Welcome to the Farm Sales List for 2014, which provides an overview of some of the farms and estates that Savills is currently marketing or sold. It comes after the wettest winter ever recorded, but this has not dampened farmland prices.

Farmland has proved a safe and secure investment over the long term, and in recent years has outperformed many other assets. Following exceptional appreciation over the last decade, prospects for further growth in UK farmland values remain positive but land quality and location are critical.

The demand for UK farmland is diverse, both in the types of buyers and their motives. This is a key factor differentiating the farmland market from alternative investment markets.

There is currently reasonable optimism in the industry and the fundamental supply and demand equation is driving capital growth - land being the essential asset required for food production and with rising populations, food is currently high on political agendas across the world. In the UK, history shows us that land values rise significantly when there is pressure to feed the population and in the past decade these have outstripped the top residential markets.

The proof, of course, is in the numbers: over the past 10 years, average values in the prime residential market in the UK have increased by 135%, but farmland has recorded 270% growth. We do not expect any significant change in the overall levels of supply of farmland, but increased pressures on farm incomes and cash flows due to the difficult weather conditions over the winter may lead to an increase in debt related sales. During the next five years we expect average growth for all types of farmland to remain positive but more conservative than that recorded over the past decade.

With the beginnings of a revival in the country residential market forecast for this year, prospects for the residential farm, which in recent years has generated less interest in all but the most popular lifestyle locations such as the Cotswolds, could begin to improve. Shrewd buyers will see now as the time to take advantage of the future potential uplift in values.

Savills is fortunate to be involved in a large proportion of the UK’s farms and estates market. Our close involvement gives us hands-on experience of the market and the most active buyers, which is backed up by the statistical analysis provided by our research teams.

If you would like to discuss any issues raised by this year’s Farm Sales List, we would be delighted to hear from you.
SAVILLS FA RM SALES LIST

Scotland

A STRONG SELLERS’ MARKET WITH RISING LAND VALUES ALTHOUGH SUPPLY IS EXPECTED TO EASE SLIGHTLY THIS YEAR

We saw an increase in the amount of land being publicly offered for sale compared with 2013," says Charles Dudgeon of Savills Edinburgh. In the first quarter of 2014, the amount was 31% greater than the same period in 2013. It sounds a lot, but it was still only 3,187 acres, up from 2,435.

There was a significant rise in Tayside where the 9,649 acres marketed in 2013 represented a 61% increase on 2012’s 5,993 acres. Supply also increased significantly in the Borders (31%) and the Highlands (79%). But in the Central belt supply fell by 74% and in Lothian by 71%. Nevertheless, the 43,300 acres of land marketed in 2013 as a whole was 9% higher than in the previous year.

“The tight supply might be exasperating for us as agents,” says Charles, “but it’s good news for sellers because once again it is helping to push values higher.”

Last year the average value of prime arable land rose by 6.6% to almost £7,950 per acre. The average value of Grade 3 secondary arable land rose by just 0.2% to £5,790 per acre, while dairy land values rose by 6.7% to an average of £4,000 per acre.

Although Charles expects supply to ease slightly this year, he points to a couple of issues that might cause sellers to wait before venturing into the market: the Scottish independence referendum and imminent CAP reforms.

“A vote for Scottish independence would be unlikely to affect the market much,” says Charles. “There are four main types of buyer: the Scots, who will continue as before; English farmers, who will keep coming as long as Scotland’s lower prices look good value; the overseas buyer, who is buying abroad whether Scotland is independent or not; and returning ex-pats, who will be unaffected.

Only those English buyers looking for a residential estate might hesitate. The debate is of more concern to sellers, who might well wait to see what happens. “Of more pressing concern are the CAP reforms, which take effect in 2015. England has already gone through the adjustment to a flat rate of subsidy. Scotland won’t start until next year; we don’t know how it will work out. Some upland farmers who face big reductions in their CAP payments might choose to leave the sector – when the reforms came into effect in England, there was a significant rise in the amount of farmland sold. Scottish farmers will have to decide whether to adapt or sell up.

“If there are more farms for sale as a result, what will this mean for the market? My instinct is that in five years time it will still be rising steadily. As long as you are investing for the long term, you’ll be secure; anyone with shorter term plans might want to be cautious.”

Contact Details

Charles Dudgeon
Savills Edinburgh
0131 247 3702
cdudgeon@savills.com
Kinaldy
St. Andrews, Fife

This estate centres on a handsome Georgian house with impressive gardens and landscaped grounds.

Key features
• Listed mansion house, 6 bedrooms
• Integral 2 bedroom apartment
• 188 acres productive arable land
• 12 acres paddocks
• For sale as a whole or in 2 lots

Offers over £2,800,000 / 260 acres

Contact: Savills Edinburgh
0131 247 3720

Lundie Estate
Newtyle, Angus

An exceptional residential, sporting and agricultural estate with a fine mansion house.

Key features
• Mansion house, 9 bedrooms
• 9 estate houses and cottages
• Driven pheasant shoot
• 2,483 acres farmland and woodland
• 2 privately owned lochs

Offer over £9,385,000 / 2,634 acres

Contact: Savills Edinburgh
0131 247 3720
### Isle of Tanèra Mor
**Achiltibuie, Ullapool**

The main island of the Summer Isles, a group of beautiful islands just 1.5 miles off the north west coast of Scotland.

<table>
<thead>
<tr>
<th>Key features</th>
<th>Offers over £1,950,000 / about 800 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Principal house with stunning views*</td>
<td></td>
</tr>
<tr>
<td>* Portfolio of traditional cottages*</td>
<td></td>
</tr>
<tr>
<td>* Tourism business with expansion potential*</td>
<td></td>
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<tr>
<td>* Private post office*</td>
<td></td>
</tr>
<tr>
<td>* Varied coastline and 3 jetties*</td>
<td></td>
</tr>
</tbody>
</table>

Contact: Savills Edinburgh
0131 247 3720

### Killean Estate
**Mull of Kintyre, Scotland**

Coastal estate overlooking the Inner Hebrides with baronial style mansion and one mile of sandy beaches.

<table>
<thead>
<tr>
<th>Key features</th>
<th>Offers over £5,500,000 / 2,000 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Listed mansion house, 10 bedrooms*</td>
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<tr>
<td>* Holiday cottage letting business*</td>
<td></td>
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<tr>
<td>* Extensive livestock enterprise*</td>
<td></td>
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<tr>
<td>* Renewables and forestry potential*</td>
<td></td>
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<tr>
<td>* Shooting, stalking and fishing*</td>
<td></td>
</tr>
</tbody>
</table>

Contact: Savills Edinburgh
0131 247 3720
**High yielding arable ground**

**Land at Muirfield**  
Gullane, East Lothian  
Parcel of prime arable ground in the heart of East Lothian.

**Key features**  
- 90 acres of arable  
- Mainly Class 2  
- Private reservoir and underground irrigation system

**Offers over £800,000 / 93 acres**

Contact: Savills Edinburgh  
0131 247 3720

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**Compact arable farm**

**Skedsbush**  
By Gifford, East Lothian  
Productive farm with a farmhouse in need of renovation within commuting distance from Edinburgh.

