	Sole	Tender	P	£120,000	C
Leicestershire	11.62	Two Grass Paddocks totalling 11.62 acres on Palmers Lane, Goadby, Leicestershire	Bare land		3	VP	Aug-25	Shouler & Son	Sole	Tender	P	£120,000	C



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Lincolnshire	484.27	Lea Marsh Farmland, Lea, Gainsborough	Bare land	400 acres permanent pasture, 60 acres arable & 24 acres woodland. Lea Marsh SSSI extends to 67 acres.		VP	Jul-25	Bidwells	Sole	Private Treaty	P	£2,500,000	WA
Lincolnshire	95.79	Lot 1 - Stone House Farm, Branston Booth	Bare land			VP	Nov-25	Brown&Co	Sole	Tender	A	£865,000	WB
Lincolnshire	12.21	Lot 5 - Stone Hosue Farm	Bare land			VP	Nov-25	Brown&Co	Sole	Private Treaty	A	£115,000	C
Lincolnshire	31.55	Land off Sykes Lane, Saxilby, Lincoln	Bare land			VP	Aug-25	Brown&Co	Sole	Tender	A	£255,000	WA
Lincolnshire	171.82	Railway Farm, Dorrington and Ruskington, Sleaford	Bare land			VP	Jul-25	Brown&Co	Joint	Private Treaty	M	£1,360,000	C
Lincolnshire	236.85	Land at Walcott Fen, Sleaford	Land and buildings	Brought with Rollover money by a farmer within the area.	2	VP	Nov-25	Brown&Co	Sole	Tender	A	£2,446,000	C
Lincolnshire	15.81	Private Sale at Walcott Fen, Billinghay, Sleaford	Bare land	Private sale, brought in conjunction with the marketed sale a Walcott Fen	2	VP	Sep-25	Brown&Co	Sole		A	£160,000	C
Lincolnshire	54.14	Lot 3 - Crossholme Farm, Bishop Norton	Bare land			VP	Dec-25	Brown&Co	Sole	Private Treaty	A	£530,000	C
Lincolnshire	821.81	Court Leys Farm, Brandon, Grantham	Land dwelling/s and buildings			VP	Sep-25	Brown&Co	Purchaser	Private Treaty	M	£9,000,000	WA
Lincolnshire	9.93	Private Sale at Main Road, Wrangle	Bare land		1	VP	Jan-25	Brown&Co	Sole		A	£125,000	C
Lincolnshire	20.91	Skirmore Farm, Friskney	Bare land		2	VP	Feb-25	Brown&Co	Sole		A	£200,000	C
Lincolnshire	44.40	Lot 1 & 2 Elder Farm, Waterbelly Lane, Sutterton, Boston	Land dwelling/s and buildings		1	VP	May-25	Brown&Co	Sole	Private Treaty	S	£1,300,000	WB
Lincolnshire	14.71	Arable land and woodland, Burwell, LN11 8PR	Bare land		3	VP	Sep-25	Masons and Partners	Sole	Private Treaty	M	£130,000	WB
Lincolnshire	15.63	Lot 1, Duckthorpe Lane, Marshchapel, DN36 5TL	Bare land		3	VP		Masons and Partners	Sole	Tender	A	£150,000	C
Lincolnshire	5.84	Land of Scrub Lane, Authorpe, Louth, LN11 8PG	Bare land		3	VP	Mar-25	Masons and Partners	Sole	Private Treaty	P	£100,000	C
Lincolnshire	217.00	Hawthorpe Farm, nr Bourne	Bare land	The land had not been cropped for in excess of 30 years and was bought by a local wildlife charity	3	VP	Nov-25	Stephen Knipe & Co	Sole	Tender	A	£1,300,000	C
Norfolk	20.39	Land at Edgefield, Holt Lot 1	Bare land		4	VP	Jul-25	Brown&Co	Sole	Private Treaty	A	£190,000	C
Norfolk	4.04	Land at Edgefield, Holt Lot 2	Bare land		4	VP	Apr-25	Brown&Co	Sole	Private Treaty	P	£50,000	WA
Norfolk	5.69	Parkfield Farm Barns, Lots 1,2&3	Land and buildings	Lot 1,2&3 all sold together comprising two single storey agricultural barns with Prior Approval to convert to detached residential dwellings with 2.23 acres of fenced pasture land suitable for grazing.	1	VP	Nov-25	Brown&Co	Sole	Private Treaty	O	£350,000	WB
