

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 (actual in italics)	Sold at (key at end)
England												
Bedfordshire	40.00	Cattle End Estate, Sharnbrook	Private sale of bare estate land including fishing rights to owner of Estate House. Some land let on FBT some on AHA	3	M	Jun-17	Brown & Co	Sole	Private Treaty	Am	£500,000	C
Bedfordshire	49.31	Lot 2 - Bolnhurst	Bare land sold with entitlements to nearby farmer	2	VP	Mar-17	Brown & Co	Sole	Private Treaty	A	£400,000	WB
Berkshire	60.02	Westrop Wood, Bucklebury Alley, Cold Ash, Thatcham, Berkshire	Block of commercial forestry		VP	Dec-16	Savills	Sole	Private Treaty	W	£275,000	WA
Berkshire	522.00	Whitehouse Farm, Upper Lambourn, Berks	Land and buildings	3	VP	May-17	Strutt & Parker	Sole	private treaty	A	£5,250,000	C
Bristol	2.08	Land at Badminton Road	Stables, loose box and garden shed		VP	Oct-16	David James & Partners	Sole	Tender	P	£35,000-£40,000	SA
Bristol	15.27	Moor Lane Stables	Equestrian - stable block and manege	3	VP	Nov-16	David James & Partners	Sole	Private Treaty	P	£299,950	C
Buckinghamshire	4.50	Woodland at Uphill Farm	Block of amenity woodland	3	VP	Jun-17	Carter Jonas LLP	Sole	Private Treaty	W	£80,000	WB
Buckinghamshire	8.00	Land at Windmill Lane, Widmer End	Bare land, sold off market to the existing tenant		AHA	Feb-17	Carter Jonas LLP	Sole		P	£100,000	C
Buckinghamshire	60.29	Land at Aston Clinton	60.29 acres of bare arable land	3	VP	Apr-17	Carter Jonas LLP	Sole	Private Treaty	A	£550,000	C
Buckinghamshire	187.00	North Cottesloe Farm, Wing	187 acres of arable land with farm buildings (ex airfield)	3	VP	Jun-17	Carter Jonas LLP	Sole	Private Treaty	A	£1,745,000	C
Cambridgeshire	2.00	Grazing land Three Horseshoes Lane Weston Colville, Newmarket	Single grass field on village edge, subject to 40% 30 year development overage.		VP	Jun-17	Cheffins from VOA		Auction	P	£58,000	
Cambridgeshire	2.57	Palace Yard Farm Lot 3 Somersham	Bare land, purchased by local horse owner for grazing	3	VP	Jan-17	Brown & Co	Sole	Private Treaty	Am	£30,000	C
Cambridgeshire	8.26	Grazing land at Cow Fen Road Swavesey, Cambridge	L shaped block of grassland close to village edge. BPS entitlements not included.		VP	Jun-17	Cheffins from VOA		Auction	P	£58,000	

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Cambridgeshire	15.19	Land adjoining Temple Farm, Ely	Bare land	1	VP	Feb-17	Brown & Co	Sole	Private Treaty	A		
Cambridgeshire	20.90	Land at Long Drove Waterbeach, Cambridge	Arable land grade 2 in 3 enclosures. BPS entitlements included. Access via 200m track.		VP	Jun-17	Cheffins from VOA		Auction	A	£99,000	
Cambridgeshire	29.10	Arable land at Cow Fen Road Swavesey, Cambridge	Arable land in single block.		VP	Jun-17	Cheffins from VOA		Auction	A	£192,000	
Cambridgeshire	30.04	Land adjoining Temple Farm, Ely	Bare land	1	VP	Feb-17	Brown & Co	Sole	Private Treaty	A		
Cambridgeshire	31.38	Barrack Ground/ Norman Cross	Bare land	2	VP	Jun-16	Bletsoes	Sole	Private Treaty	P	£215,000	C
Cambridgeshire	35.89	Palace Yard Farm lots 1 & 2, Somersham	Land buildings and dwelling, purchased by investor	3	VP	May-17	Brown & Co	Sole	Private Treaty	M	£610,000	C
Cambridgeshire	38.97	Land to the North side of Main Road, Parson Drove, Wisbech	Arable land grade 2 formerly used as plant nursery, some regularisation of boundaries required. Track access only.		VP	Jun-17	Cheffins from VOA		Auction	A	£200,000	
Cambridgeshire	40.82	Land at Barway Fen, Soham	Bare land, including entitlements. Poor access.	2	VP	Mar-17	Brown & Co	Sole	Auction	A		
Cambridgeshire	49.22	Land adjacent to Alconbury Weald	Bare land		VP	Jan-16	Bletsoes	Sole	Private Treaty	P	£1,000,000	WB
Cambridgeshire	55.84	Reach Farm/Blackbush	Land and buildings	2	VP	May-16	Bletsoes	Sole	Private Treaty	A	£485,000	C
Cambridgeshire	62.00	Land at Weston Colville	Bare land	3	VP	Mar-17	Brown & Co	Sole	Private Treaty	A	£500,000	WA
Cambridgeshire	196.00	Land at Abbotsley, Cambridgeshire	Private	2	VP	Jan-17	Strutt & Parker	Sole	private treaty	A	£1,550,000	C
Cambridgeshire	260.00	White House Farm, Great Raveley, Cambs	Land, Dwelling/s and buildings	3	VP	Apr-17	Strutt & Parker	Sole	private treaty	M	£2,600,000	C
Cambridgeshire	270.37	Temple Farm, Ely - Lot 1	Land and buildings	1	VP	Feb-17	Brown & Co	Sole	Private Treaty	M	£3,425,000	WB
Cambridgeshire	272.06	Arable Land a Catworth	Bare land	2	VP	Jun-16	Bletsoes	Sole	Private Treaty	A	£2,425,000	C

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Cambridgeshire	272.06	Arable Land a Catworth	Bare land	2	VP	Jun-16	Bletsoes	Sole	Private Treaty	A	£2,425,000	C
Cambridgeshire	528.93	Church Farm, Main Street, Cotterstock, Peterborough, Cambridgeshire	Productive residential and commercial arable farm		VP	Oct-16	Savills	Joint	Private Treaty	A	£6,550,000	C
Cheshire	1.67	Lot 5 Oak Tree Farm, Nantwich	Pasture with road access.		VP	Mar-17	Wright Manley from VOA		Auction	P	<i>£28,000</i>	
Cheshire	12.66	Oak Tree Farm Hearn's Lane Faddiley, Nantwich	Early 1970s dormer bungalow, 4 beds, range of ex dairy buildings including for 32, pasture with road frontage. Lots 1-4.		VP	Mar-17	Wright Manley from VOA		Auction	R	<i>£610,000</i>	
Cheshire	70.88	Land at Sparrow Grove	Bare land		VP	Apr-17	Barbers Rural	Sole	Private Treaty	P	£550,000	WB
Cheshire	110.00	Woodside Farm, Wervin, Cheshire	Land, Dwelling/s and buildings	3	VP	Mar-17	Strutt & Parker	Sole	private treaty	P	£1,025,000	C
Cheshire	120.00	Land at Camomile Farm, Cuddington, Cheshire	Land dwelling and buildings. Six extra cottages added.	3	VP	Feb-17	Strutt & Parker	Sole	private treaty	P	£1,550,000	C
Cheshire	122.00	The Old Hough, Warmingham, Cheshire	Land, Dwelling/s and buildings	3	VP	Mar-17	Strutt & Parker	Sole	private treaty	M	£2,848,000	C
Cleveland	296.00	Winterfield Farm, High Worsall, Yarm, Cleveland, Cleveland	4 bedroom Farmhouse with 1 bedroom annex, Cottage - 3 bedrooms, Traditional farm buildings, Modern farm buildings, livestock housing and silage clamps, 254 acres arable and temporary grassland, 27 acres permanent grassland		VP	Jan-17	Savills	Sole	Private Treaty	M	£2,250,000	SA
Cornwall	14.13	Land part Woodview Farm, Trelyon	Block of pasture and arable land. Good hedge boundaries. Gently south or east facing productive land. Well situated. 4 enclosures		VP	May-17	Stags	Sole	Private Treaty	P	£110,000	C
Cornwall	21.93	Lot 2 - Trewinnow Vean, Grampond, Truro, Cornwall	Three Level and gently sloping pasture fields		VP	Mar-17	Savills	Sole	Private Treaty	A	£125,000	WA

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Cornwall	29.73	29 Acres at Kea, Killiow, Truro	Productive pastureland close to the southern edge of Truro. Equally suited for arable, well water supply, stock-proof boundaries, practical shaped fields, two farm buildings, level land and desirable location.		VP	Mar-17	Stags	Sole	Private Treaty	P	£200,000	C
Cornwall	30.00	Land at St Martin, Looe	Productive, predominantly arable land in a highly accessible position just outside Looe, 4 Fields, level or south east facing, long road frontage, two road accesses. Suitable for arable or pasture		VP	Jan-17	Stags	Sole	Private Treaty	A	£170,000	C
Cornwall	38.84	38 Acres at Ladock, Truro	Productive arable quality land with generous road frontage. Currently pasture land, equally suitable for arable, borehole water supply, stock proof boundaries and practical shaped fields.		VP	Apr-17	Stags	Sole	Private Treaty	A	£195,000	C
Cornwall	44.21	Ventongliddy, Ladock, Truro, Cornwall	Ring fenced farm with alternate streams of income		VP	Apr-17	Savills	Sole	Private Treaty	P	£1,300,000	C
Cornwall	60.00	Trewinnow Vean, Grampond, Truro, Cornwall	Productive Farm with opportunities for development		VP	Mar-17	Savills	Sole	Private Treaty	M	£910,000	WA
Cornwall	114.32	Heale Farm, Liftondown (LOT 6, 7, 8, 9)	Undulating pasture with a roadside arable field. Productive pasture land, generous road frontage, three road accesses	3	VP	Feb-17	Stags	Sole	Private Treaty	P	£770,000	C
Cornwall	1225.00	Fernacre & Brown Willy Farm, St. Breward, Bodmin, Cornwall	Farmhouse, land and buildings		VP	Apr-17	Savills	Sole	Private Treaty	HI	£2,800,000	C
Cumbria	1.41	Pony Paddock at Farleton, Carnforth	Pony Paddock with field shelter		VP	May-17	H&H Land and Property	Sole	Auction	E	15,000-20,000	SA
Cumbria	1.68	Land at Culgaith, Penrith	Bare land		VP	Apr-17	H&H Land and Property	Sole	Private Treaty	P	£20,000	C

