

Farmland Review 2023



East Anglia

We know your area, because it's our area too.

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A snapshot of 2023

A national and local overview

National Overview

As we near the end of 2023, it is now clear that the total annual farmland supply will be at its highest since Brexit and the start of the agricultural transition but still below levels seen between 2015-2018. A review of farmland supply trends over the last few decades by our rural research team shows that short-term volatility repeats itself but never in a sustained manner. This is owed to the fact that land ownership is a long-term investment, rolling with financial fluctuations and occasional large portfolio sales spiking farmland supply in specific years.

The long-term trend has been a decrease in farmland supply as more landownership has transitioned from landlords to owner-occupiers. In the 1980s over 400,000 acres marketed a year was not uncommon, whereas it has been 15 years since the market exceeded 200,000 acres. As we move through the agricultural transition and the direct payments received from the basic payment scheme reduce, we are seeing competing demands on land use opening up and becoming a practical reality. From nature-based solutions, through to energy and renewables and development competing demands have the potential to remove land from food production for a period of time.

So what does this mean for values? Overall, we forecast average GB farmland values are likely to be sustained for the next five years with modest increases. This will be reflective and responsive to specific criteria such as location, land type and depth of interest, which all have an impact and influence on land values. However, as we have witnessed recently unforeseen global and economic shocks have the potential to impact all markets.

Local Overview

2023 has been a year of change in the East with some notable trends emerging which differentiate it quite significantly from previous years and other parts of the country.

From late 2022 and into early 2023 farmland values increased (by as much as 15% year-on-year), with many deals agreed matching the peak values of a decade ago, in excess of £13,000 per acre. Interestingly but perhaps not surprisingly, in the latter half of the year more land came to market and we anticipate that by year-end, the total acreage offered for sale will exceed the 'bumper' year of 2022 when 131,000 acres were offered for sale across Great Britain.

With added choice for buyers, naturally, comes an adjustment in price which we are now starting to see evident in the deals agreed throughout the summer and early autumn. What hasn't changed is the polarisation in the market – the difference between the highest price and the lowest price continues to be large.

The recent softening of prices in East Anglia sits in stark contrast to other parts of England where record land values are being recorded and strong competition is found for the most commercial, or perhaps the most fashionable, opportunities.

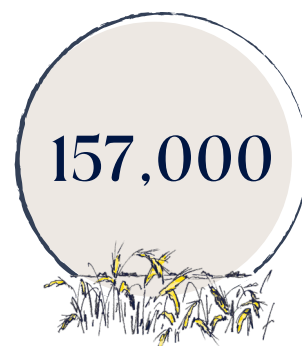
With a more discerning buyer pool and increasingly localised market trends, 2024 is bound to be a year for making early preparations and taking good advice. East Anglia remains in high demand for commercial farmland investment and we anticipate continued strong demand to continue.



The average value per acre across GB prime arable farmland



Supply is down year-on-year, but after a busy autumn we expect to see an increase by year-end



The number of publicly marketed acres nationally (2023 to end November), the highest since 2018



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*Savills Rural Research

A selection of property across East Anglia



SOLD

Stowmarket, Suffolk
About 400 acres | Guide £4.5 million



SOLD

Framlingham, Suffolk
About 198 acres | Guide £2.5 million



UNDER OFFER

Ipswich, Suffolk
About 212 acres | Guide £2.6 million



SOLD

Sudbury, Suffolk
About 111 acres | Guide £1.1 million



SOLD

Beachamwell, Norfolk
About 1,633 acres | Guide £17 million



SOLD

Thurning, Norfolk
About 338 acres | Guide £3.2 million



SOLD

Stokesby, Norfolk
About 133 acres | Guide £1.7 million



SOLD

Sculthorpe, Norfolk
About 66 acres | Guide £1.2 million



UNDER OFFER

Upminster, Essex
About 88 acres | Guide £2.95 million



UNDER OFFER

Rochford, Essex
About 3.6 acres | Guide £1 million



UNDER OFFER

Newmarket, Suffolk
About 74 acres | Guide £4.25 million



UNDER OFFER

Braintree, Essex
About 220 acres | Guide £2 million

Key Contacts

If you're thinking of buying or selling, contact a member of our team today.



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