Norfolk	30.50	Land at Felthorpe	Bare land	The land at Felthorpe offers purchasers the opportunity to acquire an attractive and productive block of arable land conveniently located just off the Norwich Northern Distributor Road extending to 12.34 hectares (30.50 acres). The land is classified as Grade 3 and is described by the Soil Survey of England & Wales as Newport 4 Series.	3	VP	Jul-25	Brown&Co	Sole	Private Treaty	A	£300,000	C
Norfolk	35.00	Land at Thurton	Bare land	The land at Thurton extends to 14.16 hectares (35.00 acres) of arable land split into two parcels located south of the A146 and north of Cookes Road. Lot 1 comprises 9.98 hectares (24.66 acres) and Lot 2 4.18 hectares (10.34 acres). The land is classified as primarily Grade 3 by the Provisional Agricultural Land Classification sheet.	3	VP	Oct-25	Brown&Co	Sole	Private Treaty	A	£335,000	WA
Norfolk	66.45	Woodland at Litcham Warren	Bare land	Extending to 66.45 acres (26.89 hectares) in total Litcham Warren is now offered for sale for the first time in generations. Located to the south east of the thriving village of Litcham, Litcham Warren offers perspective purchasers the opportunity to acquire a wealth of natural capital.		VP	Dec-25	Brown&Co	Sole	Private Treaty	O	£300,000	WA



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	79.74	Lot 2 & 3 - Grazing meadows and woodland - Wrenningham	Bare land	Lot three comprises three attractive parcels of grazing land with frontage to the Wymondham Road. The meadows are classified as permanent pasture but there may be scope to revert them to arable use, Accessed via a gateway from the Wymondham Road, Lot Two comprises a combination of woodland and grazing meadows which will appeal to buyers looking to acquire land for wildlife or amenity value. There is scope for the land to be used for recreational uses (subject to planning).		VP	Dec-25	Brown&Co	Sole	Private Treaty	P	£645,000	WB
Norfolk													
North Somerset	4.29	Lot A The Stables, Churchmoor Lane, Glastonbury	Land and buildings	Equestrian land and stable block		VP	Jun-25	Symonds and Sampson	Sole	Auction	E	£100,000	SB
North Somerset	7.51	Lot B The Stables, Churchmoor Lane, Glastonbury	Bare land			VP	Jun-25	Symonds and Sampson	Sole	Tender	P	£90,000	SB
Northamptonshire	63.54	Land at Wollaston Lock, Earls Barton, Wellingborough	Bare land	Pasture land with a small lake		VP	Jul-25	Bidwells	Sole	Private Treaty	P	£150,000	WB
Northamptonshire	30.44	Land at Denford Ash	Bare land	Single Parcel of Arable Land	3	VP	Aug-25	Bletsoes	Sole	Private Treaty	A	£300,000	C
Northamptonshire	39.36	Riverside Meadow, Barnwell	Bare land	2 River Meadows which flood during the winter months	3	VP	Dec-25	Bletsoes	Sole	Private Treaty	P	£350,000	WB
Northamptonshire	4.11	Land and Buildings at Harrowden Northampton	Land and buildings			VP	Nov-25	Brown&Co	Sole		A	£400,000.00	WB
Nottinghamshire	48.94	Grange Farm, Little Gringley	Land and buildings	Sold without the overage provision.	3	VP	Dec-25	Brown&Co	Sole	Private Treaty	P	£550,000	C
Nottinghamshire	139.69	Grange Farm, Besthorpe, Newark	Bare land			VP	Nov-25	Brown&Co	Sole	Tender	A	£1,400,000	C
Nottinghamshire	27.11	Land at Norwell, Newark, Nottinghamshire	Bare land			VP	Nov-25	Brown&Co	Sole	Tender	A	£300,000	WB