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Cumbria	5.91	Land at Linstock, Carlisle	Land and buildings		VP	Apr-17	H&H Land and Property	Sole	Auction	P	£50,000	WA
Cumbria	5.91	Land and Building Linstock, Carlisle	Single pasture field with dilapidated building. No BPS entitlements.		VP	Apr-17	H&H Land and Property from VOA		Auction	P	<i>£71,000</i>	
Cumbria	8.17	Fell View	Extended Period house, with range of traditional buildings with development potential on a south facing elevated site in Lake District National Park with views across the Cartmel Valley.		VP	May-17	H&H Land and Property	Sole	Private Treaty	SH	£465,000	SB
Cumbria	9.88	Lot 2 Accomodation land at Hawthwaite Farm	2 enclosures of pasture/ grazing SDA Grade 4 land.		VP	Jun-17	H&H Land and Property	Sole	Auction	P	35,000-40,000	C
Cumbria	13.39	Ealinghearth Woods, Rusland Valley	Woodland		VP	Mar-17	H&H Land and Property	Sole	Private Treaty	W	OIRO £55,000	SB
Cumbria	13.62	Land at Long Marton, Appleby	Bare land		VP	Apr-17	H&H Land and Property	Sole	Private Treaty	P	£95,000	WA
Cumbria	16.23	Lot 3 Meadow and Pasture Land at Hawthwaite Farm	A productive block of meadow and pasture land in a ring fence.		VP	Jun-17	H&H Land and Property	Sole	Auction	P	130,000-150,000	WA
Cumbria	17.32	Land at Hethersgill, Carlisle	Bare land	4	VP	Apr-17	H&H Land and Property	Sole	Private Treaty	P	£99,000	WA
Cumbria	18.05	Land at Hayton Aspatria, Carlisle	Pasture with road frontage and mains water , Grade 3 BPS entitlements included.	3	VP	Apr-17	H&H Land and Property from VOA		Auction	P	<i>£166,000</i>	
Cumbria	18.26	Land at Silecroft, Millom	Two enclosures of grazing and cropping land located on the outskirts of Silecroft.		VP	Mar-17	H&H Land and Property	Sole	Private Treaty	A	£115,000	WA
Cumbria	25.20	Lot 1 Upper Hawthwaite Farm, Broughton-in-Furness	3 Bed Farmhouse and selection of good modern livestock buildings with 25.20 acres of DEFRA Grade 3/ 4 land		VP	Jun-17	H&H Land and Property	Sole	Auction	D	650,000-700,000	C
Cumbria	30.70	Lot 1 Land at Oxen Park, Ulverston	Meadow, Rough Pasture and woodland with very poor access		VP	May-17	H&H Land and Property	Sole	Auction	P	40,000-50,000	C

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Cumbria	35.16	Land at Westnewton, Aspatria	Bare land	3	VP	Apr-17	H&H Land and Property	Sole	Private Treaty	P	£375,000	C
Cumbria	36.45	Woodbrae Farm, Nenthead	Land dwelling/s and buildings		VP	Jun-17	H&H Land and Property	Sole	Private Treaty	HI	£325,000	C
Cumbria	40.53	Lot 2 Land at Spark Bridge, Ulverston	Block of Pasture and undergrazed wood with water supply. Bought by farm bordering boundary.		VP	May-17	H&H Land and Property	Sole	Auction	P	150,000-170,000	SA
Cumbria	49.64	Land at Carleton, Carlisle	Bare land		VP	Jun-17	H&H Land and Property	Sole	Private Treaty	P	£515,000	WA
Cumbria	52.42	Land at Foulshaw, Lyth	Productive pasture land with good roadside access, mains water and stock handling facilities. (Flooded in Storm Desmond)		VP	Jun-17	H&H Land and Property	Sole	Auction	P	200,000-230,000	SA
Cumbria	55.00	Caber Farm, Caber Farm, Croglin, Carlisle, Cumbria	17th century farmhouse and guest cottage in the Eden Valley		VP	Feb-17	Savills	Sole	Private Treaty	P	£1,395,000	C
Cumbria	1841.00	Dry Howe Farm, Cumbria	Land, Dwelling/s and buildings	4	AHA	Feb-17	Strutt & Parker	Sole	private treaty	HI	£850,000	C
Cumbria		Woodland at Heads Nook	Woodland		VP	Jun-17	Davidson & Robertson	Sole	Private Treaty	Am	£18,000	C
Derbyshire	21.00	Land off Holestone Gate Road, Ashover	Bare land		VP	Mar-17	Fisher German	Sole	Tender	P	n/a	
Devon	14.35	Spilcombe Copse, Cotleigh, Honiton	Accessible and attractive woodland, comprising Norway Spruce & deciduous trees		VP	May-17	Stags	Sole	Private Treaty	Am	£55,000	C
Devon	16.69	Woodlands Farm, Teignmouth (Lots 2 & 3)	Gently sloping amenity woodland plus dilapidated former pig buildings.		VP	Apr-17	Stags	Sole	Private Treaty	SH	£150,000	C
Devon	17.50	Highridge Farm, Kings Nympton (LOT 4)	Gently sloping arable land and woodland. Direct road access. Views towards Exmoor		VP	Apr-17	Stags	Sole	Private Treaty	A	£100,000	C
Devon	18.27	Land at Five Barrows Cross, Yarde Down	A block of gently sloping, south facing pasture land with stunning views. Well fenced with good road access and natural water.		VP	Apr-17	Stags	Sole	Private Treaty	P	£75,000	C

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Devon	18.52	Land near Dorweeke Cross, Butterleigh	Productive arable / pasture land with views over the Burn River Valley. Currently into rye grass and red clover. Natural water. Access via a hard lane		VP	Apr-17	Stags	Sole	Private Treaty	A	£130,000	C
Devon	18.95	Land near Raddon, Thorverton	Grade 2 arable land in the Exe Valley. Direct road access. Small area of copse.	2	VP	Mar-17	Stags	Sole	Auction	A	£150,000	WA
Devon	20.03	Land near Cowflop Cross, Dolton Beacon (Lot 1)	Productive, level pasture land with excellent road access. Mains water available nearby		VP	Mar-17	Stags	Sole	Private Treaty	P	£150,000	WA
Devon	20.30	Land At Long Road, Long Road, Paignton, Devon	2 acre disused quarry and pasture land situated on the urban fringe of Torbay in the Yalberton Valley with extended road frontage.		VP	May-17	Savills	Sole	Private Treaty	M	£200,000	WA
Devon	21.25	Land at Kernborough, Kingsbridge (Lots 1)	Productive arable land in three enclosures. The land is currently being used for the growing of cereal and grass crops. South-facing with some sea views. Road access	3	VP	Jun-17	Stags	Sole	Private Treaty	A	£175,000	C
Devon	22.70	Land off St Mary Church Road, Coffinwell	Undulating permanent pasture.		VP	May-17	Stags	Sole	Private Treaty	P	£120,000	C
Devon	24.25	Sherwood House, Newton St. Cyres, Exeter, Devon	Garden estate in the hills		VP	Feb-17	Savills	Sole	Private Treaty	R	£1,500,000	C
Devon	24.41	Great Hayne Farm, Cheriton Fitzpaine (LOT 6)	Four fields suitable for pasture or arable use with a small copse. Gently sloping land with direct road access.		VP	Feb-17	Stags	Sole	Private Treaty	P	£185,000	C

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Devon	25.17	Land at Filleigh, Chawleigh, Chulmleigh	Productive arable land divided into three enclosures and bounded by mature hedgerows. The land has recently grown cereal and maize crops and is currently in grass leys		VP	Jan-17	Stags	Sole	Private Treaty	A	£185,000	WA
Devon	28.61	Land at Barton Cross, Upton Helliions (Lots 2 & 7)	Level and sloping productive pastureland and a small woodland copse		VP	Jun-17	Stags	Sole	Private Treaty	P	£210,000	C
Devon	33.78	Land at Padbrook Park	Forming the original part of Padbrook Park Golf Course. Grass land interspersed with deciduous trees, a stream and a small lake		VP	May-17	Stags	Sole	Private Treaty	O	£270,000	C
Devon	37.74	Land east of Sowton, Exeter	Productive level grassland situated in the Clyst Valley. For Sale by Informal Tender		VP	Jan-17	Stags	Sole	Tender	P	£250,000	WA
Devon	43.78	Pine Ridge, Littlehempston	Small residential holding set in an elevated position. 4 bedroom property, good range of outbuildings with potential for conversion		VP	Apr-17	Stags	Sole	Private Treaty	R	£1,000,000	C
Devon	44.26	Farm, Shebbear, Beaworthy, Devon	Productive Pasture Land		VP	Apr-17	Savills	Sole	Private Treaty	P	£230,000	C
Devon	44.26	Moor Town Court Farm, Shebbear, Beaworthy, Devon	Secluded Farm with development potential - approximately 90.72 acres Lot 3 was sold separately hence the difference in guide price and exact price		VP	Apr-17	Savills	Sole	Private Treaty	P	£900,000	C
Devon	45.46	Lower Dawlish Water, Dawlish, Devon	Productive pastureland		VP	Feb-17	Savills	Sole	Private Treaty	P	£275,000	C
Devon	52.50	Land at Rull Farm, East Worlington	Pasture Land and woodland with a stone / cob barn.		VP	Mar-17	Stags	Sole	Private Treaty	P	POA	C
Devon	71.10	Land at Lower Lowley, Dunsford	Modern buildings & level and sloping pasture		VP	Apr-17	Stags	Sole	Private Treaty	P	£515,000	C

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Devon	84.49	Sannacott Farm, North Molton	A traditional farm in the Exmoor foothills with land running down to the River Mole. Listed farmhouse with 3 receptions and 5 bedrooms, separate holiday cottage, range of traditional barns and modern buildings suitable for agricultural and equestrian use.		VP	Jun-17	Stags	Joint	Private Treaty	R	£1,500,000	C
Devon	100.29	Land at Fourways, Eggesford	Productive arable land in an accessible location on the southern side of Eggesford, close to the A377 which runs between Crediton and Barnstaple. Four large enclosures, with 95.91 acres of arable and the remainder made up of woodland, hard standing and tracks	3	VP	May-17	Stags	Sole	Private Treaty	A	£700,000	WA
Devon	101.96	Land at Kernborough, Kingsbridge (Lots 3,4,5)	Productive arable and grass land in the South Hams.	3	VP	Jun-17	Stags	Sole	Private Treaty	A	£820,000	C
Devon	126.31	Land at Bicton College, Budleigh Salterton	Productive arable and grassland, with a mix of Grade 1, 2 and 3 soils. Good range of farm buildings. Available as a whole or in 4 lots. Investment opportunity with possibility of an option from sale and leaseback	2	VP	May-17	Stags	Joint	Tender	A	£1,115,000	WA
Devon	130.65	Lot 2 - Rixdale Farm, Lower Dawlish Water, Dawlish, Devon	Arable and pasture land with buildings		VP		Savills	Sole	Private Treaty	A	£875,000	SB
Devon	450.00	Wooladon Farm, Wooladon Farm, Lifton, Devon	Small west country estate with range of residential, agricultural and sporting assets		VP	Feb-17	Savills	Sole	Private Treaty	M	£5,700,000	WB
Dorset	523.00	Ridge & Westcombe Farms, Hooke, Dorset	Land, Dwelling/s and buildings	3	M	Mar-17	Strutt & Parker	Sole	Private Treaty	D	£6,000,000	WB

