

■ Farms & Property

PROPERTY LANDSCAPE

Grants to improve your carbon footprint



Harriet Jones on SFI grant considerations

Following my article in October about biodiversity net gain, I see there is more and more in the press about natural capital and what farmers need to know. I am frequently being asked by clients what they can do to improve their carbon footprint and what help is available to them.

The Sustainable Farming Incentive is a grant now available to farmers and landowners and is the first scheme under the new Agricultural Transition Plan to be introduced.

Under this scheme, farmers will be required to manage their land, and particularly soil quality, to improve food production in a more environmentally sustainable way to provide public goods, such as improved water quality.

Farmers who claim Basic Payment with land in England are eligible to apply and there are three standards available – arable and horticultural soils, grassland soils and moorland soils.

As with all grants, the higher the level of commitment and input, the higher the level of payment, with payments ranging from £10.31/hectare to £58/ha depending on soil type and agreement level.

Agreements will last three years, with payments made on a quarterly basis, and the application window is now open with no current deadline.

As always, the devil is in the detail and it may not appeal to all farmers and landowners. Those taking up the grant will need to



Harriet Jones

carefully consider whether the scheme will limit the flexibility of future cropping and if it is financially viable for the business to enter.

While we do not envisage this will directly influence the value of agricultural land, it is certainly another factor for prospective purchasers to take into account.

With new schemes and new legislation to look forward to, the conversation about natural capital is increasing and, in an attempt to try to answer some of the questions, Barbers Rural is running a series of seminars with guest speakers to try to advise farmers and landowners about what it will mean for their farming businesses.

Clearly one of the key questions is how the rules surrounding natural capital will affect the price of land going forward and, as yet, we do not really know.

Harriet Jones is a rural surveyor with Barbers Rural. Call 01630 692 500, or email info@barbers-rural.co.uk

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GUIDE PRICE: £560,000 (Ref: C369)

BUCKINGHAMSHIRE, Great Brickhill
 Modern 4 bed farmhouse with large garden and parking set in a superb location with views over open countryside. Includes agricultural building and land extending to approximately 5 acres (2 ha). **SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION**
GUIDE PRICE: £1,125,000 (Ref: C370)

HERTFORDSHIRE, Benington
 A well presented five bedroom detached farmhouse with attached double car port and large mature garden located in the sought after village of Benington. **SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION.**
GUIDE PRICE: £1,100,000 (Ref: C367)

ESSEX, Great Leighs
 Detached 4 bed bungalow set in a large plot with mature garden and good size outbuilding located on the outskirts of the village of Great Leighs. **SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION**
GUIDE PRICE: £640,000 (Ref: C366)

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b.thompson-etchell@greentech.energy

John Hill:

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LEICESTERSHIRE, Knaptoft
Well maintained four/ive bedroom detached bungalow set in a good size plot with mature gardens and small paddock with views over open countryside. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £560,000 (Ref: C369)



BUCKINGHAMSHIRE, Great Brickhill
Modern 4 bed farmhouse with large garden and parking set in a superb location with views over open countryside. Includes agricultural building and land extending to approximately 5 acres (2 ha). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £1,125,000 (Ref: C370)



SOMERSET, West Bagborough - Farmhouse and Tourism Business
4 bed spacious Farmhouse with large garden, 2-storey double garage, 2 workshops, agricultural building, American Barn stables and an established successful Tourism Business. Approx 4 acres (1.62 ha). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: POA (Ref: C373)



CORNWALL, St Issey
Detached, modern, well presented 4 bed farmhouse set in approx. 0.2 ha (0.5 acre) of landscaped gardens and grounds with views over open countryside. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £610,000 (Ref: C363)



CORNWALL, St Issey
Uniquely designed high specification detached 6 bed farmhouse set in approx. 0.81 ha (2 acres) of gardens and grounds with far reaching views over open countryside. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £1,150,000 (Ref: C364)



DEVON, Cockwood
A 3 bed detached bungalow with ample parking and gardens to all sides set in an elevated position on the outskirts of the village of Cockwood. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £400,000 (Ref: C368)

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PROPERTY LANDSCAPE

Planning options for farm buildings



James Whilding on farm building options



James Whilding

The need for farm buildings that are fit for purpose continues to be high on the agenda for the nation's farmers, especially those seeking to expand their businesses. For new farm buildings, there are options available in terms of the route through the planning system.

Permitted development

There is a whole area of development which, by its very nature, does not require planning permission.

Class A of Part 6 (Agricultural and Forestry) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) relates to agricultural permitted development on holdings of five hectares (12 acres) or more and covers buildings up to 1,000sq.m.