Nottinghamshire	16.28	Lots 3 & 4 - Skye Farm, Moor Lane, Syerston, Newark NG23 5NA	Bare land	Lot 3 (2.66 acres) sold with overage for future development.	2	VP	Feb-25	Shouler & Son	Sole	Tender	P	£155,000	SA
Nottinghamshire	42.74	Land at Upper Broughton, Nottinghamshire	Bare land	Off market sale. Sold with overage for future development	3	VP	Jun-25	Shouler & Son	Sole	Tender	A	£400,000	WA
Nottinghamshire	3.50	Land on the Northeast side of Bridgford Street, East Bridgford, Nottinghamshire	Bare land	Land sold subject to alleged adverse possession claim.		VP	Jun-25	Shouler & Son	Joint	Auction	P	£20,000	SA
Oxfordshire	33.95	Land at Standlake	Bare land	Permanent pasture		VP	Dec-25	Bidwells	Sole	Private Treaty	P	£300,000	C
Oxfordshire	36.00	Land at Eagle Farm, Standlake	Bare land	Land prone to lying wet and access not ideal.	3	VP	Oct-25	Brown&Co	Sole	Private Treaty	P	£465,000	WB
Oxfordshire	64.00	Land at Hardwick, Standlake	Bare land	Off market nad not publically marketed.	3	VP	Oct-25	Brown&Co	Sole	Private Treaty	P	£640,000	C
Oxfordshire	11.82	Land at Britwell Salome	Bare land	Land adjoins existing village boundary but previously turned down for residential development. Level attractive farmland.	3	VP	Apr-25	Brown&Co	Sole	Private Treaty	P	£275,000	C
Oxfordshire	194.75	Land at Grove Farm, Wallingford	Bare land	Free drainaing arable downland, good fertility. Lack of acquisitive farming neighbours resulted in slightly disappointing sale price.	3	VP	Oct-25	Brown&Co	Sole	Private Treaty	A	£2,250,000	WB
Pembrokeshire	7.20	Land at Temple Bar	Bare land			VP	Oct-25	Edward H Perkins	Sole	Private Treaty	P	£85,000	C
Pembrokeshire	13.26	Norchard Beacon	Bare land			VP		Edward H Perkins	sole	Private Treaty	P	£110,000	WA
Pembrokeshire	24.98	Land at Ratford Bridge	Bare land			VP		Edward H Perkins	sole	Private Treaty	P	£200,000	WB
Pembrokeshire	5.34	Land at Penllys	Bare land			VP	Sep-25	Morris Marshall & Poole	Sole	Private Treaty	P	£60,000	C
Powys	40.65	Land South of Tanygraig, Meifod	Land and buildings			VP	Aug-25	Morris Marshall & Poole	Sole	Tender	P	£600,000	SA
Powys	0.50	Land at Pen Y Fron, Castle Caereinion	Bare land			VP	Dec-25	Morris Marshall & Poole	Sole	Private Treaty	P	£10,000	C
Powys	28.45	Ffridd Fachwen Land, Llangadfan	Bare land			VP	Nov-25	Morris Marshall & Poole	Sole	Private Treaty	P	£155,000	WB
Powys	4.40	Glanaber Land, Llanrhaeadr Ym Mochnant	Bare land			VP	Sep-25	Morris Marshall & Poole	Sole	Private Treaty	P	£76,000	C
Powys	69.12	Glanaber Hill, Llanrhaeadr Ym Mochnant	Bare land			VP	Sep-25	Morris Marshall & Poole	Sole	Private Treaty	P	£192,500	WB
Powys	31.81	Clubhouse, Llandiloes	Bare land			VP	Nov-25	Morris Marshall & Poole	Sole	Tender	P	£150,000	WA



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Powys	1.00	Land Lying To The North-West Of Henblas, Welshpool	Bare land			VP	Sep-25	Morris Marshall & Poole	Sole	Private Treaty	P	£20,000	C
Shropshire	8.56	Land at Smythemoor, Market Drayton	Bare land	A mix of Grad 2 and Grade 4.	2	VP	Aug-25	Barbers Rural	Sole	Private Treaty	P	£80,000	WA
Shropshire	11.56	Land at Crickmerry, Market Drayton	Bare land		3	VP	Sep-25	Barbers Rural	Sole	Private Treaty	A	£175,000	C