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East Sussex	6.00	The Gallops, Jevington, East Sussex	A straight mile gallop on the South Downs.		VP	Feb-17	Savills	sole	Private Treaty	P	£60,000	WB
East Sussex	32.00	Land At Perryhill, Beech Green Lane, Withyham, Hartfield, East Sussex	Well located pasture land		VP	Apr-17	Savills	Sole	Private Treaty	P	£275,000	C
East Sussex	66.00	Land At Sewells Farm, Land At Sewells Farm, Town Littleworth Road, Barcombe, East Sussex	Views over its own land and the surrounding countryside.		VP	Jun-17	Savills	Sole	Private Treaty	A	£630,000	WB
East Yorkshire	91.00	Upton House, Beeford, Driffield, East Yorkshire	Diversified small country estate with potential for alternative uses		VP	Jul-16	Savills	Joint	Private Treaty	M	£2,350,000	C
East Yorkshire	199.98	Barff Hill Farm, Aike, Driffield, East Yorkshire, YO25 9BG	Four bedroom farmhouse (subject to Agricultural Occupancy Condition). Range of modern and traditional general purpose buildings. Productive arable and grassland. In NVZ and BPS entitlements included with sale.	3	VP	Jan-17	George F White	Sole	Private Treaty	M	£1,500,000	C
East Yorkshire	421.00	Lot 3 & 4 - The Goxhill Estate, Hornsea	Land dwelling/s and buildings	3	VP	Jan-17	Brown & Co	Sole	Private Treaty	M	£4,125,000	WA
East Yorkshire	458.00	Lot 1 - The Goxhill Estate, Hornsea	Land dwelling/s and buildings	3	VP	Jan-17	Brown & Co	Sole	Private Treaty	M	£4,500,000	C
Essex	4.24	Bowers Gifford	Private sale		VP	Jun-17	Whirledge and Nott	Sole	Private Treaty	A		
Essex	42.26	Land At Shenfield, Brentwood - lot 1 and 2	Bare pasture and woodland with hope value for development.	3	VP	Jan-17	Savills	Sole	Private Treaty	P	£380,000	SA
Essex	68.49	Land At Knolls Hill Farm, Bournebridge Lane, Stapleford Abbots, Romford, Essex	Bare grazing land.	3	VP	Feb-17	Savills	Sole	Private Treaty	P	£575,000	WA
Essex	118.00	Joseph Allan	Private sale		VP	Jan-17	Whirledge and Nott	Sole	Private Treaty	A		
Essex	129.00	Land at Bovills Hall Farm, Little Clacton, Essex	Bare land	2	VP	Mar-17	Strutt & Parker	Sole	Private Treaty	A	£1,070,000	C

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Essex	155.00	Ashmans Farm, Ashmans Farm, Braxted Road, Kelvedon, Essex	Period 5 bedroom farmhouse, 1 bedroom annexe, Traditional and modern agricultural buildings, Productive arable land with water abstraction licence, Income-producing woodland and stocked fishing lake.	3	VP	Apr-17	Savills	Sole	Private Treaty	M	£1,600,000	C
Gloucestershire	1.46	Land nr Lower Barns Farm	Bare land		VP	Apr-17	David James & Partners	Sole	Auction	P	£25,000	SA
Gloucestershire	1.86	Paddock off Hall End Lane	Bare land	3	VP	Jun-17	David James & Partners	Sole	Tender	P	£30,000	SA
Gloucestershire	2.54	Land at Inglestone Common	Includes remains of historic stable building		VP	May-17	David James & Partners	Sole	Private Treaty	P	£40,000	C
Gloucestershire	2.68	Land at Waterley Bottom	Bare land		VP	Dec-16	David James & Partners	Sole	Tender	P	£35,000	WA
Gloucestershire	4.00	Chase Lane Farmhouse	19th Century farmhouse with traditional outbuilding	3	VP	Jun-17	David James & Partners	Sole	Private Treaty	P	£580,000	C
Gloucestershire	4.02	Land at Whiteway Hill	Broadleaf woodland		VP	Mar-17	David James & Partners	Sole	Private Treaty	W	£30,000	C
Gloucestershire	4.50	Land at Huntingford	50% overage clause until 2021	3	VP	Feb-17	David James & Partners	Sole	Private Treaty	P	£70,000	C
Gloucestershire	5.00	Rock House Farm, Newpit Lane, Bitton, Bristol, Gloucestershire	Small paddocks with small scale commercial barn		VP	42887	Savills	Sole	Private Treaty	E	£150,000	WB
Gloucestershire	5.20	Whitehill, Prestbury	Located within an Area of Outstanding Natural Beauty		VP	Jun-17	Knight Frank	Sole	Private Treaty	R	£2,100,000	WB
Gloucestershire	5.62	Land at Flaxley	Bare pasture and traditional orchard		VP	Mar-17	Carver Knowles	Sole	Tender	P	£60,000	C
Gloucestershire	5.75	Oysterwell	Cotswold house in a secluded setting with self contained flat, three loose boxes and tack room. Woodland and grass areas.		VP	Mar-17	Knight Frank	Joint	Private Treaty	R	£1,750,000	C
Gloucestershire	5.92	The Barns, Whitehall Farm Lot 2	3-4 bed stone barn with a further 2 bed barn.		VP	Mar-17	Knight Frank	Sole	Private Treaty	R	£870,000	C

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Gloucestershire	6.05	Oddington Lodge	Recently renovated Cotswold Stone 6 bedroom house, garden barn with games/party room, gym and changing rooms, 3 flats, tennis court, swimming pool, stabling.		VP	Mar-17	Knight Frank	Sole	Private Treaty	R	£5,750,000	WB
Gloucestershire	6.40	Evenlode House	Grade II Listed Cotswold stone house, 6 bedrooms, gym, cellar, 2 bed coach house with entertainment room, pp for stable block, field shelter, paddocks.		VP	Jun-17	Knight Frank	Joint	Private Treaty	R	£5,000,000	C
Gloucestershire	7.20	Lot 4 7.2 Acres of Pasture at Icomb	Permanent pasture, with small spinney.	3	VP	Jun-17	Taylor & Fletcher	Sole	Auction	P	£85,000	WA
Gloucestershire	7.30	Johnmans Barn, Swyre Barton Farm	Traditional agricultural barn with consent for three bedroom development.		VP	Feb-17	Knight Frank	Sole	Private Treaty	R	£850,000	C
Gloucestershire	7.50	Land at Chase Lane Farm	Sold privately		VP	Jun-17	David James & Partners	Sole	Private Treaty	P	£66,000	C
Gloucestershire	7.85	The Round House, Woodmancote	Located within an Area of Outstanding Natural Beauty and enjoys views in several directions.		VP	Jul-16	Knight Frank	Sole	Private Treaty	R	£1,775,000	C
Gloucestershire	9.00	Drakestone House	7 bedroom Arts & Crafts country house with garaging and 1 bedroom maisonette. Paddocks and woodland.		VP	Jan-17	Knight Frank	Joint	Private Treaty	R	£1,475,000	C
Gloucestershire	10.00	Land at Chase Lane Farm	Bare land		VP	Jun-17	David James & Partners	Sole	Private Treaty	P	£100,000	C
Gloucestershire	10.05	Land at Ford	Grade 3 bare arable land	3	VP	Nov-16	Carver Knowles	Sole	Private Treaty	A	£100,000	C
Gloucestershire	10.55	Lot1 10.55 Acres of Pasture at Icomb	Permanent pasture, with small spinney.	3	VP	Jun-17	Taylor & Fletcher	Sole	Auction	P	£110,000	WA
Gloucestershire	10.83	Lot3 10.83 Acres of Pasture at Icomb, with small stone barn	Road frontage, with small stone barn	3	VP	Jun-17	Taylor & Fletcher	Sole	Auction	P	£120,000	WA

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Gloucestershire	13.00	Millmans Farm, Southend	Grade II listed farmhouse, range of traditional and modern outbuildings. Consent to convert one of the barns into further residential units.		VP	Mar-17	Knight Frank	Sole	Private Treaty	R	£1,100,000	C
Gloucestershire	14.51	Farmland at Chedworth	Bare land	3	VP	Jan-17	Moore Allen & Innocent	Sole	Private Treaty	A	£130,000	SA
Gloucestershire	15.38	Mulberry House, Cheltenham	Built of Cotswold stone house. Views over Cheltenham.		VP	Aug-16	Knight Frank	Sole	Private Treaty	R	£4,250,000	C
Gloucestershire	19.00	Courtlands Farm	Equestrian property		VP	Sep-16	David James & Partners	Sole	Private Treaty	P	£1,000,000	C
Gloucestershire	20.13	Lot2 20.13Acres of Pasture and Small Building at Icomb	Arable and Permanent pasture	3	VP	Jun-17	Taylor & Fletcher	Sole	Auction	M	£250,000	WA
Gloucestershire	20.27	Land and Stables, Newpit Lane, Bitton, Bristol, Gloucestershire	Grassland and stables with Fishing rights		VP	Mar-17	Savills	Sole	Private Treaty	P	£200,000	WB
Gloucestershire	20.27	Land and Stables, Newpit Lane, Bitton, Bristol, Gloucestershire	Grassland and stables with fishing rights		VP	Mar-17	Savills	Sole	Private Treaty	E	£200,000	WB
Gloucestershire	22.00	Land at Castle Gate	Bare land		VP	Feb-17	Butler Sherborn	Sole	Private Treaty	P	£230,000	SA
Gloucestershire	22.00	Land at Chase Lane Farm	Sold privately		VP	Jun-17	David James & Partners	Sole	Private Treaty	P	£187,000	C
Gloucestershire	25.04	Land at Ullenwood	Bare land with overage provision 25% for 2 years		VP	Mar-17	David James & Partners	Sole	Private Treaty	P	£200,000	WA
Gloucestershire	30.00	Great Rissington Manor	Grade II Listed Manor House dating back to the 17th Century, 9 bedrooms, 2 bed staff/nanny flat, swimming pool, formal terraced gardens with lake and arboretum, stone barn, stable block (4 loose boxes), garaging.		VP	Feb-17	Knight Frank	Sole	Private Treaty	R	£5,950,000	C