**Key features**  
- Farmhouse, 4 bedrooms  
- Two cottages  
- Modern and traditional buildings  
- 146 acres of arable  
- 17 acres of woodland/grazing

**Offers over £1,615,000 / 173 acres**

Contact: Savills Edinburgh  
0131 247 3720
**Productive arable land**

**Standalane**  
Aberlady, East Lothian

Block of productive arable land offered to the market as a whole or in 2 lots.

**Key features**
- 142 acres of arable
- 2.7 acres of woodland
- Mainly Class 2
- 30m-60m above sea level

**Offer over £950,000 / 145 acres**

Contact: Savills Edinburgh  
0131 247 3720

**Substantial arable unit**

**Southside**  
Pathhead, Midlothian

This substantial arable farm will shortly be coming to the market as a whole or in up to 7 lots.

**Key features**
- Listed farmhouse, 7 bedrooms
- Extensive range of buildings
- 790 acres arable
- 171 acres pasture

**Coming soon / 1,018 acres**

Contact: Savills Edinburgh  
0131 247 3720
SCOTLAND

Mixed stock and arable farm

Strathavon
Westfield, West Lothian
Situated in an area known for its productive farmland and easy access to Edinburgh and Glasgow.

Key features
• Period farmhouse, 5 bedrooms
• Extensive farm buildings
• 181.27 acres arable
• 18.61 acres pasture
• 8.08 acres grazing/woodland

Offers over £1,050,000 /
207 acres
Contact: Savills Edinburgh
0131 247 3720

Compact stock and amenity farm

Lakeland of Ae
Parkgate, Dumfriesshire
Well maintained stock farm running along the banks of the Water of Ae.

Key features
• Farmhouse, 4 bedrooms
• Modern and traditional buildings
• 72 acres of pasture
• 25 acres of woodland and amenity

Coming soon /
97 acres
Contact: Savills Edinburgh
0131 247 3720
**Badeneden and Connage**  
Nethy Bridge, Inverness-shire

Opportunity to develop a small Highland estate in spectacular scenery within the Cairngorms National Park.

**Key features**
- 2 bedroom cottage, two former farmhouses
- Traditional steadings with development potential
- 100 acres pasture, 1,050 acres grazing
- 220 acres woodland and sporting rights

**Offers over £670,000 / 1,364 acres**

Contact: Savills Edinburgh  
0131 247 3720

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**Navidale**  
Helmsdale, Sutherland

Extensive upland stock farm with stalking and potential for walked-up shooting.

**Key features**
- Listed farmhouse, 6 bedrooms
- Cottage, 3 bedrooms
- Modern and traditional buildings
- 240 acres of pasture
- 845 acres of hill and woodland

**Coming soon / 1,085 acres**

Contact: Savills Edinburgh  
0131 247 3720
THE AMOUNT OF LAND PUBLICLY OFFERED FOR SALE MIGHT STILL BE LOW BUT THE PRIVATE SALES MARKET IS BOOMING

After the severe fall in the amount of land coming to market in 2012, last year supply increased by 4% in the North to 22,900 acres, and by 17% in the East Midlands, to 12,700 acres. Nevertheless, starting from such a low base, the amount of land publicly offered for sale was still historically low.

The trend so far this year has been of further contraction: during the first three months of 2014 just 1,128 acres were marketed in the East Midlands and 3,263 acres in the North, representing a drop in supply of 67% and 21% respectively compared with last year. However, these statistics do not reveal the whole picture as there is plenty of activity taking place off-market. "Private sales play a significant role, with conditions now favourable for sale-and-leaseback opportunities and high FBT rents being tendered," says Andrew Black of Savills York. "Our experience suggests that the private market accounts for as much as 25% of sales and it is still expanding. With such limited supply, buyers can’t afford to sit back and wait for land to come to market. Many are finding that approaching owners directly can lead to deals. Many of the biggest transactions, at £10,000 plus per acre, are happening off-market."

It is not surprising then that values have risen once again, although with the great variety of land in the region, they do depend on type and location as Will Parry of Savills Nottingham points out. "Our patch is very varied as far as property type is concerned. Last year the market was good for everything, but some things were brilliant.

"Values vary from £4,000–£5,000 per acre for Derbyshire grassland to £12,000 per acre for Nottinghamshire sand land and good Staffordshire potato land. The average value of prime arable land in the East Midlands increased by 13.8% and is now almost £8,900 per acre. Buyers will pay a premium for big commercial units with infrastructure in place and the market has improved for smaller farms of about 150 acres – residential farms have turned the corner, particularly in north west Leicestershire and Derbyshire."

Andrew Pearce of Savills Lincoln, has noticed a widening gap between the best-quality land and the rest. "There is a noticeable two-tier market," he says. "With strong interest from local farmers, a holding’s value can depend on whether the neighbours are keen to expand. Most of the big shifts in value have already occurred. We are anticipating growth of 6% over the next few months, but a lot could change the scenario: interest rates, commodity prices and the harvest."

In the North, Andrew Black has seen values rise by 7.5% to an average of £8,580 per acre for prime arable land, but, he says, "values and demand have been weaker for commercial grassland and arable land in less sought-after areas, particularly when land is being purchased out of farming profits".

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Will Parry, Savills
Nottingham and Lincoln
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wgparry@savills.com

Andrew Black
Savills York
01904 617 831
ablack@savills.com
Quenby Hall
Hungarton, Leicestershire
An historic country estate with parkland, farmland and woodland accessed via a long private drive.

Key features
- 11 bedrooms, 7 reception rooms
- 7 additional houses/cottages and 4 flats
- Courtyard, stable yard, farm buildings
- Pasture, arable and woodland
- Lakes and shoot

Guide £11,000,000 /
1,013.5 acres
Contact: Savills Nottingham
0115 934 8123
Contact: Savills London
020 7016 3780

Holywell Farm
Clipsham, Rutland
An attractive, predominantly arable commercial farm on the Lincolnshire/Rutland border.

Key features
- 6 bedroom farmhouse, mature gardens
- Range of traditional and modern farm buildings, including modern grain storage and livestock buildings
- Established shoot

Guide £6,250,000 /
About 862.98 acres
Contact: Savills Lincoln
01522 508 933
Contact: Savills London
020 7016 3780

Grade I Jacobean manor

Important historical estate

Attractive commercial farm

SOLD
**Todridge Farm**  
Great Whittington, Northumberland

An attractive residential farm in a private setting.

**Key features**  
- Substantial family house, 4 farm cottages  
- Extensive range of traditional farm buildings  
- Grassland and wild flower meadows and amenity woodland

**Guide £2,750,000 / 354 acres**  
Contact: Savills York  
01904 617 831

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**Land at Low Farm**  
Syerston, Nottinghamshire

Productive arable land located on the edge of a village.

**Key features**  
- Grade 2 arable land  
- Subject to a short term FBT

**Guide £650,000 / 83.27 acres**  
Contact: Savills Nottingham  
0115 934 8123
Land at Harewood Avenue
East Keswick, West Yorkshire
Mixed farming, amenity and sporting opportunity.