Shropshire	7.92	Land at Ruscoe Farm (lot 2)	Bare land		3	VP	Nov-25	Barbers Rural	Sole	Private Treaty	P	£100,000	SA
Shropshire	18.30	Land at Ruscoe Farm (lot 3)	Bare land		3	VP	Nov-25	Barbers Rural	Sole	Private Treaty	P	£200,000	C
Shropshire	21.25	The Stack Field, Soudley	Land and buildings		2	VP	Dec-25	Barbers Rural	Sole	Private Treaty	P	£250,000	C
Shropshire	5.91	Land at Cherry Tree Lane, Woore	Bare land		2	VP	Dec-25	Barbers Rural	Sole	Private Treaty	A	£75,000	SA
Shropshire	25.80	Land at Meeson Grange, Telford	Bare land			VP	Dec-25	Barbers Rural	Sole	Private Treaty	P	£365,000	C
Shropshire	16.16	Land at Kirkenel, Ashford Carbonel	Bare land	single block of arable land, presviously been polytunnels growing fruit	2	VP	Oct-25	Brightwells Ltd	Sole	Tender	A	£225,000	C
Shropshire	248.64	Upper Walton Farm, Worthen, Shropshire	Land dwelling/s and buildings	Extending in all to 248.64 Acres (100.619 Hectares) of which 130.92 Acres (52.979 Hectares) is common land with grazing rights attached. Completed November 2025		VP		Morris Marshall & Poole	Sole	Auction	P	£1,100,000	WA
Shropshire	4.14	P539	Bare land			VP	May-25	Nock Deighton Agricultural LLP	Sole	Private Treaty	M	£100,000	SA
Shropshire	1.14	B729	Bare land			VP	Aug-24	Nock Deighton Agricultural LLP	Sole	Private Treaty	M	£30,000	WA
Shropshire	12.36	O111	Bare land	At the guide price		VP	Oct-24	Nock Deighton Agricultural LLP	Sole	Private Treaty	M	£250,000	C
Shropshire	3.17	L339	Bare land	At the guide price		VP	Nov-24	Nock Deighton Agricultural LLP	Sole	Private Treaty	M	£85,000	C
Somerset	68.66	Lot 6 - Lyng Court	Bare land	Edge of somerset levels part arable and part moorland that floods	3	VP	Jan-25	GTH	Sole	Private Treaty	P	£625,000	C
Somerset	6.22	Lot 2 - Lyng Court	Land and buildings	Substantial range of brick and stone barns, grade II listed and with limit road access.	3	VP	Mar-25	GTH	Sole	Private Treaty	A	£425,000	C
Somerset	3.37	Lot 1 - Lyng Court	Land dwelling/s and buildings	Substantial Grade II listed farmhouse, traditional stables and paddock in need of complete renovation.	3	VP	Mar-25	GTH	Sole	Private Treaty	R	£550,000	C
Somerset	4.01	Land at Halsway	Land and buildings	Stables and land	4	VP	Jun-25	GTH	Sole	Tender	E	£75,000	C
Somerset	115.78	Land at Rimpton	Bare land	bare land private off market sale	3	VP	Jun-25	GTH	Sole	Private Treaty	A	£1,389,360	C
Somerset	0.83	Land at Helland	Bare land	Amenity land	4	VP	Jun-25	GTH	Sole	Tender	A	£50,000	C
Somerset	2.45	Land at Combe Florey	Land and buildings	Amenity Land with Stables and river frontage	4	VP	Jul-25	GTH	Sole	Tender	A	£75,000	C
Somerset	5.70	Lot 2 - Land at Lower Whites Farm	Bare land	Low lying Moorland	4	VP	Aug-25	GTH	Sole	Tender	P	£30,000	C
Somerset	295.00	Gupworthy Farm	Land dwelling/s and buildings	Commercial Livestock holding with substantial Farmhouse	3	VP	Sep-25	GTH	Sole	Private Treaty	M	£3,450,000	WB
Somerset	211.19	Fernicaps Park Farm & Lot 1 Fernicaps	Land dwelling/s and buildings	Commercial Arable and livestock farm.	1	VP	Sep-25	GTH	Sole	Private Treaty	A	£4,125,000	SA
Somerset	23.50	Blackwater Farm Buildings, Buckland St Mary	Land and buildings	a range of dilapidated barns, yard and approximately 23.5 acres of ground. Freehold		VP	Nov-25	Stags	Sole	Auction	P	£225,000	C