There are a number of restrictions where the permitted development rights may not apply, for example:

- Livestock buildings within 400m of non-farm dwellings
- Buildings within 25m of a classified road
- Buildings within 3km of the perimeter of an aerodrome
- Buildings for storing fuel for or waste from biomass boilers/anaerobic digestion systems

There are other restrictions to check in individual circumstances, and it must be demonstrated that the development is reasonably necessary for the purposes of agriculture. Different rules apply for holdings under 5ha (12 acres).

Prior approval of the local planning authority is required in terms of siting, design and external appearance, and there is a procedure to follow.

It is worth noting that if you erect a building under permitted development rights, this nullifies your opportunity for a Class Q (agricultural to residential) change of use application or vice versa for 10 years on the holding. Therefore, if you are currently considering both options, you need to decide which

scheme should be applied for under a full planning application to ensure the best chance of success for both projects.

Planning applications

Local planning authorities should treat planning applications for farm buildings positively, even in Green Belt, where agricultural buildings are not considered inappropriate development. However, issues such as landscape impact, pollution, ecology, highways and access all need addressing, and in some cases, an environmental statement will be required.

Pre-application consultation with the local authority can be useful from the outset in some cases to understand the likelihood of success, key policies and the extent of information required to validate an application.

Environmental impact assessment

For larger agricultural developments and particularly intensive operations such as pig and poultry units, an environmental statement may be required to accompany a planning application. In such cases, they may also require an Environmental Permit from the Environment Agency in order to operate.

For smaller intensive units over 500sq.m, an environmental impact assessment may be required depending upon whether there are significant environmental effects envisaged.

James Whilding is managing director at Acorus Rural Property Services. Call 0345 340 5215, or email ask@acorus.co.uk.

Summer Property Guide

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NORFOLK, Attleborough
Spacious barn style detached 6 bed three storey modern house set in approx 0.6 ha (1.5 acres) with large gardens, three bay former garage, cart lodge/utility shed and summer house.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £1,115,000 (Ref: C365)



BUCKINGHAMSHIRE, Great Brickhill
Modern 4 bed farmhouse with large garden and parking set in a superb location with views over open countryside. Includes agricultural building and land extending to approximately 5 acres (2 ha).
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £1,095,000 (Ref: C370)



CAMBRIDGESHIRE, March
4 bed farmhouse with large garden, single garage, land and outbuildings, extending to a total plot size of 4.82 acres (1.95 hectares) located between the hamlet of Rings End and the Market Town of March.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £600,000 (Ref: C377)



NORFOLK, North Tuddenham
Well presented traditional 1970s 3 bed detached bungalow with large garden, double garage/workshop and parking located in the sought after village of North Tuddenham.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £320,000 (Ref: C375)



SUFFOLK, Bradfield St George
Well appointed large detached farmhouse with up to 9 bedrooms set over 3 floors inc attached self contained 1 bed annexe.
Set in rural location with views over open countryside and a large garden.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £785,000 (Ref: C374)



ESSEX, Shalford
Large 4 bed farmhouse set in good size plot with parking and established garden, set in a rural location to the north west of Braintree. An ideal family home offering ample accommodation.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £525,000 (Ref: C376)

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LEICESTERSHIRE, Knaptoft
Well maintained four/five bedroom detached bungalow set in a good size plot with mature gardens and small paddock with views over open countryside.
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GUIDE PRICE: £545,000 (Ref: C369)



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Modern 4 bed farmhouse with large garden and parking set in a superb location with views over open countryside. Includes agricultural building and land extending to approximately 5 acres (2 ha).
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £1,095,000 (Ref: C370)



SUFFOLK, Pettistree
A two/three bedroom detached chalet house with detached double garage and large garden set in a rural location on the outskirts of the picturesque small village of Pettistree.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £300,000 (Ref: C380)



HERTFORDSHIRE, Benington
A well presented five bedroom detached farmhouse with attached double car port and large mature garden located in the sought after village of Benington.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £1,070,000 (Ref: C367)



UPPINGHAM, Uppingham
Detached 4 bed dormer bungalow with single integral garage, large garden and land extending in total to approx. 0.69ha (1.7 acres).
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £795,000 (Ref: C362)



SUFFOLK, Laxfield
Two bedroom detached bungalow set in a rural location with good size garden, ample parking and detached garage.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £272,000 (Ref: C372)

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LEICESTERSHIRE, Knaptoft
 Well maintained four/five bedroom detached bungalow set
 in a good size plot with mature gardens and small paddock
 with views over open countryside.
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 GUIDE PRICE: £545,000 (Ref: C369)