Key features
• Grade 3 arable land and grassland with amenity woodland
• Fishing rights on the River Wharfe
• As a whole or in lots (by negotiation)

Guide £1,250,000 / 210 acres
Contact: Savills York 01904 617 831

Grimblethorpe Hall
Grimblethorpe, Louth
Set in the beautiful Lincolnshire Wolds, this is an exceptional property with a delightful Grade II* Listed hall.

Key features
• 4 bedroom Grade II* Listed house
• Coach house, 5 holiday cottages
• Range of modern and traditional farm buildings
• Farmland, woodland and ponds

Guide £1,950,000 / 63 acres
Contact: Savills Lincoln 01522 508 933
**High Curragh**
Ampleforth, North Yorkshire

A well balanced estate with a substantial family home and equestrian facilities.

**Key features**
- 5 bedroom family home
- Guest house/annexe
- 14 stables, workshop, American barn
- Garage block and swimming pool
- Paddocks and woodland

Guide £1,950,000 / 54 acres
Contact: Savills York 01904 617 817

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**Land at Bassingham**
Bassingham, Lincoln

**Key features**
- Available as a whole or in 2 lots
- Grade 2 and 3 land
- 400 acres let on AHA tenancy
- 87 acres freehold

Guide £3,100,000 / 487 acres
Contact: Savills Lincoln 01522 508 933

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**Sudbrook House Farm**
Ancaster, Grantham

**Key features**
- Versatile cropping land
- 3 residential properties, all let under AHA tenancy to a company tenant
- Excellent rental growth potential

Guide £1,500,000 / 461 acres
Contact: Savills Lincoln 01522 508 933

---

**Delightful residential estate**

- With equestrian facilities
Productive Grade 3 land

Priory Farm
Thorpe Tilney, Lincoln

Key features
• Grade 3 land single block and location
• Sold with vacant possession
• Blackwood and Beccles 1 soils
• Suitable for a wide range of cropping options

Guide £1,390,000 / 172 acres
Contact: Savills Lincoln 01522 508 933

Well located, small commercial farm with spacious accommodation

Kelber Hill Farm
Gargrave, North Yorkshire

Key features
• Recently constructed 7 bedroom farmhouse
• 3 bedroom farm cottage
• Extensive range of farm buildings
• Productive grassland

Guide £1,900,000 / 111.3 acres
Contact: Savills York 01904 617 831

Ring-fenced residential farm

Pickering Grange Farm
Ellistown, Leicestershire

A substantial Grade II Listed house sits at the heart of this secluded ring-fenced residential farm.

Key features
• Grade II Listed 8 bedroom farmhouse
• Extensive range of traditional and modern farm buildings
• Potential for a range of uses (subject to necessary consents)

Guide £1,575,000 / 126 acres
Contact: Savills Nottingham 0115 934 8123
Brookhill Hall Farm
Pinxton, Nottinghamshire

An extensive range of buildings and surrounding land close to major roads such as the M1 and A38.

Key features
• 136 acre farm with dairy and livestock rearing buildings for up to 200 cows
• 4 bedroom farmhouse
• Modernised slurry and effluent storage
• Available as a whole or in 4 lots

Guide £1,200,000 / 136 acres
Contact: Savills Nottingham 0115 934 8123

SOLD

Excellent opportunity

Blaxton
Doncaster, South Yorkshire

Key features
• 281.42 acres of ex quarry, woodland
• 207.11 acres of arable and pasture land
• 25.09 acres of water, excellent amenity opportunity
• Available as a whole or in 4 lots

Guide £1,200,000 / 513 acres
Contact: Savills Lincoln 01522 508 933

SOLD

Versatile block of Grade 3 land

Lea Marsh
Gainsborough, Lincolnshire

Key features
• 399 acres pasture
• 60 acres arable • 25 acres woodland
• Good access
• Adjacent to the River Trent

Guide £1,530,000 / 484 acres
Contact: Savills Lincoln 01522 508 933

SOLD

Compact dairy unit

With licensed borehole

Under Offer
Greengill and Maidenhill Farms
Penrith, Cumbria

A prime residential and mixed farming estate with views towards the Lake District.

Key features
• 2 farmhouses, 5 estate cottages
• Range of modern farm buildings
• Productive arable and grassland
• For and on behalf of Joseph McLean and Richard Kicken, LPA Receivers

Price on application / 580 acres
Contact: Savills York 01904 617 831

Mill Farm
Besthorpe, Nottinghamshire

Key features
• 3 bedroom house • Outbuildings • Modern and traditional farm buildings • Development potential

Guide £455,000 / 70 acres
Contact: Savills Lincoln 01522 508 933

Tempe Farm
Swepstone, Leicestershire

Key features
• Mixture of native broadleaf species planted under National Forest Tender Scheme • Higher Level Stewardship Scheme • Farm buildings with potential for conversion • Habitat for wealth of wildlife

Guide £750,000 / 145.65 acres
Contact: Savills Nottingham 0115 934 8123
The market in the Eastern counties last year was defined by a chronic shortage of land; supply contracted by 32% compared with 2012, to just 11,000 acres. Only Essex saw increased supply, by 54%.

“Despite the increasing amount of land changing hands privately, supply is still way down,” says Christopher Miles of Savills Norwich. “In the first three months of this year, supply was 272% up on the same period in 2013.

“Significant though that sounds, only five farms were sold, totalling 2,702 acres in the whole of the East of England. In such a small market, the statistics are hugely distorted by the sale of a single farm.

“Farmers are very confident and are continuing to invest, and we are also seeing plenty of outside money from investors and institutions. Reflecting confidence in the economy, there is also a resurgence in lifestyle buyers.

“Values are higher than ever – from £8,500 to £15,000 per acre, with our research showing that the average value of prime arable land rose by 19.4% in 2013 to just over £9,600 per acre. For good land you should expect to pay between £10,000 and £12,000 per acre. It’s definitely a sellers’ market.”

Adrian Wilson of Savills Cambridge notes an increasing polarity in the market. “The gap between quality and less good land is now very marked,” he says. “With so little land offered for sale, stiff competition is chasing quality.

“A 500-acre farm in Essex achieved over £14,000 per acre thanks to competition from local farmers. And a 360-acre block in the Fens attracted 18 bidders and sold for nearly twice its guide price. The buyer was a farmer who had wanted to expand for a long time and this was his first opportunity in five years.

“Conversely, less well placed land with fewer well-heeled neighbours was fetching around £8,500 per acre last year. Our expectations are that the market won’t stop rising, but that we could see a psychological barrier at the £10,000 per acre mark that might give buyers pause for thought.

“With other markets strengthening, the supreme appeal of land could be challenged.” Christopher agrees that a check on the market must come at some point. “CAP reform is providing food for thought,” he points out. “We are likely to see an increase in red tape for commercial farms. Furthermore, recent figures from the National Audit Office suggesting that the cost of exempting agricultural land from IHT has more than doubled in the last five years could put IHT reform on the agenda. If I were going to sell, I would do so this year to pre-empt the uncertainties and take advantage of the high values.