Somerset	47.95	Long Meadow Farm, Waterrow, Taunton	Land dwelling/s and buildings	A beautifully appointed three-bedroom lodge, privately positioned with no immediate neighbours which enjoys far-reaching panoramic views, set in approximately 47.5 acres.		VP	Nov-25	Stags	Sole	Private Treaty	R	£1,150,000	C
Somerset	29.08	Land between Wilway Lane and Streamcombe, Dulverton	Land and buildings	The property is well equipped with a range of versatile outbuildings, ideal for both livestock and equestrian pursuits.	3	VP	Nov-25	Stags	Sole	Private Treaty	P	£250,000	C
Somerset	2.19	Yard and Buildings, Wellington	Land and buildings	Sold as a development potential (SSTP)		VP	Jan-25	Symonds and Sampson	Sole	Auction	O	£300,000	C
Somerset	22.26	Widcombe Grange, Taunton	Land dwelling/s and buildings			VP	Mar-25	Symonds and Sampson	Sole	Private Treaty	R	£1,750,000	C



County	Acreage	Farm name/reference	Property type	Description	Land class (if known)	Tenure (Key at end)	Date sale contracted	Company/Firm	Sole/joint agent	Sale method	Farm Type (Key at end)	Guide Price(£)	Sold at (Key at end)
Somerset	8.82	Land & Buildings at Hare Lane, Chard	Land and buildings	Mixture of pasture and woodland		VP	Mar-25	Symonds and Sampson	Sole	Tender	M	£150,000	WA
Somerset	30.87	Land at Rull Farm, Chard	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	M	£270,000	C
Somerset	10.32	The Old Granary, Ammerham, Chard	Land dwelling/s and buildings			VP	Dec-25	Symonds and Sampson	Sole	Private Treaty	R	£1,400,000	C
Somerset	6.78	Land at Goathill Lane, Templecombe	Bare land			VP	Apr-25	Symonds and Sampson	Sole	Auction	P	£70,000	SA
Somerset	2.03	Land at Strap Lane, Bruton	Bare land	a strip of pasture and woodland with development potential		VP	May-25	Symonds and Sampson	Sole	Tender	M	£75,000	SA
Somerset	26.06	Development Land at Manor Farm, Bowden Road, Templecombe	Bare land	development land for approx. 140 dwellings		VP	Jul-25	Symonds and Sampson	Sole	Tender	O	£4,000,000	SA
Somerset	3.93	Lot C Land at Lamyatt, Shepton Mallet	Bare land			VP	Jul-25	Symonds and Sampson	Sole	Auction	P	£50,000	SA
Somerset	37.40	Lot A Land at Lamyatt, Shepton Mallet	Bare land			VP	Jul-25	Symonds and Sampson	Sole	Auction	P	£300,000	SA
Somerset	5.14	Lot B Land at Lamyatt, Shepton Mallet	Land and buildings	Pasture land with 2 stone barns		VP	Jul-25	Symonds and Sampson	Sole	Auction	P	£125,000	SA
Somerset	5.89	Somerton Court Farm, Somerton	Land dwelling/s and buildings	Predominately country house with converted entertainment barn - extra land was offered in the sale		VP	Jul-25	Symonds and Sampson	Sole	Private Treaty	R	£1,400,000	C
Somerset	50.19	Land at Etsome Hill, Somerton	Bare land	Mainly arable with areas of pasture and woodland		VP	Nov-25	Symonds and Sampson	Joint	Private Treaty	A	£550,000	SB
Somerset	30.03	Land at Dundon Hayes Drove, Somerton	Bare land	Mainly arable with areas of pasture and woodland		VP	Nov-25	Symonds and Sampson	Joint	Private Treaty	A	£240,000	SB
Somerset	53.19	Land at Grove Lane, Knole, Langport	Bare land	Mainly arable with areas of pasture and woodland		VP	Nov-25	Symonds and Sampson	Joint	Private Treaty	A	£530,000	C
