

County	Acreage	Farm name/reference	Property type	Description	Land class	Tenure (Key at end)	Date	Agent	Sole/joint	Sale method	Farm type (Key at end)	Guide Price (£)	Sold at (Key at End)
Buckinghamshire	15 30	Land at Nash Road, Beachampton	Bare land	Single block of pastureland with highway access and mains water connection.	3	VP	Jun-24	Howkins & Harrison	Sole	Private Treaty	P	£185 000	SA
Cambridgeshire	3 17	Woodland at Whittlesford	Bare land	Mixed broadleaf woodland		VP	Jul-24	Bidwells	Sole	Private Treaty	O	£95 000	WA
Cambridgeshire	37 46	Land at Castor	Bare land			VP	Dec-24	Henry H Bletsoe & Son LI	Sole	Private Treaty	P	£300 000	C
Cambridgeshire	27 02	Land at Broughton - Lot 4	Bare land			VP	Oct-24	Henry H Bletsoe & Son LI	Sole	Private Treaty	A	£210 000	C
Cambridgeshire	65 69	Land at Broughton - Lot 6	Bare land			VP	Oct-24	Henry H Bletsoe & Son LI	Sole	Private Treaty	A	£530 000	C
Cambridgeshire	25 23	Lot 3 - Land at Pymoor	Bare land	Four blocks of productive Grade 1 arable land located north-west of Ely, offering a prime agricultural investment opportunity. In all extending to approximately 76.97 acres (31.15 ha). For sale by private treaty as a whole or in up to 4 Lots. Sold with water abstraction.	1	VP	Sep-24	Carter Jonas	Sole	Private Treaty	A	£240 000	C
Cambridgeshire	140 54	Whole - Cocksedge Farm, Carlton	Land dwelling/s and buildings	Ringfenced block of Grade 2 arable land with farmhouse and a range of farm buildings with conversion opportunities (STPP). In all extending to approximately 140.44 acres (56.83 ha). For sale by private treaty as a whole or in up to 3 Lots.	2	VP	Sep-24	Carter Jonas	Joint	Private Treaty	A	£2 700 000	WB
Cambridgeshire	19 97	Land off B1061, Dullingham	Bare land	Grade 2 farmland / equestrian opportunity on the edge of Dullingham. In all extending to 19.97 acres (7.84 ha).	2	VP	Sep-24	Carter Jonas	Sole	Private Treaty	A	£500 000	C
Cambridgeshire	11 00	Land at Stretham	Bare land	A block of productive arable land with road frontage. An opportunity to purchase arable land situated in a strategic location with direct access off the A10. In all extending to 11.36 acres (4.60 ha). For sale by online auction as a whole.	3	VP	Sep-24	Carter Jonas	Sole	Auction	A	£128 000	WA
Cambridgeshire	21 82	Lot 2 - Land at Pymoor	Bare land	Four blocks of productive Grade 1 arable land located north-west of Ely, offering a prime agricultural investment opportunity. In all extending to approximately 76.97 acres (31.15 ha). For sale by private treaty as a whole or in up to 4 Lots. Sold with water abstraction.	1	VP	Aug-24	Carter Jonas	Sole	Private Treaty	A	£208 000	C
Ceredigion	12 00	Cae Gwyn, Llangeitho, Tregaron, Ceredigion, SY25 6QQ	Land dwelling/s and buildings			VP	Nov-24	Morris Marshall & Poole	Sole	Private Treaty	Sm	£495 000	C
Cheshire	108	Land on Coole Lane	Bare land	Lots of interest from neighbouring property owners.		VP	Oct-24	Barbers Rural	Sole	Private Treaty	D	1600000	WA
Cheshire	3 95	Land at Hollow Meadow	Bare land			VP	Oct-24	Barbers Rural	Sole	Private Treaty	P	£50 000	SA
Cheshire	237 00	Agden House Farm	Land dwelling/s and buildings			VP	Oct-24	Barbers Rural	Sole	Private Treaty	D	£4 100 000	C
Cheshire	108 70	Birchenfields Farm, Chester	Land dwelling/s and buildings	Well equipped dairy farm on the Cheshire/Welsh borders. Mixture of arable ground and grassland.		VP	Jul-24	Rostons	Sole	Private Treaty	D	£2 000 000	WA
Cheshire	1 28	Land at Broomheath Lane, Tarvin	Land and buildings	Grassland with stables. Was very popular as it was in a rural spot but still close to Chester and surrounding residential areas.		VP	Jul-24	Rostons	Sole	Private Treaty	E	£90 000	SA
Cheshire	11 10	Land at Tattenhall	Bare land	Parcel of grassland on the outskirts of the village. Had some access issues in that it was a right of way up a private road to get to the land, and the property at the top of the lane was not thrilled with high levels of activity.		VP	Aug-24	Rostons	Sole	Private Treaty	P	£140 000	C
Cheshire	1 00	Land adjoining Ivy Cottage, Bickerton	Bare land	Parcel of one acre of arable ground adjoining a residential property. The land sloped towards the residential property so was of little use from an agricultural point of view, and therefore the sale did not reduce the value of the remaining land.		VP	Sep-24	Rostons	Sole	Private Treaty	Am	£25 000	C