“Nevertheless, confidence in the sector is still high, although in some areas the market has probably reached its peak,” concludes Christopher.

The gap between quality and less good land is now very marked

Adrian Wilson

Contact Details

Christopher Miles
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01603 229 235
cmiles@savills.com

Adrian Wilson
Savills Cambridge
01223 347 231
awilson@savills.com
**Coryton Estate**
Corringham, Essex
An attractive agricultural estate ideally situated in the Thames Corridor.

**Key features**
- Grade II Listed 5 bedroom farmhouse
- Extensive range of farm buildings
- Conservation interest
- 80 acres arable land, 530 acres grassland

**Guide** £4,000,000 / 835.52 acres

**Contact:** Savills Chelmsford
01245 293 222

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**Walcot Green Farm**
Diss, South Norfolk
An unrivalled opportunity to enjoy a residential farm in the most attractive and secluded of settings.

**Key features**
- 5 bedroom farmhouse
- 3 bedroom cottage
- Old granary with potential for 2 dwellings
- Mix of arable and pasture

**Guide** £3,000,000 / 230 acres

**Contact:** Savills Ipswich
01473 234 822
White House Farm
Harleston, South Norfolk

An attractive and varied residential farm in the village of Needham in the heart of the Waveney Valley.

Key features
- 5 bedroom farmhouse
- 3 bedroom cottage
- 16,000 hen free range egg unit
- Good quality arable land
- Marshland fronting the River Waveney

Guide £2,000,000 / 125 acres

Contact: Savills Ipswich
01473 234 822

Saxham Hall Estate
Bury St Edmunds, Suffolk

An important Listed house in a mature rural setting.

Key features
- Grade II Listed Georgian house
- 6 cottages
- Well kept paddocks
- Woodland
- Arable land

Excess £8,000,000 / 342 acres

Contact: Savills Ipswich
01473 234 822
Contact: Savills London
020 7016 3780

Charming residential farm

Highly productive

Georgian house in estate setting

UNDER OFFER
Land at Stilton
Peterborough, Cambridgeshire

Key features
• Bare arable land
• Mixture of Grade 1 and 3
• Let on Agricultural Holdings Act tenancy
• For sale as a whole

£750,000 / 106 acres
Contact: Savills Cambridge 01223 347 231

Knarr Farm
Thorney, Peterborough

Key features
• Highly productive Grade 2 arable land
• Normoor and Downholland 1 soils
• Range of modern farm buildings
• 800 tonne drive on grain store
• Attractive amenity woodland

Guide £2,900,000 / 349 acres
Contact: Savills Lincoln 01522 508 933

Swynford Paddocks
Six Mile Bottom, Newmarket, Suffolk

Charming stud in sought after location.

Key features
• 3 bedroom stud house
• 2 cottages
• 32 boxes with foaling unit
• Sheltered post and rail paddocks

Guide £1,750,000 / 45 acres
Contact: Savills Cambridge 01223 347 231

Ideally located stud
Lime Tree Farm
Woodbridge, Suffolk
Productive arable land with irrigation.

Key features
• Compact holding with large fields
• Irrigation licence extending to 90,000m³
• Well positioned near coast but with easy access to A12

Guide £3,000,000 / 300 acres
Contact: Savills Ipswich 01473 234 822

Coblands Farm
Bury St Edmunds, Suffolk
Secluded residential farm with opportunities to add value.

Key features
• 5 bedroom converted barn
• Barn with consent for residential use
• Grade 2 arable land

Guide £3,000,000 / 157 acres
Contact: Savills Ipswich 01473 234 822
LIMITED SUPPLY AND RISING VALUES CONTINUE TO CHARACTERISE THIS MARKET, BUT LOCATION AND LOCAL INTEREST IS KEY

A major characteristic of last year’s market in Herefordshire, Worcestershire, Oxfordshire, Northamptonshire and Gloucestershire was the marked variation in values within small geographical areas.

“I have noticed variances creeping in,” says Richard Binning of Savills Oxford. “Big blocks of land are generally reaching the national average of £9,000 per acre, while smaller farms depend on who’s within striking distance, and are achieving between £7,500 and £12,500 per acre.” Douglas Mackellar of Savills Cheltenham agrees. “Location is key,” he says. “Assessing the level of local demand is fundamental to a successful sale as values change quickly depending on the interest from neighbouring farmers. For example, 100 acres or so of bare land in two lots at Birtsmoreton in Worcestershire fetched between £6,000 and £8,000 per acre. The lot that achieved £8,000 was adjacent to a farmer who was keen to expand.”

Philip Hoare of Savills Banbury cites a similar example: “Within 40 miles of Banbury, we sold two different blocks of about 50 acres of land with prices varying between £6,500 and £12,000 per acre. Key buyers are existing landowners with profits from the sale of non-farming assets to invest.”

Amenity buyers who have done well from the London residential market are also playing their part, according to Richard Binning: “As the gap between the London residential and rural markets widens, farmland becomes increasingly good value. Smaller farms in particular stand to benefit.”

Douglas reports that last year’s restricted supply was commensurate with previous years but remains well below historic levels. “This year looks to be even tighter,” he says, “so values are set to remain high. In Herefordshire, large blocks of prime arable land are easily achieving £12,000 per acre. The demand for quality commercial holdings is strong, and buyers will travel to get it.”

Philip balances current limited supply with the prospect of interest rate rises. “With values at an all-time high, people are cautious about selling because of the prospect of achieving even higher values in the future. Plus the tax benefits of retaining land as a capital asset post-retirement mean that rather than selling up, retiring farmers are contracting out their farms, further restricting supply.”

“Now is a sellers’ market, but that could change with the likelihood of rising interest rates over the next 12-18 months. In 2013 we saw more receivership sales than we have before, as banks become more cautious and review their clients’ ability to support their loans. I expect to see more land being marketed as debt pressure grows. If this were to lead to a big increase in supply of land, it could affect values,” says Philip.

Looking forward, the expectation is for continued growth. “All the fundamentals remain in place for a buoyant market,” says Richard, “although after five years of big increases I anticipate a period of more modest growth in values.”

Contact Details

<table>
<thead>
<tr>
<th>Name</th>
<th>Office</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
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<td><a href="mailto:dmacellark@savills.com">dmacellark@savills.com</a></td>
</tr>
</tbody>
</table>
Little Rollright
Chipping Norton, Oxfordshire

Grade II Listed manor house with 6 additional houses and cottages set in over 500 acres.

Key features
- Grade II Listed manor house and rectory
- 5 cottages, traditional barns, modern farm buildings
- Productive pasture and arable land with further parkland, woodland and a lake

Guide £18,000,000 / 509 acres
Contact: Savills London 020 7016 3780
Contact: Savills Banbury 01295 228 050

Letton Court
Hereford, Herefordshire

A diverse sporting and farming estate with a handsome red brick house.