Somerset	24.94	Land at Movey Lane, Yeovil	Bare land			VP	Mar-25	Symonds and Sampson	Sole	Private Treaty	A	£250,000	WB
Somerset	5.93	Land at Barrington Lot A, Ilminster	Land and buildings			VP	Jun-25	Symonds and Sampson	Sole	Tender	P	£90,000	WA
Somerset	1.55	Land at Barrington Lot B, Ilminster	Bare land	Old orchard		VP	Jun-25	Symonds and Sampson	Sole	Tender	O	£40,000	SA
Somerset	4.68	Land at Norton Drove, Kingsbury Episcopi	Bare land	Pasture with a small orchard and a pond		VP	Jul-25	Symonds and Sampson	Sole	Auction	P	£60,000	C
Somerset	52.89	Land at Weir Lane, Limington	Bare land			VP	Aug-25	Symonds and Sampson	Sole	Tender	P	£460,000	SA
Somerset	1.82	Hill Farm, Yeovil	Land dwelling/s and buildings			VP	Sep-25	Symonds and Sampson	Sole	Auction	R	£595,000	C
Somerset	13.24	Land at Movey Lane, Yeovil	Bare land			VP	Oct-25	Symonds and Sampson	Sole	Tender	P	£125,000	WA
Somerset	0.75	The Old Barn, Parsons Yard, Yeovil	Land and buildings	Agricultural building in small paddock		VP	Oct-25	Symonds and Sampson	Sole	Auction	P	£105,000	SA
Staffordshire	94.26	Doley Farm, Adbaston	Land dwelling/s and buildings			VP	Nov-25	Barbers Rural	Sole	Private Treaty	A	£1,605,000	C
Suffolk	1.98	Land at West Row	Bare land	small parcel of arable/amenity land sold at auction to a neighbouring farmer. Unfarmed for 5 years in an unmanaged state.		VP	Nov-25	Brown&Co	Sole	Auction	Am	£15,000 - £25,000	WA
Suffolk	39.80	Lot 1 - Land at Attleton Green	Bare land	The land comprises a single arable field. The land is shown as grade 2 and of the Hanslope Series. The land has been farmed in a combinable crop rotation. The field is accessed via multiple points off the unnamed Public Highway.	2	VP	Nov-25	Brown&Co	Sole	Tender	A	£480,000	C
Suffolk	14.09	Lot 2 Land at Attleton Green	Bare land	Single field. The land is show as grade 2 and of the Hanlope Series. The land has been farmed in a combinable crop rotation. The field is accessed via a gated access off the Public Highway	2	VP	Nov-25	Brown&Co	Sole	Tender	A	£170,000	C
Suffolk	2.54	Lot 3 Land at Attleton Green	Land and buildings	farmyard including a building, concrete area, muck pad and grassland area		VP	Nov-25	Brown&Co	Sole	Tender	P	£200,000	C
Suffolk	2.99	Lot 4 Land at Attleton Green	Bare land	single grass paddock which has been fenced with post and rail to create current access route to the rear land.		VP	Sep-25	Brown&Co	Sole	Tender	P	£150,000	SA



County	Acreage	Farm name/reference	Property type	Description	Land class (if known)	Tenure (Key at end)	Date sale contracted	Company/Firm	Sole/joint agent	Sale method	Farm Type (Key at end)	Guide Price(£)	Sold at (Key at end)
Suffolk	3.56	Lot 5 Land at Attleton Green	Bare land	an area of grassland and a small woodland, previously fenced to create two paddocks.		VP	Nov-25	Brown&Co	Sole	Tender	P	£50,000	SA
Suffolk	5.31	Main Road, Woolverstone	Bare land			VP	Apr-25	Clarke and Simpson	Sole	Private Treaty	A	£75,000	C
Suffolk	0.92	Bildeston Road, Ringshall	Bare land			VP	Feb-25	Clarke and Simpson	Sole	Private Treaty	O	£25,000	C
Suffolk	35.01	Park Farm, Bedingfield	Bare land			VP	May-25	Clarke and Simpson	Sole	Private Treaty	Am	£350,000	WA