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 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £300,000 (Ref: C380)



NORFOLK, North Tuddenham
 Well presented traditional 1970s 3 bed detached bungalow
 with large garden, double garage/workshop and parking
 located in the sought after village of North Tuddenham.
 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £320,000 (Ref: C375)



SUFFOLK, Bradfield St George
 Well appointed large detached farmhouse with up to 9 bedrooms
 set over 3 floors inc attached self contained 1 bed annexe. Set in
 rural location with views over open countryside and a large garden.
 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £765,000 (Ref: C374)



HERTFORDSHIRE, Benington
 A well presented five bedroom detached farmhouse with attached
 double car port and large mature garden located in the sought after
 village of Benington.
 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £1,070,000 (Ref: C367)



UPMINSTER, Sulphur
 Detached 4 bed dormer bungalow with single integral
 garage, large garden and land extending in total to approx.
 0.69ha (1.7 acres).
 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £795,000 (Ref: C362)



ESSEX, Great Leighs
 Detached 4 bed bungalow set in a large plot with mature garden
 and good size outbuilding located on the outskirts of the village
 of Great Leighs.
 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £520,000 (Ref: C368)



NORFOLK, Roudham
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 good sized plot in quiet village of Roudham with outbuilding and tennis
 court. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £1,080,000 (Ref: C371)



ESSEX, Shalford
 Large 4 bed farmhouse set in good size plot with parking and
 established garden, set in a rural location to the north west of
 Braintree. An ideal family home offering ample accommodation.
 SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
 GUIDE PRICE: £525,000 (Ref: C376)



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 Two bedroom detached bungalow set in a rural location
 with good size garden, ample parking and detached garage.
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 GUIDE PRICE: £272,000 (Ref: C372)

PROPERTY LANDSCAPE

Location still holds the key



Thomas Armstrong on interest rate impact

Current interest rates may be the new norm, but demand for land in the right location remains strong.

Despite continuing higher interest rates, land is still attracting a lot of interest and achieving significant prices, but successful sales are becoming more and more reliant on location and neighbours.

Higher interest rates have had the biggest impact on agricultural purchasers; lifestyle and investment buyers have always been selective as to where they wish to purchase. So, if your land or farm for sale is outside the area where investors or lifestyle buyers want to live, you are reliant on agricultural buyers, and they are currently much more cautious than 18 months ago.

Given interest rates, commodity prices, and the reduction of BPS, greater caution in both buying and selling is hardly surprising, particularly among the sheep and beef farming sectors, who have had two years of large reductions already, and no prospect of any scheme to replace BPS.

The market has not gone backwards, but it is definitely more challenging, and the time required to complete a sale – particularly by private treaty and sold subject to contracts – is now longer. The process from acceptance of offer through to exchange of contracts has been especially delayed, and some sales are falling by the wayside.

More than ever, a successful sale needs someone with the time and commitment to drive the process along. And it has never been more important to make absolutely certain that everything is in order before you bring your land to market.

There is no knowing what 2024 will bring, but we see no reason why we should not maintain a similar level and perhaps an improvement with SFI coming on stream, milk prices improving and input prices beginning to soften.

The next generation of farmers need confidence in the Government and the system, and they need benchmarks to be set for payments, but there is still a strong foundation of younger farmers



Thomas Armstrong

with the ambition and enthusiasm to commit their future to the land.

Recent auctions have demonstrated how sales are being driven by a widespread belief that the future is farming at scale, and by location, with many land and farm sales knocked down to neighbouring farmers and farming enterprises, and especially those with the next generation waiting in the wings.

Our recent sale of land at Temple Sowerby proved the demand for the right location very clearly, with all lots sold to local farmers within the area who wanted to extend their existing farming enterprises. Determined bidding pushed the guide price of £978,000 to a final total of £1.46 million – a phenomenal 49 per cent over the asking price.

Another area of the market coming to the fore much more frequently is land being sold for woodland and biodiversity purposes. Recently we brought 69ha (170 acres) of land near Hexham to market offering rough grazing land for forestry and offsetting biodiversity as a whole or in five lots. There was so much interest, a closing date was set within 10 days of marketing, with huge interest from private individuals and those looking to establish woodland carbon offsetting biodiversity.

Interest rates are having an impact, but after years of very low interest rates and cheap money, buyers today are adjusting to a new norm. Rates may soften slightly to between 4 per cent and 5 per cent going into 2024, but higher rates are not deterring serious buyers looking for the right land in the right place.