Key features
- Georgian style 8 bedroom house
- 3 further properties available
- Arable and pasture land
- Shooting and fishing

Guide £10,050,000 / 855 acres
Contact: Savills London 020 7016 3780
Contact: Savills Cheltenham 01242 548 011
### Whalley and Puckham Farms
Whittington, Gloucestershire

- Positioned in a wonderful Cotswolds location on the edge of a village.

**Key features**
- Grade II Listed 6 bedroom farmhouse
- Tennis court and gardens
- 4 bedroom farmhouse
- 2 cottages and a range of farm buildings
- Arable and pasture farmland

**Guide £7,250,000 / 495 acres**

Contact:
- Savills London 020 7016 3780
- Savills Cheltenham 01242 548 011

### Kingston Common Farm
Kingston Lisle, Oxfordshire

- Beautiful Grade II Listed farmhouse in a spectacular downland setting with excellent equestrian facilities.

**Key features**
- Grade II Listed 6 bedroom Georgian farmhouse
- 3 bedroom cottage and farm buildings
- 26 loose boxes, 30m x 50m outdoor arena, 6 furlong safetrack gallop

**Guide £3,750,000 / 88 acres**

Contact: Savills Oxford 01865 269 179
The Llanforda Estate
Oswestry, Shropshire

The Llanforda Estate offers a rare opportunity to purchase a complete sporting and investment estate.

Key features
• Parkland with former mansion house site
• 3 bedroom keeper’s cottage
• 4 farms comprising dairy, arable, stock
• In-hand woodland
• Sporting rights over about 3,500 acres

Excess £7,000,000 / 1,405 acres
Contact: Savills London
020 7016 3780
Contact: Savills Telford
01952 239 500

The Peplow Estate
Market Drayton, Shropshire

Beautiful Grade II* Listed Georgian house with 8 bedrooms and 681 acres.

Key features
• Formal gardens, pool and tennis court
• 7 acre lake and parkland
• 10 further houses and cottages
• High quality organic farm
• Available as a whole or in lots

Guide £12,500,000 / 681 acres
Contact: Savills London
020 7016 3780
Contact: Savills Telford
01952 239 500
Rainbow Farm
Barton-on-the-Heath,
Oxfordshire

Situated in the North Cotswolds in a tranquil edge of village setting

Key features
• Large 5 bedroom house
• Range of outbuildings including a party barn and annexe, garaging and stores
• Landscaped gardens, pasture, woodland and a pond

Guide £3,250,000 / 47 acres
Contact: Savills Banbury
01295 228 050

The Cattespool Estate
Nr Bromsgrove, Worcestershire

A conveniently located country estate with an excellent range of residential, business, farming and sporting assets.

Key features
• Principal house with guest accommodation
• Gardens, tennis court and fishing lake
• 4 additional dwellings and farm buildings
• Productive arable land, pasture, woodland, game cover and an exciting shoot

Guide £8,400,000 / 562 acres
Contact: Savills London
020 7016 3780
Contact: Savills Banbury
01295 228 050

A truly spectacular view

Well located country estate

SOLD
CENTRAL

**Land at Priors Marston**
Daventry, Warwickshire

Ring-fenced bare arable land with road frontage.

**Key features**
- Arable
- Woodland
- Road frontage
- Sporting potential
- Derelict farm building

**Price on application / 151 acres**

Contact: Savills Banbury 01295 228 050

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**Oatcroft Farm**
Titley, Hereford

Tenanted mixed farm

**Key features**
- Tenanted mixed farm
- Let on Agricultural Holding Act 1986 tenancy
- Range of modern and traditional farm buildings
- Arable and pasture

Guide £1,250,000 / 443 acres

Contact: Savills Banbury 01295 228 050

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**Recently planted mixed broadleaf woodland**

**Plantation at Hook Norton**
Chipping Norton, Oxfordshire

**Key features**
- Mixed broadleaf woodland
- Amenity and recreational potential
- Road frontage

Guide £370,000 / 47 acres

Contact: Savills Oxford 01865 269 179

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**Ring-fenced arable land**

**Investment farm with common rights**

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Savills research shows a greater amount of land publicly offered for sale in the South last year, with some counties showing significant increases – in Hampshire supply rose by 120% compared with 2012, and in Kent by 116%. However, not everywhere followed this upward trend: supply decreased by 61% in East Sussex, 42% in Surrey and 27% in West Sussex. No wonder things felt sluggish to Chris Spoofforth of Savills Haywards Heath.

“Last year was difficult,” he says. “The rural market didn’t take off because of a lack of buyers, especially lifestyle buyers. On the purely agricultural side of things there was a distinct lack of stock.”

George Syrett of Savills Winchester agrees: “Hampshire was quieter than usual in 2013, but one large sale of nearly 1,000 acres on the Isle of Wight was of particular interest. It was a real test because we hadn’t sold any land there since the credit crunch in 2008. It achieved £7,000 per acre – about 30% less than we’d expect on the mainland, but in line with our expectations.”

This year, however, things are looking up, with noticeably more land coming to the market in the first three months of 2014 than during the same period last year: 4,024 acres compared with 2,414.

“We have more stock coming on, both lifestyle and commercial properties, in a nicely balanced and healthy market,” says David Cross of Savills Salisbury. “The signs are for strong spring and summer activity, although later on I think sellers and buyers will sit on the fence until after the general election next year.”

So what does all this mean for values? There are signs that the market is topping out, according to George. “Values crept up last year and will probably do so again this year, but the market is quite price sensitive.

“Values at the top end are stagnating at around £10,000 per acre, although the average for prime arable is £8,200 per acre – only serious competition between neighbouring farmers will push the price of prime arable higher.

“We are seeing increasing ‘divorce value’ – whereby selling land separately from its house can increase its value.”

This year there is strong demand for amenity farms, as London buyers seek to take advantage of the great gap between town and country prices. “Country properties have never looked better value,” Chris says. “With the residential market in London hot spots like Wandsworth and Clapham shooting up while values have only inched up in the country, the gap between town and country has never been so wide. Now, with thoughts that town prices are topping out, people who have stayed put to make the most of residential values are making their move to the country. As a result, amenity farms are selling well.”
**Prestigious farming estate**

**Court Farm**  
Coneyhurst, West Sussex  
A beautifully situated farming estate with great sporting and amenity appeal.

**Key features**  
- An attractive principal farmhouse  
- Ancillary accommodation  
- Farm buildings and 4 additional cottages  
- Available as a whole or up to 14 lots

**Guide £7,500,000 / 532 acres**  
Contact: Savills Haywards Heath  
01444 446 066  
Contact: Savills London  
020 7016 3780

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**Grade II Listed house**

**Tilden Farm**  
Hawkhurst, Kent  
A well positioned farm, featuring a Grade II Listed farmhouse, with outstanding views over its own land.

**Key features**  
- Beautiful 6 bedroom farmhouse  
- 3 bedroom cottage  
- Granary with consent to convert  
- Conservation and sporting amenity across undulating farmland

**Guide £4,500,000 / 188 acres**  
Contact: Savills Haywards Heath  
01444 446 066
Manor Farm Dairy
Shepton Mallet, Somerset
Commercial dairy farm with extensive buildings.