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Gloucestershire	30.00	Land At Lechlade, St. Johns Street, Lechlade, Gloucestershire	Block of permanent pasture on the banks of the River Thames		VP	Jan-17	Savills	Sole	Private Treaty	P	£500,000	C
Gloucestershire	34.00	Hill Top Farm, Eldersfield	Established equestrian holding set in a ring fenced 34 acres of undulating pasture with 3 cottages, stabling, manege and further outbuildings.		VP	Jan-17	Knight Frank	Sole	Private Treaty	SH	£1,100,000	WB
Gloucestershire	41.00	Land at Hartpury	41 acres within two blocks of arable land.	2	VP	Sep-16	Brightwells	Sole	Auction	A	£380,000	SA
Gloucestershire	50.00	May Hill Lodge, Longhope	Five bedroom lodge house with chestnut coppice.		VP	Mar-17	Knight Frank	Sole	Private Treaty	R	£975,000	C
Gloucestershire	51.98	Leaze Farm, Gipsy Lane, Leonard Stanley, Stonehouse, Gloucestershire	Smallholding with far reaching views		VP	Aug-16	Savills	Sole	By Auction	P	£800,000	C
Gloucestershire	57.00	Land at Abson	Bare land with overage provision 25% for 2 years	3	VP	Sep-16	David James & Partners	Sole	Tender	A	£500,000- £600,000	C
Gloucestershire	58.55	Land at Drakestone House	Productive arable and pasture land with modern agricultural building		VP	Mar-17	Knight Frank	Sole	Private Treaty	A	£500,000	C
Gloucestershire	108.00	Hooze Farm, Eldersfield	17 Century Grade II Listed farmhouse Equestrian facilities with stabling, outdoor and indoor schools and gallops.		VP	Sep-16	Knight Frank	Sole	Auction	E	£1,850,000	C
Gloucestershire	495.00	Whalley and Puckham Farms, Whittington, Cheltenham, Gloucestershire, Gloucestershire	Grade II 6 bedroom farmhouse, 4 bedroom farmhouse, planning for 6,000 sq. ft. replacement dwelling, 2 cottages, Arable and pasture farmland.		VP	Oct-16	Savills	Sole	Private Treaty	M	£8,000,000	C
Gloucestershire	762.78	Bibury Court Estate, Bibury, Cirencester	Land dwelling/s and buildings	3	M	Mar-17	Moore Allen & Innocent	Joint	Private Treaty	M	£17,500,000	SA
Hampshire	47.11	Froxfield Stud, Alexanders Lane, Privett, Alton, Hampshire	Family home with extensive equine facilities	3	VP	Mar-17	Savills	Sole	Private Treaty	E	£1,450,000	C

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Hampshire	100.00	Scotland Farm, Hawkley, Hampshire	Land, Dwelling/s and buildings	3	VP	Jan-17	Strutt & Parker	Sole	private treaty	R	£3,850,000	C
Hampshire	185.00	Land at Three Maids Hill, Sutton Scotney, Hampshire	Bare land	3	VP	Apr-17	Strutt & Parker	Sole	private treaty	A	£1,255,000	C
Hampshire	263.50	Abbotts Ann Down, Hampshire	A block of productive arable land in an excellent location	3	VP	42826	Savills	Sole	Private Treaty	A	£2,600,000	WB
Hampshire	4227.00	The Sutton Scotney Estate, Sutton Scotney Estate, Sutton Scotney, Alresford, Hampshire	Rural Investment	3	M	Mar-17	Savills	Sole	Private Treaty	A	£45,000,000	SA
Herefordshire	1.14	Land at Hoarwithy	Poor grazing land next to River Wye.	3	VP	Jul-16	Brightwells	Sole	Tender	P	£20,000	C
Herefordshire	1.53	Land off Ginhall Lane, Leominster, Herefordshire	Bare land	2	VP	Aug-16	Brightwells Ltd	Sole	Tender	P	£35,000	C
Herefordshire	3.53	Land at Norton Cannon, Herefordshire	Bare land	4	VP	Aug-16	Brightwells Ltd	Sole	Tender	P	£30,000	C
Herefordshire	7.90	Woodgate Farm	6 broiler sheds and 3 bed house	3	VP	Nov-16	Brightwells	Sole	Private Treaty	M	£1,500,000	SA
Herefordshire	8.37	Land at Snodhill	Organic pasture and orchards with an small agricultural shed.	3	VP	Jul-16	Brightwells	Sole	Tender	P	£100,000	SA
Herefordshire	29.00	Bredenbury Court, Bromyard	Grade II Listed former School, 45,000 sq. ft. of outbuildings standing in mature parkland and woodland.		VP	Feb-17	Knight Frank	Joint	Private Treaty	M	£1,300,000	C
Herefordshire	42.93	Land at Rudge Pitch	Pasture land, livestock grazing only	2	VP	Jul-16	Brightwells	Sole	Tender	P	£240,000	SB
Herefordshire	61.00	Deerhaven, Wormsley	5 bed country house, stable block, machinery shed, manege, workshop, fenced paddocks.		VP	Apr-17	Knight Frank	Sole	Private Treaty	E	£1,600,000	C
Herefordshire	94.00	Cubberley House, Ross on Wye	7 bed country house with woodland, paddock, River Wye frontage, Lodge and Cottage.		VP	Mar-17	Knight Frank	Sole	Private Treaty	R	£4,750,000	WB
Herefordshire	160.00	Land at Merbach Common	160 acres of common land in Dorstone	4	VP	Oct-16	Brightwells	Sole	Tender	HI	£60,000	C

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Herefordshire	179.00	Great Venn, Avenbury Lane, Avenbury, Bromyard, Herefordshire	Rare opportunity for renovation in an idyllic setting		VP	Mar-17	Savills	Sole	Private Treaty	P	£1,250,000	SA
Kent	35.00	Land at Lealands Farm, Groombridge	Predominantly pasture with Wealden views.		VP	May-17	Savills	sole	Private Treaty	P	£350,000	C
Kent	162.00	Hall Place, Leigh, Tonbridge, Kent	Land, Dwelling/s and buildings	3	VP	Mar-17	Strutt & Parker	Sole	Private Treaty	M	£5,500,000	C
Kent	223.00	Lots 1, 3 & 5 Abbots Court Farm, Abbots Court Farm, Shear Way, Burmarsh, Kent	A block of productive Grade 2 arable land on Romney Marsh.	2	VP	Dec-16	Savills	Sole	Private Treaty	A	£6,850,000	C
Kent	415.00	Lots 2 & 4 Abbots Court Farm	A block of productive Grade 2 arable land on Romney Marsh.	2	VP	Feb-17	Savills	sole	Private Treaty	A	£4,100,000	C
Kent	508.46	Church Farm/ Hoath	Land dwelling/s and buildings	2	VP	Mar-16	Bletsoes	Sole	Private Treaty	A	£4,850,000	C
Kent	695.00	Court Lodge Farm, Horton Kirby, Kent	Land, Dwelling/s and buildings	2	VP	Jan-17	Strutt & Parker	Sole	Private Treaty	A	£6,300,000	C
Lancashire	0.43	Land adjacent to spa cottages lower Bartle, Preston	Outline planning permission for one dwelling		VP	Jun-17	Armitstead Barnett	Sole	Private Treaty	O	£225,000	C
Lancashire	1.60	Land off Briar Lea Road, Nether Kellet	Residential development plot with outline planning permission for 10 dwellings		VP	Jun-17	Armitstead Barnett	Sole	Private Treaty	O	£500,000	WB
Lancashire	2.56	Land at Mewith, Bentham	Sale due to complete in the next few weeks.		VP	May-17	Armitstead Barnett	Sole	Private Treaty	P	£20,000	C
Lancashire	11.01	Land at Hesketh Lane, Chipping (Lot 2)	Bare land with shooting rights kept in hand by vendor - sale not yet completed		VP	May-17	Armitstead Barnett	Sole	Tender	P	OIRO £8,000/acre	C
Lancashire	27.79	Land at Hesketh Lane, Chipping (Lot 1)	Bare land with shooting rights kept in hand by vendor - sale not yet completed		VP	May-17	Armitstead Barnett	Sole	Tender	P	OIRO £8,000/acre	C
Lancashire	89.00	Ridgy Pool Farm, Pilling	Equipped farm with small portion of fields with potential for arable cropping		VP	Jun-17	Armitstead Barnett	Sole	Auction	P	£1,000,000	C

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Leicestershire	170.00	Land At Hoton - Lot 2	A portfolio of agricultural holdings and farmland situated to the north and east of Loughborough. Available as a whole or in lots.		VP	May-17	Savills		Private Treaty	M	£1,500,000	SB
Leicestershire	180.00	Land At Burton Bandalls - Lot 3	A portfolio of agricultural holdings and farmland situated to the north and east of Loughborough.		VP	Apr-17	Savills		Private Treaty	M	£1,650,000	C
Lincolnshire	0.28	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	0.57	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	0.70	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	0.80	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	0.84	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	0.84	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	1.07	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	1.36	Land at Brandon	Bare land		VP	Jun-17	Fisher German	Sole	Private Treaty	P	n/a	
Lincolnshire	3.81	Baston	Bare land	2	VP	Apr-17	Stephen Knipe & Co	Sole	Tender	A	£40,000	WA
Lincolnshire	5.28	Residential barn conversion, Brigg Road, Caistor	Land and buildings		VP	Jan-17	DDM Agriculture LTD	Sole	Private Treaty	P	£150,000	WA
Lincolnshire	7.41	Stables and Paddocks at Skipmarsh Lane, Old Leake	Land and buildings	2	VP	May-17	Brown & Co	Sole	Private Treaty	E	£65,000	C
Lincolnshire	10.30	Land at Toynton All Saints, Spilsby	Bare land	3	VP	Mar-17	Brown & Co	Sole	Private Treaty	P	£60,000	C

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Lincolnshire	16.70	Amenity Land at Scotterthorpe, Gainsborough	Bare land. Non farmer buyer	4	VP	Jan-17	Brown & Co	Sole	Private Treaty	Am	£80,000	WB
Lincolnshire	18.09	Land at Frithville, Boston	Bare land	1	VP	Jun-17	Brown & Co	Sole	Private Treaty	A	£180,000	C
Lincolnshire	27.62	Land at Carr Lane, Snitterby, Gainsborough	Bare land. Purchased by adjoining neighbour	3	FBT	Apr-17	Brown & Co	Sole	Private Treaty	A	£200,000	WB
Lincolnshire	39.86	Land at Elsham and Wootton	Bare land	1	VP	Apr-17	DDM Agriculture LTD	Sole	Tender	A	£550,000	C
Lincolnshire	56.40	Land at Toynton St Peter, Spilsby	Bare land	2	VP	Mar-17	Brown & Co	Sole	Private Treaty	A	£500,000	C
Lincolnshire	107.56	Land at Elsham and Wootton	Bare land	1	VP	Apr-17	DDM Agriculture LTD	Sole	Tender	A	£1,450,000	C
Lincolnshire	117.00	Land at Eastville, Boston	Land dwelling/s and buildings	2	VP	Feb-17	Brown & Co	Sole	Private Treaty	A	£1,500,000	C
Lincolnshire	117.99	Land at Elsham and Wootton	Bare land	2	VP	Apr-17	DDM Agriculture LTD	Sole	Tender	A	£1,600,000	C
Lincolnshire	137.00	Land at Low Road, Hatcliffe	Bare land	3	VP	Feb-17	Fisher German	Sole	Private Treaty	A	£1,300,000	WB
Lincolnshire	156.61	Cocked Hat Farm, Cocked Hat Farm, Leadenham Heath, Lincolnshire	Productive arable land.		VP	Feb-17	Savills	Sole	By Tender	A	£1,500,000	SA
Lincolnshire	289.01	Part Little London Farm in the parish of Stallingborough in the county of North East Lincolnshire	Land and buildings	3	VP	Jun-17	DDM Agriculture LTD	Sole	Tender	A	£2,860,000	C
Lincolnshire	387.69	Firsby, Lincolnshire	Bare land	3	VP	Jun-17	DDM Agriculture LTD	Sole	Tender	A	£3,290,000	SB
Norfolk	1.84	Land at Roydon	Bare land		VP	Jun-17	TW Gaze	Sole	Auction	Am	£40,000 - £60,000	SA
Norfolk	2.71	Lot 2 - Land at Low Road, Forncett St Mary	Land and buildings		VP	Dec-16	TW Gaze	Sole	Auction	Am	£30,000 - £40,000	SA