Suffolk	2.23	Elm Tree Farm Lane, Grundisburgh	Bare land			VP	May-25	Clarke and Simpson	Sole	Private Treaty	Am	£50,000	SA
Suffolk	3.67	Land and stables at Playford	Land and buildings	Land with stables. Completed October 2024		VP		Clarke and Simpson	Sole	Private Treaty	P	£100,000	SA
Suffolk	421.44	Burts Farm, Drinkstone	Land dwelling/s and buildings	Land with Farmhouse and Farm Buildings. Completed August 2024		VP		Clarke and Simpson	Sole	Private Treaty	A	£5,545,000	WA
Suffolk	7.91	Land adjoining Chapel Road, Stratford St Andrew	Bare land			VP	Mar-25	Clarke and Simpson	Sole	Private Treaty	A	£80,000	C
Suffolk	10.91	Land adjoining Wadd Lane, Snape	Bare land			VP		Clarke and Simpson	Sole	Private Treaty	P	£125,000	WA
Suffolk	1922	Blyford Estate	Land dwelling/s and buildings			VP	Jun-25	Clarke and Simpson	Joint	Private Treaty	A	£25,000,000	C
Suffolk	839	Chediston Estate	Land dwelling/s and buildings			VP	Jul-25	Clarke and Simpson	Joint	Private Treaty	A	£11,600,000	C
Suffolk	7.91	Land adjoining Chapel Road, Stratford St Andrew	Bare land			VP	Dec-25	Clarke and Simpson	Sole	Private Treaty	A	£80,000	C
Suffolk	4.58	Old Bells Yard, Haughley	Land and buildings	Farmyard and buildings with two small parcels of grassland		VP	Oct-25	Clarke and Simpson	Sole	Auction	O	£375,000	C
Suffolk	223.89	Land at Blue House Farm, Laxfield	Bare land			VP	Sep-25	Clarke and Simpson	sole	Private Treaty	A	£2,195,000	WA
Suffolk	128.79	Land at West Farm, Cransford	Bare land			VP	Oct-25	Clarke and Simpson	Sole	Private Treaty	M	£1,175,000	C
Suffolk	10.91	Land adjoining Old Church Road, Melton	Bare land			VP	Sep-25	Clarke and Simpson	Sole	Private Treaty	Am	£195,000	SA
Suffolk	73.75	Land adjacent to Jack's Lane, Combs	Bare land			VP	Sep-25	Clarke and Simpson	Sole	Private Treaty	A	£675,000	WA
Suffolk	9.26	Land at Lakenheath	Bare land			VP	Sep-25	Clarke and Simpson	Sole	Private Treaty	Am	£250,000	WB
Suffolk	131.00	Land at Little Glemham, Woodbridge, Suffolk (Lot 3)	Bare land		3	VP	Jul-25	Strutt & Parker	Sole	Private Treaty	A	£1,100,000	C
Suffolk	195.00	Land at Little Glemham, Woodbridge, Suffolk (Lot 2)	Bare land		3	VP	Jun-25	Strutt & Parker	Sole	Private Treaty	A	£1,650,000	C
Suffolk	64.00	Land Stratford St Andrew, Lot 3	Bare land		2	VP	Sep-25	Strutt & Parker	Sole	Private Treaty	A	£477,000	C
Warwickshire	300.00	Whitacre Hall Farm, Over Whitacre Warwickshire	Land dwelling/s and buildings			VP	Nov-25	Brown&Co	Sole	Private Treaty	A	£6,500,000.00	C
West Sussex	8.38	Chates Cottage, Henfield, West Sussex	Land dwelling/s and buildings	3-bed renovated & extended period cottage, studio & outbuildings plus adjoining low lying river meadows. Sold above guide.	4	VP	Sep-25	HJBURT	Sole	Private Treaty	R	£1,050,000	C
West Sussex	7.50	Land at Shermanbury, West Sussex	Bare land	Parcel of parkland pasture offered for sale as a whole or in 2 lots. Sold as whole above guide. Water connected. Sold subject to Overage plus existing restrictive covenants on agricultural & equestrian use only and right of way access restricted to agricultural use only.	3	VP	Oct-25	HJBURT	Sole	Private Treaty	P	£175,000	C
West Sussex	11.67	Land at Fulking, West Sussex	Bare land	Edge of South Downs free-driaining pasture with road frontage, offered for sale as a whole or in 2 lots, sold as a whole above the guide. Water connected.	3	VP	Nov-25	HJBURT	Sole	Private Treaty	P	£220,000	C