Key features
- 64 point DeLaval rotary milking parlour
- Extensive range of modern farm buildings
- Productive grassland and arable land

Excess £4,000,000 / 223 acres
Contact: Savills Sailsbury
01722 426 813

Bowerswaine Farm
Gussage All Saints, Dorset
A delightful Grade II Listed house set in a tranquil location on the Cranborne Chase with river frontage and fishing.

Key features
- Grade II Listed house, 6 bedrooms
- 2 bedroom annexe
- Cricket pitch with pavilion, swimming pool, tennis court
- Gardens, water meadows, farmland

Guide £3,500,000 / 54 acres
Contact: Savills Sailsbury
01722 426 813
Marshes Farm  
Semley, Wiltshire

A delightful house with superb outbuildings and a good holding of land on the Wiltshire/Dorset border.

Key features
- 6 bedroom country house
- Studio flat, party room and gym
- Loose boxes, tack room, triple garage, barn and further stores
- Orchard, pasture, ponds and woodland

Guide £2,650,000 / 84 acres

Contact: Savills Salisbury
01722 426 813

Moorsholm Farm  
Brede, East Sussex

An exceptionally pretty residential and equestrian farm in a secluded location with stunning views.

Key features
- Charming Grade II Listed farmhouse
- Excellent ancillary accommodation
- An extensive range of modern and traditional farm buildings
- Orchard, pasture, ponds and woodland

Guide £2,400,000 / 113 acres

Contact: Savills Haywards Heath
01444 446 066
<table>
<thead>
<tr>
<th>Farm Name</th>
<th>Location</th>
<th>Description</th>
<th>Key Features</th>
<th>Guide / Acres</th>
<th>Contact</th>
</tr>
</thead>
</table>
| Muston Farm        | Piddlehinton, Dorset              | A four bedroom farmhouse surrounded by ring-fenced farmland with the River Piddle running through. | - Four bedroom farmhouse, 2 cottages  
- Agriculturally tied mobile home  
- Row of dilapidated farm cottages  
- Courtyard of farm buildings  
- Ring-fenced farmland and water meadows | £2,200,000 / 223 acres | Savills Salisbury  
01722 426 813 |
| Scotsford Farm     | Mayfield Surrounds, East Sussex   | A lovely Wealden farmstead with impressive views over the countryside.      | - A pretty Grade II Listed farmhouse  
- Peaceful and secluded location  
- Beautiful views  
- Range of modern farm buildings | £1,750,000 / 51 acres | Savills Haywards Heath  
01444 446 066 |
Productive block of farmland

Land at Sevington
Chippenham, Wiltshire

Productive block of farmland adjacent to the M4 motorway.

Key features
- Grade 3 level farmland divided into manageable enclosures
- Mix of organic and conventional status
- Potential for solar photovoltaic scheme subject to obtaining planning permission

Guide £1,500,000 / 165 acres
Contact: Savills Bath
01225 474 500

Smallholding with potential

Belmont Farm
Leigh Common, Somerset

Smallholding with enormous potential and direct access on to a bridleway.

Key features
- 3 bedroom bungalow subject to an AOC
- Range of livestock buildings and stabling
- Mature and recently planted woodland
- Ring-fenced pasture land with a stream

Guide £650,000 / 34 acres
Contact: Savills Salisbury
01722 426 813
Well located grassland farm

**Monkton Combe**  
Bath, Somerset  
Grassland farm on the outskirts of Bath with views towards the Midford valley.

**Key features**  
- South facing permanent pasture  
- 3 bedroom cottage  
- Range of farm buildings and farmyard  
- Available as a whole or in 5 lots

**Guide £750,000 / 52 acres**  
Contact: Savills Bath  
01225 474 500

Grade 1 irrigated land

**Dhillon Farm**  
Pewsey, Wiltshire  
Grade 1 irrigated land with modern farm buildings in the Pewsey Vale with river frontage along the River Avon.

**Key features**  
- Grade 1 level farmland  
- Modern farm building  
- Water abstraction licence for 26.37 megalitres per year  
- River frontage along the River Avon

**Guide £1,375,000 / 94 acres**  
Contact: Savills Salisbury  
01722 426 813

SOLD
ast year Penny Dart of Savills Exeter predicted a steady market, with no marked increase in supply and healthy values being achieved. She was right: indeed, the supply of land coming on to the market in the South West last year decreased by 8%, and this helped to push up the average value of prime arable land by 10%, to £8,200 per acre. These figures differ from national statistics: the UK as a whole saw supply increase by 7% and average values rise by 12.3%, to almost £8,750 per acre.

“With keen demand from farmers and investors and signs of revived interest from London lifestyle buyers, 2013 saw a strong market in the South West,” says Penny.

“The hot spots are Exmoor and the coast for lifestyle buyers and the Vale of Taunton and anywhere within easy reach of Exeter for commercial investors. Typical of the farms generating commercial interest is Cofford Farm, comprising 408 acres of top-quality arable land with a recently built 1,600-tonne grain store at Starcross near Exeter. Accessible and versatile, the land is capable of a range of combinable and vegetable cropping and is available as a whole or in five lots at a guide price of £4.2 million for the whole.

“Local markets can heat up significantly if there is competition from neighbouring farmers. With 16,500 acres publicly marketed in 2013, compared with 17,900 the year before, buyers had to take their chance when they saw it.”

This fall in supply was not universal across the region: the amount of land marketed in Dorset increased by 62% and in Gloucestershire by a huge 99%. In the first quarter of 2014, 2,504 acres of land were advertised in the South West — an increase of 4% compared to the same period last year. Still, supply remains low, which of course is good news for values.

“Thanks to our 45% share of the region’s farmland market, Savills has the ability to maximise a property’s exposure,” Penny says. “That has enabled us to achieve some excellent results for our clients, with intense competition pushing values as high as £14,000 per acre.

“We are seeing the disparity between the best quality arable and poorer pasture continuing to grow. The value of Grade 3 arable land rose by 7.4% last year to an average of £6,570 per acre, while the average value of poor livestock land rose by 5.1% to £4,830 per acre.

“Only time will tell if increased pressures on farm incomes and cash flows, particularly in the livestock sector, will lead to an increase in distress sales. Certainly, interest and viewings have been high across the West Country in the first quarter of this year; 2014 looks set to be busy and productive. And with the winter now behind us, it is clearly time for those considering selling their land to make hay while the sun shines.”

**Local markets can heat up significantly with competition from neighbours**

*Penny Dart*
Chiltons Estate
Dulverton, Somerset

Beautiful and classical principal house with outstanding views across its own land.

Key features
- Substantial house with 7 bedrooms
- 3 bedroom cottage and farm buildings
- Productive rolling pasture and woodland
- A family shoot and salmon fishing on the Rivers Barle and Taw

Excess £5,000,000 / 457 acres
Contact: Savills Exeter
01392 455 747
Contact: Savills London
020 7016 3780

Trethella,
Ruan High Lanes, Truro

An immaculate farm with high residential and amenity appeal located on the favoured Roseland Peninsula.