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Norfolk	28.10	Lots 1 and 2 of Grazing March, New Road, Acle, NR13 3QE	Bare land. Purchased by nearby neighbour		VP	Apr-17	Brown & Co	Sole	Private Treaty	P	£115,000	WB
Norfolk	39.34	Grazing Marsh, Marsh Road, South Walsham	Bare land. Purchased by nearby neighbour		VP	May-17	Brown & Co	Sole	Private Treaty	P	£140,000	WA
Norfolk	45.34	Lots 1 and 2 of Grazing March, Old Road, Acle, NR13 3QW	Bare land. Purchased by nearby neighbour		VP	Apr-17	Brown & Co	Sole	Private Treaty	P	£175,000	C
Norfolk	49.00	Land at Marshland st James	Bare land	3	VP	Jan-17	Fisher German	Sole	Private Treaty	M	£340,000	SB
Norfolk	268.00	Malthouse Farm, Swainsthorpe	Land dwelling/s and buildings		VP	Sep-16	TW Gaze	Sole	Private Treaty	M	£3,250,000	C
North Yorkshire	21.67	Land at Tame Bridge, Stokesley, North Yorks	Approximately 21.67 acres of Grade III arable land with road frontage.	3	VP	Apr-17	GSC Grays	Sole	Private Treaty	A	£163,000	C
North Yorkshire	43.69	Westfield Farm - Lot 5, Beverley Road, Norton, Malton, North Yorkshire	43.69 acres in arable production, split over 2 fields, 32.25 acres of winter wheat / fallow, 11.44 acres of winter wheat.		VP	Feb-17	Savills	Sole	Private Treaty	A	£375,000	C
North Yorkshire	400.41	Manor Farm, Eddlethorpe, Malton, North Yorkshire	Mixed residential and arable farm on the fringe of the Yorkshire Wolds		VP	May-17	Savills	Sole	Private Treaty	A	£5,000,000	C
Northamptonshire	0.34	Land off Church Lane, Hargrave	Bare land		VP	Feb-17	Bletsoes		Private Treaty	O	£260,000	C
Northamptonshire	2.00	Lot 17: Green Farm, Ashton	Bare land	3	VP	Dec-16	Bletsoes	Sole	Private Treaty	Am	£60,000	SA
Northamptonshire	2.00	Green Farm, Ashton. Lot 17	Bare land		VP	Dec-16	Bletsoes		Private Treaty	P	£60,000	SA
Northamptonshire	11.00	111 London Road, Raunds	Land dwelling/s and buildings		VP	Nov-16	Bletsoes	Sole	Private Treaty	P	£425,000	C
Northamptonshire	42.51	Hargrave Lodge Farm	Land dwelling/s and buildings	3	VP	Jun-16	Bletsoes	Sole	Private Treaty	A	£950,000	SB
Northamptonshire	51.00	Catesby House, Lower Catesby, Daventry, Northamptonshire	In an elevated position with far reaching views		VP	Dec-16	Savills	Joint	Private Treaty	R	£3,750,000	C

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Northamptonshire	62.19	Lot 5: Arable Land at Old Weston	Bare land	2	VP	Jun-16	Bletsoes	Sole	Private Treaty	A	£500,000	C
Northamptonshire	62.19	Lot 5: Arable Land at Old Weston	Bare land	2	VP	Jun-16	Bletsoes	Sole	Private Treaty	A	£500,000	C
Northamptonshire	95.18	Manor Farm, Newton Bromswold	Land dwelling/s and buildings		VP	Mar-17	Bletsoes		Private Treaty	P	£1,500,000	C
Northamptonshire	102.99	Lot 2: Arable Land at Old Weston	Bare land	3	VP	Jul-16	Bletsoes	Sole	Private Treaty	A	£900,000	C
Northamptonshire	102.99	Lot 2: Arable Land at Old Weston	Bare land	3	VP	Jul-16	Bletsoes	Sole	Private Treaty	A	£900,000	C
Northamptonshire	205.28	Lot 1,3& 4: Arable land at Old Weston	Bare land	2	VP	Jul-16	Bletsoes	Sole	Private Treaty	A	£1,780,000	WA
Northamptonshire	205.28	Lot 1,3& 4: Arable land at Old Weston	Bare land	2	VP	Jul-16	Bletsoes	Sole	Private Treaty	A	£1,780,000	WA
Northamptonshire	220.98	Lot 8: Green Farm/ Ashton	Bare land	3	VP	May-16	Bletsoes	Sole	Private Treaty	A	£2,000,000	WA
Northamptonshire	230.02	Lot 5,6,13&18: Green Farm Ashton	Bare land including 30.27 of river meadow	3	VP	May-16	Bletsoes	Sole	Private Treaty	A	£1,965,000	WA
Northumberland	3.22	Land at Spindlestone	Bare land		VP	Feb-17	George F White	Sole	Private Treaty	P		
Northumberland	64.00	Shortflatt Tower, Belsay, Newcastle upon Tyne, Northumberland	Grade 1 listed tower and manor house of significant historic importance		VP		Savills	Sole	Private Treaty	A	£1,950,000	WA
Northumberland	74.00	Middleburn Farm, Simonburn, Hexham, Northumberland	Farmhouse and traditional steading in National Park. With further potential for improvement and diversification.		VP	Feb-17	Savills	Sole	Private Treaty	P	£450,000	C
Northumberland	140.00	Ridge End Farm, Falstone, Hexham, Northumberland	Small farm		VP	Jul-16	Savills	Sole	Private Treaty	P	£600,000	WB
Northumberland	213.00	Earsdon Farm, Morpeth, Northumberland	Land, Dwelling/s and buildings	3	VP	Jan-17	Strutt & Parker	Sole	Private Treaty	M	£2,000,000	SB
Northumberland	220.75	Liberty Hill Farm	Land dwelling/s and buildings		VP	Jan-17	George F White	Sole	Private Treaty	P	£840,000	C

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Northumberland	384.69	Well House Farm, Well House Farm, Harbottle, Morpeth, Northumberland	Productive livestock farm		VP	Nov-16	Savills	Sole	Private Treaty	P	£1,650,000	C
Northumberland	401.19	Thornham Hill Farm, Matfen, Newcastle upon Tyne, Northumberland	Productive, mixed arable and livestock farm in an outstanding location		VP	Feb-17	Savills	Sole	Private Treaty	M	£3,000,000	WB
Nottinghamshire	4.91	Grassland at Upton, Retford	Bare land. Purchased by adjoining neighbour	3	VP	Nov-16	Brown & Co	Sole	Tender	P	£40,000	C
Nottinghamshire	28.00	Land at Saucer Farm, Aslockton	Bare land	3	VP	Mar-17	Fisher German	Sole	Private Treaty	P	£160,000	SB
Nottinghamshire	85.00	Land at Oster Fen Lane, Claypole	Bare land	3	VP	Jun-17	Fisher German	Sole	Private Treaty	A	£685,000	WB
Nottinghamshire	248.00	Stanker Hill Farm, Lot 1 - Stanker Hill Farm, Papplewick, Nottingham, Nottinghamshire	Investment Opportunity, Productive arable land, Long term development potential (stp), Agricultural Holdings Act Tenancy		VP	Jan-17	Savills	Sole	Private Treaty	A	£3,650,000	SB
Nottinghamshire	329.00	West View Farm, Lot 2 - West View Farm, Papplewick, Nottingham, Nottinghamshire	Investment Opportunity, Productive arable land, Long term development potential (stp), Agricultural Holdings Act Tenancy		VP	Jan-17	Savills	Sole	Private Treaty	A	£3,650,000	SB
Nottinghamshire	577.00	Stanker Hill Farm, Stanker Hill Farm & West View Farm, Papplewick, Nottingham, Nottinghamshire	Productive arable land, Long term development potential (stp). Two Agricultural Holdings Act Tenancies, as a whole or in two lots.		VP	Jan-17	Savills	Sole	Private Treaty	A	£3,650,000	SA
Oxfordshire	6.24	Land at Butlers road 6.24 Acres	Level pasture, ideal equestrian paddocks, road frontage	3	VP	Apr-17	Taylor & Fletcher	Sole	Private Treaty	P	£80,000	C
Oxfordshire	17.22	Land at Brize Norton	17.22 bare pasture land	3	VP	Apr-17	Carter Jonas LLP	Sole	Private Treaty	P	£170,000	C

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Oxfordshire	22.80	Manor Barn, Manor Road, Adderbury, Banbury, Oxfordshire, OX17 3EJ	Freehold, 4 to 6 Bedrooms, 4 Reception Rooms, 4 to 5 Bathrooms, House, Detached, Garden, Land, Post War/Modern, Village, Conversion, Secondary accommodation, Outbuildings, Private Parking, Good decoration, 6979 Approx. Sq. Ft, 22.8 Acres		VP	Mar-17	Knight Frank	Sole	Private Treaty	P	£1,850,000	C
Oxfordshire	53.96	Land at Baulking Lane	18 acres grass rest arable.		VP	Jun-17	Adkin	Sole	Private Treaty	M	£435,000	C
Oxfordshire	113.95	Upper Whitley Farm, Leys Road, Cumnor, Oxford, Oxfordshire	Land dwelling/s and buildings		VP	Oct-16	Savills	Joint	Private Treaty	P	£1,280,000	SA
Oxfordshire	190.00	Magpie Farm, Oxon	Land, Dwelling/s and buildings		VP	Jun-17	Strutt & Parker	Sole	Private Treaty	R	£4,500,000	C
Oxfordshire	604.90	Old Chalford Estate, Oxford Road, Old Chalford, Chipping Norton, Oxfordshire, OX7 5QW	Freehold, 6 Bedrooms, 4 Reception Rooms, 6 Bathrooms, House, Farm/Estate, Detached, Garden, Land, Period, Rural, Village, Secondary accommodation, Outbuildings, Leisure Facilities, Shoot / Sporting, Stabling, Fishing, Private Parking, Very Good decoration, 8730 to 13145 Approx. Sq. Ft.		VP	Mar-17	Knight Frank	Sole	Private Treaty	M	£9,000,000	SA
Oxfordshire	1054.00	The Nuneham Courtenay Estate, Nuneham Courtenay, Oxford, Oxfordshire	Diverse agricultural and investment estate		VP	Mar-17	Savills	Sole	Private Treaty	M	£22,000,000	C