West Sussex	3.53	Land at Coldwaltham (Lot 3), West Sussex	Land and buildings	Smallholding incl. pasture field and timber outbuilding, water connection, shared access track. Sold at guide.	3	VP	Oct-25	HJBURT	Sole	Private Treaty	S	£150,000	C
West Sussex	14.00	Land at Bolney, West Sussex	Bare land	Off market sale of neighbour of mixed parcel of pasture (c. 7.5ac) and woodland (c. 6.5ac) with no services and no road access.	4	VP	Nov-25	HJBURT	Sole	Private Treaty	M	£220,000	C



County	Acreage	Farm name/reference	Property type	Description	Land class (if known)	Tenure (Key at end)	Date sale contracted	Company/Firm	Sole/joint agent	Sale method	Farm Type (Key at end)	Guide Price(£)	Sold at (Key at end)
West Sussex	2.46	Land at Upper Beeding	Land and buildings	Average condition smallholding on edge of S/Downs approached by long access track. Pasture and range of stables & stores. Water connected. Sold above guide subject to Overage.	3	VP	Aug-25	HJBURT	Sole	Private Treaty	S	£150,000	C
West Sussex	5.55	New House Farm, Bolney, West Sussex	Land dwelling/s and buildings	4-bed house & 1-bed annexe plus outbuildings, pasture & woodland.	3	VP	Dec-25	HJBURT	Sole	Private Treaty	R	£1,350,000	C
West Sussex	6.39	Pinkhurst Stud, Slinfold, West Sussex	Land and buildings	Equestrian & agricultural smallholding incl. 4 stables & stores and consent for manege, pasture. Right of way restricted to equestrian & agricultural use only. Article 4 Direction on land.	3	VP	Dec-25	HJBURT	Sole	Private Treaty	S	£275,000	C
Wiltshire	11.89	Land at Leighfield Lot 1	Bare land		4	VP	Oct-25	Butler Sherborn	Sole	Private Treaty	P	£175,000	WA
Wiltshire	1.80	Land at Leighfield Lot 2	Bare land		4	VP	Oct-25	Butler Sherborn	Sole	Private Treaty	S	£15,000	WA
Wiltshire	1.65	Land and Stables at Hannington Wick	Land and buildings	Access over a track in third party ownership. Land lies wet in winter. Two stables and a fodder store.		VP	Aug-25	Moore Allen & Innocent	Sole	Private Treaty	E	£70,000	C
Wiltshire	1.35	Land at Hayes Knoll, Purton Stoke	Bare land	Single field. Public footpath across property.		VP	Nov-25	Moore Allen & Innocent	Sole	Private Treaty	P	£35,000	C
Wiltshire	3.03	Land at The Green, Upper Minety	Bare land	Bridleway and public footpath crosses the property.		VP	Nov-25	Moore Allen & Innocent	Sole	Private Treaty	P	£50,000	SA
Wiltshire	120.34	Great Thornham Farm, Trowbridge Road, Melksham	Land dwelling/s and buildings			VP	Apr-25	Symonds and Sampson	Sole	Private Treaty	R	£2,750,000	C
Wiltshire	12.40	Lot 3 By The Mill Cottage, Five Lanes, Potterne	Bare land			VP	Nov-25	Symonds and Sampson	Sole	Auction	P	£195,000	C

KEYS

Tenure

VP- Vacant Possession
 Mixed- Mixed Tenure
 AHA- AHA86 Letting
 ATA- FBT

Sold at

C-Close to guide price(<10% difference)
 WA-Well above guide price(10-20%)
 SA-Substantially above guide price(>20%)
 WB-Well below guide price(10-20%)
 SB-Substantially below guide price (>20%)

Farm Type

A - Arable
 Am- Amenity
 D - Dairy
 E- Equine
 H- Horticulture
 M- Mixed
 O-Other
 P- Pasture
 R- Residential >50%
 S- Smallholding