Key features
- Grade II Listed farmhouse, 5 bedrooms
- Ancillary and guest accommodation
- Mature gardens, tennis court, family shoot
- Productive arable and pasture land
- Woodland, ponds and Fal estuary frontage

Guide £3,175,000 / 178 acres
Contact: Savills Exeter
01392 455 747
Outstanding coastal location

Penhallow Farm
Roseland Peninsula, Cornwall

First class commercial farm in an outstanding coastal location.

Key features
- Elegant 5 bedroom farmhouse, adjoining 3 bedroom annexe and 3 bedroom cottage
- Traditional farm buildings with planning consent to convert
- Arable land interspersed with woodland

Guide £5,500,000 / 568.6 acres
Contact: Savills Exeter
01392 455 747
Contact: Savills London
020 7016 3780

Arable land and farm buildings

Land and buildings at Cofford Farm
Starcross, Devon

Grade 1 and 2 arable land and modern farm buildings.

Key features
- Superb run of top quality arable land
- Newly constructed grainstore and general purpose building
- Excellent access, estuary and coastal views
- Potential to create new farmstead

Guide £4,200,000 / 408.32 acres
Contact: Savills Exeter
01392 455 747
Bonehayne Farm
Colyton, Devon

Immaculate residential, dairy or stock farm enjoying a beautiful situation surrounded by its own land.

Key features
- 3 bedroom farmhouse, 2 bedroom holiday cottage and 3 bedroom cottage
- Gardens and traditional buildings around a courtyard, modern farm buildings
- Productive arable, pasture and woodland

Guide £2,675,000 / 206.97 acres
Contact: Savills Exeter 01392 455 747

Greylands Farm
Holsworthy Beacon, Devon

Productive grassland farm with significant additional income from an 80kw Endurance Wind Turbine.

Key features
- 4 bedroom period farmhouse
- 2 furnished 2 bedroom holiday cottages
- 1 bedroom holiday cottage
- Good range of modern farm buildings
- Productive pasture land

Guide £2,200,000 / 170.17 acres
Contact: Savills Exeter 01392 455 747
Farmhouse and courtyard of farm buildings for conversion

Kerswell Barton
Broadclyst, Exeter

Key features
• Victorian farmhouse
• Courtyard of farm buildings for conversion
• Planning permission for 13 dwellings (all open market)
• Available as a whole or 3 lots

Guide £2,100,000 / 89.19 acres
Contact: Savills Exeter 01392 455 747

Set in tranquil rural location within easy reach of Dartmoor National Park

Stadson Farm
Brandis Corner, Devon

Key features
• 3 bedroom farmhouse renovated to a high standard
• Adjoining 3 bedroom annexe
• Farm buildings with great potential for alternative uses
• Range of modern farm buildings
• Productive pasture land and woodland with stream frontage

Guide £1,250,000 / 119 acres
Contact: Savills Exeter 01392 455 747

Rare opportunity in Mid Devon

Land/buildings at Westcott
Witheridge, Devon

A rare opportunity to purchase a commercial acreage of bare land.

Key features
• Productive arable and pasture land
• Road frontage and 20 acres of woodland
• Exceptional modern farm buildings
• Excellent potential for a dairy farm
• Borehole water supply

Guide £1,555,000 / 186.32 acres
Contact: Savills Exeter 01392 455 747
Perfect South Hams smallholding

Cuckoo Farm
Modbury, Devon

Key features
• Recently built 3 bedroom farmhouse, additional log cabin providing ancillary accommodation
• Successful glamping business
• Pasture and woodland

Guide £875,000 / 42 acres
Contact: Savills Exeter 01392 455 747

Productive pasture land overlooking Slapton Ley and Start Bay

Land at Slapton
Kingsbridge, Devon

Key features
• Productive pasture and arable land
• Part modern farm building
• Borehole water supply
• Sea views

Guide £300,000 / 42.48 acres
Contact: Savills Exeter 01392 455 747

Downhayne Farm
East Village, Devon

Delightfully situated model farm with outstanding views in a stunning rural position.

Well located model farm

Key features
• Grade II Listed farmhouse, 2 large barns
• Modern range of farm buildings
• Productive level and south facing pasture and arable land
• Attractive woodland and ponds

Guide £1,500,000 / 93.48 acres
Contact: Savills Exeter 01392 455 747
The farmland market in Wales, alone among the regions of the UK, showed no overall growth in values in 2013: the average value of prime arable farmland remained unchanged throughout the year at £7,000 per acre. “But even if values in Wales remain static, they are still very healthy,” says Daniel Rees of Savills Cardiff.

“There were areas of increased values: the value of Grade 3 arable land grew by 3.3% to an average of £5,683 per acre and prime dairy land saw a 2.2% increase that pushed average values up to £6,135 per acre. On rare occasions, small, well located parcels have fetched up to £10,000 per acre. The hot spots are West Wales for second homes and dairy farms; the Vale of Glamorgan and Monmouthshire for arable farms; and mid to North Wales for sheep farms.

“Static values are partly attributable to the significant increase in the amount of land being publicly marketed in Wales,” says Daniel. “At 9,300 acres, it was 37% higher than in 2012. Also playing its part was an awareness by farmers of their financial limits. Although confidence in the sector remains high, we are seeing an air of caution, making higher prices unsustainable in the long run.

“Last year was our best since we started the rural agency department in Cardiff in 2010 – we had a good mixture of scale and type to offer, ranging from The Mead Farm, a classic 180-acre dairy farm in Monmouthshire that sold well at a guide of £1.9 million, to the 2,524-acre Plas Nantyr Estate in Denbighshire, which attracted huge interest at a guide price of £5.75 million. “Ongoing demand promises to support a stable, healthy market for the foreseeable future. Demand increased last year, notably from local farmers and lifestyle buyers from London, the South East and the South West who have been pushed out by rising prices or frustrated by lack of choice. This sustained interest from English buyers is encouraging – The Mead Farm, for example, was bought by a buyer from Somerset, showing that Wales’ combination of reasonable supply and steady values is attractive to farmers looking to expand their operations.” And with Savills UK research showing 13% more applicants with budgets of £5–£10 million than in the previous three years, Wales is well placed to benefit.

“I am heartened by the continued steady supply,” Daniel says. “At the moment it is enough to satisfy existing demand and spark more interest, and it bodes well for a solid, reliable market for the foreseeable future.”

Contact Details

Daniel Rees
Savills Cardiff
029 2036 8915
drees@savills.com
Old Gwernyfed Estate
Near Brecon, Powys

This estate set in productive farmland and woodland is one of Brecon’s best set pieces.

Key features
• Grade I Listed 6 bedroom manor house
• 5 bedroom housekeeper’s cottage and 2 bedroom cottage
• Productive farmland and 211 acres of commercially managed woodland

Guide £3,500,000 / 383 acres
Contact: Savills Cardiff 029 2036 8915

The Mead Farm
Newport, Monmouthshire

This dairy farm is ideally located – peaceful yet convenient for the M4.