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Oxfordshire	1244.00	Crown Farm, Ascott under Wychwood, & Potters Hill Farm, Ascott under Wychwood	461 acre Cotswold Farm with farmhouse, flats and extensive equestrian buildings & 783 acre Cotswold Farm with farmhouse, cottages, and range of farm buildings	3	VP	May-17	Carter Jonas LLP	Sole	Private Treaty	M	£13,750,000	WA
Rutland	114.00	Land at Barleythorpe, Rutland	Bare land	3	FBT	Apr-17	Strutt & Parker	Sole	Private Treaty	P	£1,200,000	C
Shropshire	0.31	Woodland at Pontesford Hill Pontesbury, Shrewsbury	Small area of unmanaged woodland. Part is within SSSI.		VP	May-17	Halls from VOA		Auction	W	£5,600	
Shropshire	0.66	Pony paddock near Loppington, Wem, Shrewsbury	Permanent pasture with road frontage.		VP	May-17	Halls from VOA		Auction	P	£21,000	
Shropshire	6.00	Lythe-Beck Farm	Land dwelling/s and buildings		VP	Jun-17	Barbers Rural	Sole	Private Treaty	SH	£400,000	C
Shropshire	6.84	Land at Sleaford	Bare land		VP	Feb-17	Barbers Rural	Sole	Private Treaty	P	£55,000	SA
Shropshire	21.15	Fox Covert, Knockin	Commercial mixed woodland (conifer and mixed broadleaf)		VP	Jan-17	Bidwells	Sole	Private Treaty	W	£150,000	C
Shropshire	25.35	Land at Rodway	Bare land		VP	Apr-17	Barbers Rural	Sole	Private Treaty	P	£208,000	C
Shropshire	26.90	Papermill House	Land dwelling/s and buildings		VP	May-17	Barbers Rural	Sole	Private Treaty	P	£695,000	C
Shropshire	28.37	The Potteries Farm Angel Bank Bitterley, Ludlow	Two bedroom brick and stone cottage needing complete modernisation. Stone barn, steel machinery shed, loose boxes. Pasture with evidence of previous quarrying, all subject to a 20% 10 year clawback. No BPS entitlements.		VP	Mar-17	McCartneys from VOA		Auction	P	£353,000	
Shropshire	200.00	Walton Hall Farm	Land dwelling/s and buildings		M	Nov-16	Strutt & Parker	Sole	Private Treaty	P	£2,400,000	C

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Shropshire	404.00	New House Farm, Kempton Shropshire	Land, Dwelling/s and buildings	3	VP	Mar-17	Strutt & Parker	Sole	Private Treaty	M	£3,450,000	C
Somerset	22.18	Lot 4 - Dean's Cross Farm, Lydeard St. Lawrence, Taunton, Somerset	Land at Deans Cross Farm		VP		Savills	Sole	Private Treaty	A	£220,000	WB
Somerset	37.63	Dean's Cross Farm, Lydeard St. Lawrence, Taunton, Somerset	Land and Buildings		VP	Apr-17	Savills	Sole	Private Treaty	A	£920,000	SB
Somerset	43.20	High Street Farm, West Lydford	Detached 4 bedroom Grade II Listed farmhouse with annexe potential set in 3.8 acres of gardens		VP	May-17	Stags	Sole	Private Treaty	R	POA	C
Somerset	44.44	Burrow Farm, Ashbrittle (LOT 1)	Modern bungalow with 3 bedrooms and a south-facing aspect. A range of modern farm buildings suitable for livestock or storage. Productive arable and pasture land		VP	Jun-17	Stags	Sole	Private Treaty	P	£750,000	C
Somerset	90.77	Avishays House, Avishays, Chaffcombe, Somerset	Parkland estate		VP	Feb-17	Savills	Sole	Private Treaty	R	£4,700,000	WB
Somerset	143.34	Lower House Farm, Cutcombe, Minehead, Somerset	Exmoor Farm.		VP	Apr-17	Savills	Joint	Private Treaty	P	£1,225,000	C
Somerset	201.00	Horsington Manor Estate, Somerset	Land, Dwelling/s and buildings	3	VP	Jun-17	Strutt & Parker	Sole	Private Treaty	R	£6,250,000	C
Somerset	285.69	Binham Farm, Old Cleeve	Grade II* Listed Jacobean house, three bedroom cottage, modern dairy buildings surrounded by The Quantocks, Exmoor and Blue Anchor Bay.		VP	Mar-17	Stags	Sole	Private Treaty	D	£3,500,000	C
South Yorkshire	6.75	Land off Mansfield Road, Wales	Bare land		VP	Mar-17	Fisher German	Sole	Private Treaty	P	£70,000	WB

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South Yorkshire	20.40	Huddleston Grange, Huddleston Grange, Sherburn In Elmet, Leeds, South Yorkshire	Stone built Georgian house in need of internal renovation, Traditional farm buildings with potential, modern farm buildings, Grass paddocks.		VP	Oct-16	Savills	Sole	Private Treaty	R	£950,000	WA
South Yorkshire	185.93	Land At South Anston, Dog Kennel Lane, South Anston, Sheffield, South Yorkshire	Of which about 141.6 acres of arable land.		VP	Jan-17	Savills	Sole	Private Treaty	A	£1,500,000	WA
Staffordshire	3.61	Hilcote Meadow Farm Chebsey Lane Lot 2, Eccleshall	Single pasture field with fenced ornamental pond.		VP	May-17	Hinson Parry from VOA		Auction	P	£82,000	
Staffordshire	4.57	Land off Goose Lane, Abbots Bromley, Rugeley, Staffordshire	Bare land sold by informal tender - generated a lot of interest from local buyers	3	VP	Apr-17	Fisher German LLP	Sole	Tender	Am	£60,000	C
Staffordshire	5.13	Land at Broad Oak Farm Leigh Road Bramshall Lot 1, Uttoxeter	Pasture no BPS entitlements		VP	Jun-17	Bagshaws from VOA		Auction	P	£54,000	
Staffordshire	5.16	Land off Butterbank Lane	no road access		VP	May-17	Barbers Rural	Sole	Auction	A	£25,000	WA
Staffordshire	7.80	land at Hilderstone Road Hilderstone, Stone	Single grass field with natural water and mains in the adjacent road. BPS available separately.		VP	Mar-17	Hinson Parry from VOA		Auction	P	£70,000	
Staffordshire	13.49	Hilcote Meadow Farm Chebsey Lane Lot 1, Eccleshall	Range of farm buildings, 2 static caravans and land. % and 4 bay steel framed stock sheds plus timber sheds. Pasture fronting River Sow. Mains water and electricity connected. Occupation of caravan limited to 60 nights per year. No BPS entitlements.		VP	May-17	Hinson Parry from VOA		Auction	P	£252,000	
Staffordshire	14.70	Land at Broad Oak Farm Leigh Road Bramshall Lot 2, Uttoxeter	Pasture no BPS entitlements		VP	Jun-17	Bagshaws from VOA		Auction	P	£160,000	

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Staffordshire	16.87	Land at Haughton	Bare land		VP	Mar-17	Barbers Rural	Sole	Private Treaty	P	£125,000	WA
Staffordshire	17.74	Land at Dodsleigh Lane Dodsleigh, Uttoxeter	Pasture BPS entitlements available separately.		VP	Jun-17	Bagshaws from VOA		Auction	P	<i>£210,000</i>	
Staffordshire	20.11	Land at Broad Oak Farm Leigh Road Bramshall Lot 3, Uttoxeter	Pasture no BPS entitlements		VP	Jun-17	Bagshaws from VOA		Auction	P	<i>£192,000</i>	
Staffordshire	20.40	Land at The Drive Apedale, Newcastle under Lyme	Pasture, mains water. No BPS entitlements.		VP	May-17	Hinson Parry from VOA		Auction	P	<i>£170,000</i>	
Staffordshire	21.28	Land lying to the east of Sandon Road, Hopton, Stafford	Private Treaty with best and final offers requested. Variety of offers received, all well above the guide. Neighbouring land affected by HS2 - forced sale	3	VP	Jun-17	Fisher German LLP	Sole	Private Treaty	SH	£250,000	WA
Staffordshire	29.07	Land off Blackhole Lane	Bare land		VP	May-17	Barbers Rural	Sole	Auction	A	£250,000	SA
Staffordshire	32.40	Land at Within Lane Hopton, Stafford	Arable land. Grade 3 with road frontage. 35% 25 year development clawback. No BPS entitlements included.		VP	May-17	Hinson Parry from VOA		Auction	A	<i>£300,000</i>	
Staffordshire	180.00	Walford Farm, Standon	Land and buildings		FBT	May-17	Barbers Rural	Sole	Tender	M	£25,500	C
Suffolk	5.62	Land at Peacock Hall Farm, Little Cornard, Sudbury, Suffolk	Small parcel of arable land.		VP	Mar-17	Savills	Sole	Private Treaty	A	£50,000	WA
Suffolk	9.63	Woodland at Green Street, Hoxne	Bare land		VP	Jun-17	TW Gaze	Sole	Auction	Am	£40,000 - £60,000	SA
Suffolk	34.65	Land at Street Farm (Lot 2), Land at Street Farm (Lot 2), Earl Soham, Woodbridge, Suffolk	Commercial scale arable land		VP	May-17	Savills	Sole	Private Treaty	A	£300,000	WA
Suffolk	90.00	Cantley Farm, Cratfield, Halesworth, Suffolk	Residential mixed farm in mid north Suffolk. Land comprising arable and grassland. Two free range poultry units.		VP	Mar-17	Savills	Sole	Private Treaty	M	£1,850,000	WA