Cheshire	26 51	Land on Middlewich Road, Minshall Vernon	Bare land	Grassland accessed down a private road. There was also a scheduled monument within the field, so was only grazing land. Had a lot of interest from people wanting to split into smaller lots, but due to access this was not an option. Sold as a whole to a neighbouring land owner.		VP	Sep-24	Rostons	Sole	Private Treaty	P	£200 000	C
Cheshire	63 00	Land at Gallantry Bank Farm, Bickerton	Bare land	Good size block of agricultural land. Unfortunately not a huge number of farmers in that area looking to expand, plenty of opportunity to rent the land but limited sale market.		VP	Oct-24	Rostons	Sole	private Treaty	A	£600 000	C
Cheshire	3 22	Land at Nova Scotia, Whitegate	Bare land	equestrian land in a popular location close to riding routes		VP	Nov-24	Rostons	Sole	Private Treaty	E	£100 000	WA
Cheshire	23 35	Land at Eaton, Tarporley	Bare land	Block of grassland in an edge of village location. Was popular for agriculture, equine and some interest from local homeowners wanting to protect the area/their view.		VP	Dec-24	Rostons	Sole	Private Treaty	P	£276 000	SA

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Cheshire	3 83	Land off Mancot Lane, Deeside	Bare land	Land was grassland that had been unmanaged in recent years. It was in an accessible location close and appealed to a range of purchasers including development potential and equestrian.		VP	Jul-24	Rostons	Sole	Private Treaty	P	£75 000	WA
Cheshire	29 27	Land at Big Merryfall Farm, Whitley	Bare land	block of arable ground in an area with a number of arable farms which helped push pricing. The guide was perhaps lower than usual as the access was shared/right of way rather than owned.		VP	Aug-24	Rostons	Sole	Private Treaty	A	£350 000	SA
Cornwall	36 90	Chyronnd, Crackington Haven, Bude	Land dwelling/s and buildings	A detached bungalow with over 36 acres and an agricultural barn, sold subject to an agricultural occupancy condition. Viewings Strictly By Appointment, 3 Bedroom Bungalow, Occupancy Restriction, Approximately 36.9 Acres, Far Reaching Sea Views, Substantial Agricultural Barn, Requires Modernisation Throughout,		VP	Dec-24	Stags	Sole	Private Treaty	Res	£650 000	C
Cornwall	13 16	Downicary Farm, St Giles on the Heath	Bare land	Pasture land.		VP	Oct-24	Stags	Sole	Private Treaty	P	£140 000	C
Cumbria	64 81	Land at Thursby, Carlisle	Bare land			VP	Sep-24	H&H Land & Estates	Sole	Private Treaty	P	£800 000	C
Cumbria	12 26	Land at Crosby, Maryport	Bare land			VP	Sep-24	H&H Land & Estates	Sole	Private Treaty	P	£125 000	C
Cumbria	10 20	Forrester Fold, Wigton	Land dwelling/s and buildings			VP	Sep-24	H&H Land & Estates	Sole	Private Treaty	Sm	£650 000	C
Cumbria	119 65	Land at Blencowe, Penrith	Bare land			VP	Sep-24	H&H Land & Estates	Sole	Private Treaty	D	£1 385 000	WA
Cumbria	154 98	Land at Barras, Kirkby Stephen	Land and buildings			VP	Oct-24	H&H Land & Estates	Sole	Private Treaty	M	£500 000	WA
Cumbria	55 13	Land at Shap, Penrith	Bare land			VP	Oct-24	H&H Land & Estates	Sole	Private Treaty	P	£300 000	C
Cumbria	20 19	Land at Edenhall, Penrith	Bare land			VP	Oct-24	H&H Land & Estates	Sole	Auction	P	£240 000	C
Cumbria	195 74	Mount Pleasant Farm., Blencowe, Penrith	Land dwelling/s and buildings			VP	Oct-24	H&H Land & Estates	Sole	Private Treaty	D	£3 000 000	C
Cumbria	11 45	Land at Blencowe, Penrith	Bare land			VP	Oct-24	H&H Land & Estates	Sole	Private Treaty	D	£150 000	WA
Cumbria	213 15	Land Near Longtown, Carlisle	Bare land			VP	Oct-24	H&H Land & Estates	Sole	Private Treaty	P	£1 800 000	C
Cumbria	4 14	The Barn, Houghton, Carlisle	Land dwelling/s and buildings			VP	Nov-24	H&H Land & Estates	Sole	Private Treaty	Sm	£450 000	C
Cumbria	3 01	Thistly Wood, Ambleside	Bare land			VP	Aug-24	H&H Land and Estates	Sole	Private Treaty	Am	£75 000	C
Cumbria	19 01	Land at Distington - Lot 1	Bare land			VP	Jul-24	H&H Land and Estates	Sole	Tender	P	£95 000	C
Cumbria	26 08	Land at Distington - Lot 2	Bare land			VP	Oct-24	H&H Land and Estates	Sole	Tender	P	£130 000	SB