Thomas Armstrong is a director at H&H Land and Estates. Call 01228 406 260, or email thomas.armstrong@hhlandestates.co.uk

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	<p>SUFFOLK, Whepstead A two bedroom barn style farmhouse with character set in a plot extending to approximately 1 acre with outbuildings and large garden. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £445,000 (Ref: C379)</p>
	<p>LEICESTERSHIRE, Knaptoft Well maintained four/five bedroom detached bungalow set in a good size plot with mature gardens and small paddock with views over open countryside. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £545,000 (Ref: C367)</p>
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	<p>HERTFORDSHIRE, Benington A well presented five bedroom detached farmhouse with attached double car port and large mature garden located in the sought after village of Benington. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £1,070,000 (Ref: C367)</p>
	<p>CAMBRIDGESHIRE, March A modern well laid out four bedroom house set in a good sized plot with parking, large garden, cart lodge, single garage, and land, in all extending to a total of 2 hectares (5 acres). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £630,000 (Ref: C382)</p>
	<p>SUFFOLK, Gt Finborough A three bedroom detached bungalow with conservatory, set in an approximate quarter acre plot with established garden and driveway with ample parking. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £287,000 (Ref: C381)</p>

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FOR SALE 5 BEDROOM DORMER BUNGALOW



SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION
Willow End, Tears Lane, Newburgh, Lancashire, WN8 7UA

A detached five bedroom dormer bungalow.
For Sale: £675,000
Freehold subject to contract
For further details contact - Fitton Estates
01704 500345

Grazing / Wanted

GRAZING REQUIRED

For 500 Ewes from mid December - March 24. Needs to be fully fenced.
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GRAZING REQUIRED

for up to 500 Herdwick Hogs. Will split. Ideally in the North of England/ South Scotland, well fenced. Oct 23 - April 24, monthly payments can be arranged. Tel: 01768 777256 (P)

GRAZING WANTED

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<p>SUFFOLK, Whepstead A two bedroom barn style farmhouse with character set in a plot extending to approximately 1 acre with outbuildings and large garden. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £445,000 (Ref: C379)</p>	<p>LEICESTERSHIRE, Knaptoft Well maintained four/five bedroom detached bungalow set in a good size plot with mature gardens and small paddock with views over open countryside. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £535,000 (Ref: C369)</p>	<p>BUCKINGHAMSHIRE, Great Brickhill Modern 4 bed farmhouse with large garden and parking set in a superb location with views over open countryside. Includes agricultural building and land extending to approximately 5 acres (2 ha). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION. GUIDE PRICE: £1,075,000 (Ref: C370)</p>	<p>SUFFOLK, Pettistree A two/three bedroom detached chalet house with detached double garage and large garden set in a rural location on the outskirts of the picturesque small village of Pettistree. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £300,000 (Ref: C380)</p>
<p>NORFOLK, North Tuddenham Well presented traditional 1970s 3 bed detached bungalow with large garden, double garage/workshop and parking located in the sought after village of North Tuddenham. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £320,000 (Ref: C375)</p>	<p>SUFFOLK, Bradfield St George Well appointed large detached farmhouse with up to 9 bedrooms set over 3 floors inc attached self contained 1 bed annexe. Set in rural location with views over open countryside and a large garden. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £780,000 (Ref: C374)</p>	<p>HERTFORDSHIRE, Benington A well presented five bedroom detached farmhouse with attached double car port and large mature garden located in the sought after village of Benington. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £1,060,000 (Ref: C367)</p>	<p>CAMBRIDGESHIRE, March A modern well laid out four bedroom house set in a good sized plot with parking, large garden, cart lodge, single garage, and land, in all extending to a total of 2 hectares (5 acres). SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION. GUIDE PRICE: £630,000 (Ref: C382)</p>
<p>LINCOLNSHIRE, Carlton Scroop 4 bed single storey farmhouse providing ample accommodation & set in a good sized plot with detached double garage and mature garden. The dwelling was created from a converted barn and retains some original features. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION. GUIDE PRICE: £455,000 (Ref: C383)</p>	<p>ESSEX, Shalford Large 4 bed farmhouse set in good size plot with parking and established garden, set in a rural location to the north west of Braintree. An ideal family home offering ample accommodation. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £525,000 (Ref: C376)</p>	<p>SUFFOLK, Laxfield Two bedroom detached bungalow set in a rural location with good size garden, ample parking and detached garage. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION GUIDE PRICE: £272,000 (Ref: C372)</p>	<p>SUFFOLK, Gt Finborough A three bedroom detached bungalow with conservatory, set in an approximate quarter acre plot with established garden and driveway with ample parking. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION. GUIDE PRICE: £287,000 (Ref: C381)</p>