Key features
• Handsome 4/6 bedroom farmhouse
• A detached 2 bedroom barn conversion
• Good range of outbuildings

Guide £1,900,000 / 180 acres
Contact: Savills Cardiff 029 2036 8915
Bwlchbychan
Lampeter, Carmarthenshire

A magnificent country house with additional accommodation set in about 120 acres.

Key features
• 7 reception rooms, 8 bedrooms, 4 bathrooms (2 en suite)
• 1 bedroom gate lodge, a coach house and stables
• For sale as a whole or in 2 lots

Guide £1,335,000 / 120 acres
Lot 1 £750,000 & 3 acres
Contact: Savills Cardiff 029 2036 8915

Hidden gem in the Teifi Valley

Henllys Farm
Llandovery, Carmarthenshire

This is an impressive small farm with a number of Grade II* Listed buildings and the potential to convert others.

Key features
• Grade II* Listed farmhouse with adjoining Listed barn used for B&B
• Further outbuildings ripe for conversion
• Modern outbuildings and a stocked lake
• For sale as a whole or in 4 lots

Guide £1,350,000 / About 118 acres
Lot 1 £750,000 & 27 acres
Contact: Savills Cardiff 029 2036 8915
SAVILLS FARM SALES LIST

WAL E S

Attractive stock farm

Werncorgam Fawr
Carmarthen, Carmarthenshire

This is an attractive stock farm with stunning views over the Towy Valley.

Key features
- Attractive 6/7 bedroom house
- 3/4 reception rooms
- Views over Towy Valley
- Traditional and modern farm buildings

Guide £1,250,000 / 120 acres

Contact: Savills Cardiff
029 2036 8915

Delightfully compact estate

Park House
Narberth, Pembrokeshire

A delightfully compact estate with spacious accommodation, stables and a well stocked fishing lake.

Key features
- Spacious principal farmhouse with 4 bedrooms (1 en suite)
- 2 bedroom cottage
- Stable yard and outbuildings
- Stocked fishing lake

Guide £925,000 / 69 acres

Contact: Savills Cardiff
029 2036 8915
Pantmeddyg
Lampeter, Ceredigion

Three bedroom farmhouse with an attached cottage set in woodland.

Key features
• 3 bedroom farmhouse
• Attached 2 bedroom cottage
• Further stone buildings
• Woodland and pasture

Guide £750,000 / 81 acres
Contact: Savills Cardiff
029 2036 8915

Character holding in West Wales

Blaen Maenog
Llandysul, Carmarthenshire

Peaceful small farm in West Wales with a delightful farmhouse.

Key features
• Character farmhouse with 5 bedrooms (1 en suite) and 3 reception rooms
• Range of traditional and modern outbuildings
• Lake, woodland and pasture

Guide £625,000 / 68 acres
Contact: Savills Cardiff
029 2036 8915

Peaceful small farm

With an idyllic lake
ALTHOUGH IN ITS INFANCY THE INTERNATIONAL FARMLAND MARKET IS SET TO GROW, OFFERING REAL OPPORTUNITIES FOR BUYERS AND SELLERS

Compared with the domestic market, the international farmland market is in its infancy. However, as James Cairns of Savills International Farmland says, “demand and activity are growing and buyers are becoming increasingly sophisticated; this is a market that is only going to develop.

“Australia, Canada and the US dominate the market in terms of size and the amount of capital being invested. But there is also plenty of interest in Central and Eastern Europe and Sub-Saharan Africa where, despite greater real and perceived risks and less investment ready deals, the potential for income and capital growth is enormous.

“Private equity funds, family offices, pioneering HNWIs and sovereign wealth funds with some emerging interest from more institutional fund and asset managers typically spend between US$5 million and US$50 million to acquire and develop a commercial asset.

“The potential for capital and income growth is driving the market for international land,” says Hugh Coghill, director of Savills International Farmland. “Although the UK is a world leader in terms of high farmland prices, it hasn’t shown as much growth as some other countries,” he says. “Our research suggests that the average annualised global growth rate between 2002 and 2012 was 20%, but the UK only achieved 13%. The highest percentage increases in agricultural land values were recorded in Romania (a huge 40% rise), Hungary, Brazil, Argentina and Poland – nearly all of them emerging markets. New territories such as Eastern Europe and Sub-Saharan Africa represent large income and capital growth possibilities for those willing to look at new markets, especially compared with the limited opportunities in the UK.

“Knowledge is crucial: a firm understanding of local management and operations is key to success. In Sub-Saharan Africa, substantial investment in development and infrastructure is needed. Central Europe and the Baltic states offer great opportunities for delivering large-scale agriculture at globally competitive prices within a secure European trading market. However some are vulnerable to political risk, as we are currently seeing in the Ukraine. Where there are restrictions these can be mitigated by the trading of shares and assets through corporate structures.”

In such a diverse market it is difficult to quote statistics, but buyers are broadly acquiring blocks of 1,000 to 10,000 hectares or more for ranch land. Values in developing markets are closely linked to internal infrastructure development and operational capacity. Viability and performance also depends on a holding’s proximity to major infrastructure routes.

Despite the challenges and uncertainties of a pioneer market, the opportunities in international land are very real. “Food and energy are global commodities, and they’re only going to get more important,” says Hugh. “It is an exciting prospect.”

Contact Details

Hugh Coghill
Savills International Farmland 020 7016 3818 hcoghill@savills.com

James Cairns
Savills International Farmland 020 7016 3819 jcairns@savills.com
Capital growth potential

Substantial commercial cattle ranch

Zambia

- Proven long leasehold title
- Growing economy at 7% per annum
- Significant infrastructure and agriculture development

Key features

- 12,000 hectares
- Leaseback offer at 5% yield
- Proven operations and management
- Improvement and expansion potential
- Well developed ranch with game

Guide $10,000,000

Contact: Savills International Farmland
+44 (0)20 716 3819
Hungary

- Value arbitrage
- Scarce land ownership opportunities
- EU member and part of CAP
- Strong agro-climatic attributes

Key features

- 3,650 hectares
- Freehold land
- Corporate structure
- Currently let in-hand at 3% yield
- In-hand option available with 6% yield

Guide €14,000,000

Contact: Savills International Farmland
+44 (0)20 716 3819
SAVILLS HAS A TEAM OF DEDICATED FARM AGENTS ACROSS THE UK, BUYING AND SELLING MORE UK FARMLAND THAN ANY OTHER AGENT*

**National**

Farms and Estates, Savills London

<table>
<thead>
<tr>
<th>City</th>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>London</td>
<td>Crispin Holborow</td>
<td>020 7409 8881</td>
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</tr>
</tbody>
</table>

**Scotland**

Covered by Brechin, Edinburgh, Glasgow and Perth offices

<table>
<thead>
<tr>
<th>City</th>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
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</table>

**North & Midlands**

Covered by Lincoln, Nottingham and York offices

<table>
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<th>Phone</th>
<th>Email</th>
</tr>
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<tr>
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<tr>
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</tr>
</tbody>
</table>

**East**

Covered by Bishop’s Stortford, Cambridge, Chelmsford, Ipswich and Norwich offices

<table>
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<tr>
<th>City</th>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
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---

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