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Suffolk	176.00	North Boundary Farm, Yoxford, Suffolk	Land, Dwelling/s and buildings	3	VP	Feb-17	Strutt & Parker	Sole	Private Treaty	A	£1,850,000	WB
Suffolk	188.00	Land at Shearing Place, Clare, Suffolk	Bare land	2	VP	Mar-17	Strutt & Parker	Sole	Private Treaty	A	£1,600,000	C
Suffolk	416.00	Land at Castle Farm, Wingfield	Bare land		VP	Oct-16	TW Gaze	Sole	Private Treaty	A	£3,500,000	WA
Surrey	58.00	Loretta Lodge, Headley	Land dwelling/s and buildings	3	VP	Mar-17	Batcheller Monkhouse	Sole	Private Treaty	E	£3,500,000	C
Tyne & Wear	33.67	Land at Hedley Hall Farm	Bare land		VP	Apr-17	Fisher German	Sole	Private Treaty	P	n/a	
Warwickshire	5.00	Stoke Hill Barn, Ilmington	Barn with planning consent for conversion to a dwelling for 5,000 sq. ft. house and double garage with 5 acre paddock.	3	VP	Jan-17	Knight Frank	Joint	Private Treaty	R	£1,250,000	C
Warwickshire	5.50	Vine Cottage, Snitterfield	Traditional brick built house with 4 bedrooms, guest suite. Triple garage with office over. Gardens, vineyard and paddock.	3	VP	Jun-17	Knight Frank	Sole	Private Treaty	R	£975,000	C
Warwickshire	8.70	Crocketts Farm, Shelfield Green	Built in 1997, 5 bedroom house with Gym, home office and general stores. Double garage and paddock.	3	VP	Apr-17	Knight Frank	Sole	Private Treaty	R	£1,200,000	C
Warwickshire	12.00	Old Hazelwood Green Farm, Preston Bagot	Grade II listed Warwickshire country house, courtyard, outbuildings to include garaging, workshops and stores, gardens, grounds, paddock. Planning consent to extend.	3	VP	Feb-17	Knight Frank	Sole	Private Treaty	R	£1,495,000	C
Warwickshire	12.61	Barn and land adj Little Manor Farm Claverdon. Stratford on Avon	Pasture woodland and ponds with good quality brick block and tile barn, with stables bathroom and kitchen. Well water supply. No clawback imposed. Guide was £250,000.		VP	Apr-17	John Earle from VOA		Auction	P	£310,000	

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Warwickshire	14.00	Tower Farm	5 bedroom Cotswold stone home with extensive secondary accommodation and outbuildings. 4 bed converted barn, part converted second barn, games barn, garaging, stables, bothy pub.		VP	May-17	Knight Frank	Sole	Private Treaty	O	£3,400,000	C
Warwickshire	21.67	Land at Pipers Lane Ansley, Nuneaton	Pasture. Road frontage, no BPS entitlements. Reclaimed after coal mining.		VP	Apr-17	John Earle from VOA		Auction	P	<i>£110,000</i>	
Warwickshire	27.00	Oldfield Farm, Rowington	Grade II listed 17th C farmhouse recently renovated to a high standard. Detached ancillary accommodation. Recreational facilities. Farm building Large garden and agricultural building.	3	VP	Feb-17	Knight Frank	Sole	Private Treaty	R	£2,400,000	C
Warwickshire	52.00	Woodland at Barton on the heath	3 Poplar Plantations with potential agricultural and amenity value		VP	Feb-17	Butler Sherborn	Sole	Private Treaty	O	£260,000	C
Warwickshire	395.00	Calcutt Elms Farm	1950's farmhouse in need of full refurbishment, modern portal framed buildings (11,839 sq. ft.). 395 acres of grade 3 pastureland, small wooded areas with amenity lakes.	3	VP	Mar-17	Knight Frank	Sole	Private Treaty	P	£3,250,000	C
West Sussex	7.75	Middle Maudlyn farm, Steyning	Smallholding with pasture & woodland, pair of old Nissen huts & basic storage barn. In South Downs National Park.	4	VP	Jun-17	HJBURT	Sole	Private Treaty	M	£275,000	WA
West Sussex	20.00	Freshcombe Lodge, Shoreham by Sea	4 bed attached wing of Victorian Hunting lodge with downland views plus substantial ancillary bldg. providing studio, garage & stabling. Pasture land. In South Downs National Park.	4	VP	Jun-17	HJBURT	Sole	Private Treaty	R	£975,000	C
West Sussex	22.60	Pippin Farm, Pulborough	Agriculturally tied dwelling, buildings	3	VP	Feb-17	Batcheller Monkhouse	Sole	Private Treaty	P	£995,000	C

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West Sussex	23.00	Land at Partridge Green	Bare land	3	VP	Mar-17	Batcheller Monkhouse	Sole	Private Treaty	A	£230,000	C
West Sussex	30.50	Rumbolds Farm (Lot 1), Plaistow	Pasture and woodland	3	VP	Mar-17	Batcheller Monkhouse	Sole	Private Treaty	P	£265,000	C
West Sussex	47.00	Albourne Equestrian Centre, Henfield Road, Albourne, Hassocks, West Sussex	Leisure complex and 4 bedroom cottage		VP	Apr-17	Savills	Sole	Private Treaty	E	£1,600,000	WA
West Sussex	50.10	Blakes Farm, Maplehurst	Land dwelling/s and buidlings. In 3 lots	3	VP	Jun-17	Batcheller Monkhouse	Sole	Private Treaty	R	£1,505,000	C
West Sussex	120.00	Pickeridge Farm, Cob Lane, Ardingly, Haywards Heath, West Sussex	Grade II Listed farmhouse, well positioned farm		VP	Aug-16	Savills	Sole	Private Treaty	P	£2,950,000	C
West Sussex	152.30	Kingscote Wine Estate, Vowels Lane, Kingscote, East Grinstead, West Sussex	A well positioned grassland farm and commercial vineyard, in the heart of the Sussex Weald, between the historic Bluebell Railway and Weirwood Reservoir.		VP	May-17	Savills	Sole	Private Treaty	M	£3,250,000	C
West Yorkshire	53.00	Land at Thorpe on the Hill, West Yorkshire	Bare land	3	VP	Mar-17	Strutt & Parker	Sole	Private Treaty	A	£640,000	C
West Yorkshire	63.00	Arthington Lane, Arthington, Otley, West	House, Gardens, grounds and grazing		VP	Mar-17	Savills	Sole	Private Treaty	R	£3,500,000	WB
Wiltshire	0.11	Land at Smay Lane	Private Sale of land for Residential garden extension	3	VP	Feb-17	Woolley & Wallis	Sole	Private Treaty	O	N/A	C
Wiltshire	17.00	Brook Farm	Land and Buildings including new Agricultural building		VP	Apr-17	Woolley & Wallis	Sole	Private Treaty	SH	£225,000	C
Wiltshire	59.58	Land at Twatley Farm, Twatley, Malmesbury	Bare land	3	VP	May-17	Moore Allen & Innocent	Sole	Private Treaty	P		
Wiltshire	65.00	Land at Crookwood	Private Sale of Pasture land - no road frontage and no buildings		VP	Apr-17	Woolley & Wallis	Sole	Private Treaty	P	£350,000	C
Wiltshire	99.63	Abbottswood Farm - Lot 1	Grassland farm extending including a Victorian farmhouse, range of farm buildings and a semi-detached cottage.	3	VP	Feb-17	Carter Jonas LLP	Sole	Private Treaty	M	£1,350,000	C

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Wiltshire	180.00	Barton Yard, Wiltshire	Land, Dwelling/s and buildings	3	M	Mar-17	Strutt & Parker	Sole	Private Treaty	E	£2,777,000	C
Wiltshire	808.47	East Dean, Salisbury, Wiltshire	Farming estate with diversification opportunities	3	VP	42887	Savills	Sole	Private Treaty	A	£9,500,000	C
Worcestershire	2.07	Barn at Drakes Braughton	Steel portal framed building with prior approval to convert to residential dwelling set in approx. 2 acres		VP	Apr-17	Carver Knowles	Sole	Tender	R	£145,000	SA
Worcestershire	3.61	Land at Broadwas-on-Teme	Bare land	3	VP	Jun-16	Bletsoes	Sole	Private Treaty	P	£55,000	C
Worcestershire	4.00	The Old Rectory, Birlingham	Recently refurbished former rectory on edge of village, 7 bedrooms. Garaging, workshop and further outbuildings. Formal lawns with stone chapel and garden rooms.		VP	Mar-17	Knight Frank	Sole	Private Treaty	R	£2,500,000	C
Worcestershire	4.50	Land at The Rhydd	Parcel of land next to the River.		VP	Jun-17	Knight Frank	Sole	Auction	P	£110,000	C
Worcestershire	4.61	Land and stables at Watery Lane Weatheroak, Bromsgrove	Triple and double stable blocks, hay stores. Pasture.		VP	Apr-17	John Earle from VOA		Auction	P	£80,000	
Worcestershire	5.40	Hazel House	5 Bedroom traditional farmhouse, Secondary accommodation, Outbuildings with potential for conversion, Outdoor swimming Pool, Stabling, 4963 to 8074 Approx. Sq. Ft		VP	Feb-17	Knight Frank	Sole	Private Treaty	R	£975,000	C
Worcestershire	5.91	The Bredons	Renovated 1960's Bungalow		VP	May-17	Knight Frank	Sole	Private Treaty	R	£750,000	C
Worcestershire	7.00	Steppe Barn	5 bedroom converted barn with guest suite/annex, triple garage, large gardens and paddock.		VP	Jan-17	Knight Frank	Sole	Private Treaty	R	£895,000	WA
Worcestershire	11.52	Land at Spirehouse Lane Burcot Lot 1, Bromsgrove	Pasture with road frontage, subject to a 25% 25 year clawback.		VP	Mar-17	Fisher German LLP from VOA		Auction	P	£130,000	

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Worcestershire	12.52	Sandlin House	Period house with a Georgian red brick front elevation. One bedroom annexe, Coach House and outbuildings. All-weather tennis court, orchard and fields.		VP	Feb-17	Knight Frank	Joint	Private Treaty	R	£1,250,000	C
Worcestershire	15.00	Land at Finstall Park Walnut Lane Finstall, Bromsgrove	Pasture, no BPS entitlements. Subject to 25 year 25% development clawback.		VP	May-17	Fisher German LLP from VOA		Auction	P	<i>£125,000</i>	
Worcestershire	15.90	Blenheim Farm, Honeybourne	Good quality house, older buildings with planning consent for equestrian development	3	VP	Apr-17	Knight Frank	Sole	Private Treaty	E	£1,295,000	C
Worcestershire	22.49	Land off Wagon Lane Churchill Blakedown, Kidderminster	Pasture, hedges require stockproofing.		VP	Apr-17	Halls from VOA		Auction	P	<i>£188,000</i>	
Worcestershire	22.50	Land at The Rhydd	Bare land with fishing rights.		VP	Jun-17	Knight Frank	Sole	Auction	P	£225,000	C
Worcestershire	23.22	Land at Spirehouse Lane Burcot Lot 2, Bromsgrove	Pasture with road frontage, subject to a 25% 25 year clawback.		VP	Mar-17	Fisher German LLP from VOA		Auction	P	<i>£225,000</i>	
Worcestershire	36.77	Land at West Lodge Farm Swan Lane, Upton Warren, Bromsgrove	Arable land with road frontage, no BPS entitlements.		VP	May-17	Fisher German LLP from VOA		Auction	A	<i>£270,000</i>	
Worcestershire	138.00	Baston Hall	Country House with annex and lodge cottage, equestrian facilities arranged around a central courtyard. Sits in its own valley with lakes, woodland and pasture.		VP	Apr-17	Knight Frank	Sole	Private Treaty	M	£3,250,000	C

