

Farmland Review 2023

Wales



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

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A snapshot of 2023

A UK and Wales overview

UK 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.



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Wales Overview

The 2023 market is the busiest on record since 2000. Supply in the first nine months of this year increased by 46% compared with the same period last year, to 14,000 acres, and values rose by 18% in the year to September, to average £8,500 per acre for all types of farmland. Values however range from about £5,000 per acre for poorer-quality land to £11,000 to £12,000 per acre for dairy farms where there is interest from neighbours. Grade 3 pasture recorded the greatest value increase of any land class in Wales at 23%.

Dairy farms are particularly sought-after, with a number of England-based buyers looking for dairy farms in the counties of west Wales. There is also healthy interest from young farmers seeking their first foothold on the farming ladder, which is really encouraging.

The current well-balanced supply and demand is maintaining a steady market, although this may change in the future. The average age of farmers is high and a number of our vendors at the moment are retirees with no successors. Rising input costs are another factor that could influence the supply side of our market, and most of the farming community is waiting for clear signs of an economic recovery.



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Values rose 18% in the year to September 2023



Supply in the first nine months of 2022 increased by 46%



Grade 3 pasture recorded the greatest value increase of any land class in Wales

A selection of property across Wales



SOLD

Nr Llandysul, Ceredigion
About 290 acres | Guide £3.2 million



SOLD

Whitland, Carmarthenshire
About 185.5 acres | Guide £2 million



SOLD

Haverfordwest, Pembrokeshire
About 178 acres | Guide £2 million



SOLD

Llandovery, Carmarthenshire
About 289 acres | Guide £2.1 million



SOLD

Boncath, Pembrokeshire
About 149 acres | Guide £1.2 million



UNDER OFFER

Bodior Estate, Rhoscolyn
About 589.7 acres | Guide £6.95 million



SOLD

Clynderwen, Pembrokeshire
About 103 acres | Guide £500,00



FOR SALE

Machynlleth, Gwynedd
About 625 acres | Guide £3.5 million

Key Contacts

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



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