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Scotland												
Aberdeenshire	35.01	Upper Killyquharn, New Aberdour	Land buildings and dwelling. Under offer within 3 weeks of going on market	3	VP	Feb-17	Davidson & Robertson	Sole	Private Treaty	SH	£315,000	C
Argyll & Bute	335.00	Ormsary Farm, Southend, Argull & Bute	Land, Dwelling/s and buildings	3	VP	Jan-17	Strutt & Parker	Sole	Private Treaty	D	£760,000	C
Ayrshire	32.44	Little Bennane, Ballantrae	Land dwelling/s and buildings		VP	Feb-17	H&H Land and Property	Sole	Private Treaty	P	£275,000	WA
Ayrshire	279.87	Land at Dunure, Ayr	Bare land		VP	Mar-17	H&H Land and Property	Sole	Private Treaty	P	£570,000	C
Ayrshire	105.00	Land at Buildings at Clawfin	Land and buildings		VP	Jun-17	Davidson & Robertson	Sole	Private Treaty	P		
Ayrshire	302.30	Brochneil Farm - Lot 1	Bare land		VP	Mar-17	Davidson & Robertson	Sole	Private Treaty	P		
Berwickshire	96.20	Land at Lemington	Bare arable land, with small bit of pasture and scrub. Poor quality arable	3	VP	Jun-17	George F White	Sole	Private Treaty	A	£600,000	SB
Berwickshire	104.00	Land at Blanerne	Bare land. The guide price is not reflective as the sale price paid included an additional 30 acre of land.	3	VP	May-17	Knight Frank	Sole	Private Treaty	A	£520,000	C
Caithness	99.00	Oldhall Farm	Bare land	3	VP	May-17	Knight Frank LLP	Sole	Private Treaty	P	£190,000	C
Dumfries and Galloway	1735.00	Stonypath, West Linton, Dumfries and Galloway	Land, Dwelling/s and buildings	5	VP	Jan-17	Strutt & Parker	Sole	private treaty	estock LFA	£1,000,000	WA
Dumfries and Galloway	233.93	Cushatill, Lockerbie	Land dwelling/s and buildings		VP	Mar-17	H&H Land and Property	Sole	Private Treaty	D	£1,700,000	C
East Lothian	69.58	Land at Tripslaw, Dunbar	Bare arable land, sold to neighbour	3	VP	Oct-16	George F White	Sole	Private Treaty	A	£535,000	C
North Lanarkshire	69.17	Headlesscross & Knowton Farm Lot 3	Bare land		VP		Davidson & Robertson	Sole	Private Treaty	P		
North Lanarkshire	136.22	Headlesscross & Knowton Farm Lot 4 & 5	Land dwelling/s and buildings		VP		Davidson & Robertson	Sole	Private Treaty	M		
Perth & Kinross	258.00	Ledlation Farm, Kinross, Perth & Kinross	Land, Dwelling/s and buildings	3	VP	May-17	Strutt & Parker	Sole	private treaty	estock Low	£850,000	C



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RICS-RAU Farmland Market Directory of Land Prices H1-2017 (key at end)



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 (actual in italics)	Sold at (key at end)
South Lanarkshire	9.00	Shields Farm	50% pro indiviso share in property. Ruin Farmhouse.		VP	Apr-17	Davidson & Robertson	Sole	Private Treaty	O		
West Lothian		Hall of Torbane	Land dwelling/s and buildings		VP	Mar-17	Davidson & Robertson	Sole	Private Treaty	SH		WA

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 (actual in italics)	Sold at (key at end)
Wales												
Carmarthenshire	10.13	Pentrehowell lot 1	Bare land		VP		Edward H Perkins	Sole	Private Treaty	P	£50,000	WB
Carmarthenshire	16.70	Cilfynydd	Land dwelling/s and buildings		VP		Edward H Perkins	Sole	Private Treaty	R	£295,000	C
Carmarthenshire	58.30	Pentrehowell lot 2	Bare land		VP		Edward H Perkins	Sole	Private Treaty	P	£265,000	WA
Carmarthenshire	111.90	Cefnfarchen, Llanfallteg, Nr Whitland, Carmarthenshire	Residential stock farm		VP	Mar-17	Savills	Joint	Private Treaty	P	£950,000	C
Denbighshire	188.00	Blaen Y Cwm, Llandrillo	Grade II listed traditional farmhouse, Cottage (Subject to Assured Shorthold Tenancy), various traditional and modern agricultural buildings. 188 acres of land to include mostly woodland with some areas of pasture. First class high bird shooting.		VP	Jun-17	Knight Frank	Sole	Private Treaty	M	£1,190,000	C
Gwynedd	1.72	Felin Uchaf, Abergwyngregyn, Llanfairfechan, Bangor	Buildings with potential for alternative uses mixed quality land - The buildings are currently being used for housing and storage purposes with the land being used primarily for sheep grazing. 30% 30 year development overage clause.		VP	May-17	Jones Peckover from VOA		Auction	P	£57,000	
Monmouthshire	141.00	Llanvetherine Court, Abergavenny	Georgian 6 bed Farmhouse with cottage, outbuildings, woodland, pasture, ponds and shoot.		VP	May-17	Knight Frank	Sole	Private Treaty	M	£1,700,000	WA
Monmouthshire	200.00	Gaer Hill Farm, Chepstow	Georgian 5 bed country house with agricultural and equestrian facilities + 3 bed Cottage, outbuildings, manege, stabling, ring fenced boundary.		VP	Jun-17	Knight Frank	Joint	Private Treaty	M	£3,000,000	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 (actual in italics)	Sold at (key at end)
Pembrokeshire	1.32	Longstone Hill	Bare land lotted following interest so no relationship to guide price.		VP		Edward H Perkins	Sole	Private Treaty	P		
Pembrokeshire	9.00	parsonage farm lot 1	Land dwelling/s and buildings		VP		Edward H Perkins	Sole	Private Treaty	R	£250,000	C
Pembrokeshire	26.00	Knock Farm	Land dwelling/s and buildings	3	VP	Mar-17	Edward H Perkins	Joint	Private Treaty	R	£475,000	C
Pembrokeshire	36.00	Parsonage farm lot 2	Bare land		VP		Edward H Perkins	Sole	Private Treaty	P	£225,000	C
Pembrokeshire	1292.00	Corston Farm, Hundleton, Nr Pembroke, Pembrokeshire & Lower Broadmoor Farm, Talbenny, Nr Haverfordwest, Pembrokeshire	484 acre Pembrokeshire Farm & Substantial Mixed Farm with Coastal Views		VP	Feb-17	Savills	Sole	Private Treaty	M	£10,000,000	C
Powys	2.17	Waen Nant Y Bwch	Pony paddock	3	VP	Oct-16	Brightwells Ltd	Sole	Private Treaty	P	£35,000	C
Powys	3.68	Ty Newydd, Llanfyllin	Amenity Pasture Land		VP	Jan-17	McCartneys	Sole	Tender	Am	£20,000	C
Powys	6.16	Land at Abermule, Montgomery	Pasture with frontage to River Severn and B4386. No BPS entitlements.		VP	Mar-17	Halls from VOA		Auction	P	£61,000	
Powys	8.13	Llwynmorfa, Crossgates, Llandrindod Wells Lot 2	Amenity / Pasture Land		VP	May-17	McCartneys	Sole	Auction	P	£80,000	C
Powys	9.16	Coed Dolgwenith, Oakley Park	Mature coniferous woodland with roadside access.		VP	May-17	Morris Marshall and Poole	Sole	Auction	Am	£20,000	SA
Powys	11.67	Land at Rhos Fawr Lot 2	Bare land		VP	Mar-17	Morris Marshall and Poole	Sole	Private Treaty	P	£60,000	C
Powys	14.95	Bailey Wood, Felindre, Knighton	Woodland		VP	Apr-17	McCartneys	Sole	Private Treaty	O	£70,000	C
Powys	20.32	Closes Land, Llananno, Llandrindod Wells	Amenity, Pasture and Woodland		VP	Jan-17	McCartneys	Sole	Private Treaty	M	£250,000	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 (actual in italics)	Sold at (key at end)
Powys	26.93	Land adjacent to Broadway, Churchstoke, Bishops Castle	Pasture suitable for mowing with natural water from the River Camlad. Access via track from A489. No BPS entitlements.		VP	May-17	Halls from VOA		Auction	P	£235,000	
Powys	32.71	Y Fergwm	Bare land	3	VP	Jul-16	Brightwells Ltd	Joint	Tender	P	£120,000	C
Powys	34.10	Land at Pengelly,	Well fenced bare pastureland with natural water supply.	4	VP	Mar-17	Morris Marshall and Poole	Sole	Private Treaty	P	£130,000	C
Powys	37.02	Land at Rhos Fawr Lot 1	Bare land		VP	May-17	Morris Marshall and Poole	Sole	Private Treaty	P	£135,000	C
Powys	38.77	Llwynmorfa, Crossgates, Llandrindod Wells Lot 1	Farmhouse, Traditional and Modern Farm Buildings and Pasture Land		VP	May-17	McCartneys	Sole	Auction	P	£550,000	C
Powys	39.34	Red House Hill, Dolfor	Hill grazing with natural water supply and right of way access.	5	VP	Jun-17	Morris Marshall and Poole	Sole	Private Treaty	P	£120,000	C
Powys	46.36	Dolyfelin, Heyope, Knighton	Land and Modern Farm Buildings		VP	Feb-17	McCartneys	Sole	Tender	P	£250,000	C
Powys	144.06	Hendre Einion	Land, Buildings and dwelling	4	VP	Nov-16	Brightwells Ltd	Sole	Private Treaty	P	£825,000	SB
Powys	210.00	Lofftwen	Land, Buildings and dwelling	4	VP	Sep-16	Brightwells Ltd	Sole	Private Treaty	P	£700,000	WA
Wrexham	28.00	Woodland at Pandy, Llangollen	Mixed species woodland partly subject to TPOs and SSSI. Includes the Pandy Crag a popular climbing outcrop. Sheer cliff in parts. Sold by Wrexham CBC previously used with nearby outdoor pursuits centre.		VP	Mar-17	Bowen Son & Watson from VOA		Auction	O	£31,000	
Farm type:				Tenure		Sold at						
A - Arable	P - Pasture		Ho - Horticultural	VP - Vacant possession		C - Close to guide price (<10% difference)						
Am - Amenity	R - Residential		M - Mixed	AHA - Agricultural Holdings Act tenancy		WA - Well above guide price (10 - 20% above)						
D - Dairy	(>50% of price is residential)		O - Other	FBT - Farm Business Tenancy		SA - Substantially above guide price (>20% above)						
E - Equine	SH - Smallholding			M - Mixed tenure		WB - Well below guide price (10 - 20% below)						
HI - Hill	W - Woodland					SB - Substantially below guide price (>20% below)						