Cumbria	2 42	Land at Troutbeck	Bare land			VP	Oct-24	H&H Land and Estates	Sole	Tender	P	£35 000	WA
Cumbria	8 72	Howbarrow Farm, Cartmell	Land dwelling/s and buildings			VP	Jul-24	H&H Land and Estates	Sole	Private Treaty	Sm	£750 000	C
Cumbria	136 17	Land at Mosser	Bare land	136.17 Acres (55.10 Ha) or thereabouts of permanent pasture land	4	VP	Oct-24	PFK Rural	Sole	Auction	P	£450 000	C
Cumbria	127 94	Blakehills Farm, Mungrisdale	Land dwelling/s and buildings	Farmhouse, cottage, farm buildings and 127.94 acres in Mungrisdale, Cumbria.	4	VP	Jul-24	PFK Rural	Sole	Private Treaty	M	£1 500 000	C
Cumbria	9 04	Land at Bald How, Matterdale	Bare land	A block of grazing land amounting to 9.04 acres with roadside access.	4	VP	Aug-24	PFK Rural	Sole	Auction	P	£40 000	SA
Cumbria	1 14	Land at Blencarn	Bare land	A useful enclosure of grazing and mowing land which extends to approximately 1.14 acres	3	VP	Sep-24	PFK Rural	Sole	Private Treaty	P	£25 000	SA
Cumbria	30 53	Land at Gamblesby	Bare land	Three blocks of land all close to the village of Gamblesby.	4	VP	Oct-24	PFK Rural	Sole	Auction	P	£185 000	C
Derbyshire	21 44	Sealwood Cottage Farm, Sealwood Lane, Linton, DE12 6PA	Land dwelling/s and buildings	Grade II listed country property with a small range of modern outbuildings, 18 acres of arable land and vineyard	3	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	Sm	£1 350 000	C
Derbyshire	33 36	Lots 2 & 3 - Land to the North of Kings Newton, Melbourne, DE73 8DD	Bare land	Lot 3 has planning consent for the erection of a general purpose agricultural building under the General Permitted Development Order 2015	3	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	M	£290 000	C
Derbyshire	4 61	Lot 4 - Land to the North of Kings Newton, Melbourne, DE73 8DD	Bare land		2	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	P	£120 000	SA
Derbyshire	16 16	Woodland off Lullington Road, Netherseal, DE12 8BE	Bare land	Woodland established in 2003	2	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	O	£106 000	WB

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Devon	1 86	Land & Stables at Raneleigh, Down Thomas, Plymouth	Land and buildings	Well-equipped equestrian facility (to include three stables, feed store, tack room and menage) within easy reach of the city of Plymouth and nearby villages, extending to approximately 1.86 acres in all.		VP	Aug-24	Luscombe Maye	Sole	Private Treaty	E	£125 000	WB
Devon	154 93	The Tithe Barn & Part Crapstone Barton Farm, Buckland Monachorum	Land dwelling/s and buildings	Spacious Grade II listed converted stone barn and attached cottage, range of general purpose modern farm buildings and agricultural land extending to some 154.93 acres (62.70 hectares) in all.		VP	Aug-24	Luscombe Maye	Sole	Tender	Sm	£2 000 000	WA
Devon	0 34	Shady Walk and adjoining Land, Modbury	Bare land	Former vegetable garden and lane (0.34 acres in all) within close proximity of town centre		VP	Sep-24	Luscombe Maye	Sole	Tender	Sm	£75 000	C
Devon	2 83	Field at Underhill, South Brent	Bare land	2.83 acres (1.14 hectares) of attractive grassland with field shelter offering potential for amenity/recreational use (subject to planning).		VP	Sep-24	Luscombe Maye	Sole	Tender	P	£50 000	SA
Devon	2 33	Sanderson's Garage and Field, Kingston, Kingsbridge	Land and buildings	Stone garage and grass field 2.33 acres (0.94 hectares) in all, with potential for change of use to residential (the garage and the land) or for equestrian/recreational/amenity use (subject to planning)		VP	Sep-24	Luscombe Maye	Sole	Tender	P	£150 000	WA
Devon	45 13	Knighton Farm, East Allington, Totnes	Land dwelling/s and buildings	A residential and livestock farm (45.13 acres - 18.26 hectares) with a former farmhouse (requiring complete renovation) and outbuildings (potential for change of use) in a desirable rural location.		VP	Sep-24	Luscombe Maye	Sole	Tender	M	£595 000	C
Devon	1 43	The Linhay and Land overlooking the River Teign, Combeinteignhead, Newton Abbot	Land dwelling/s and buildings	A rare opportunity to acquire a Bird Hide (extending to 678 square feet) over two storeys with breathtaking views across the River Teign situated in 1.43 acres (0.58 hectares) of grass and reed marsh in the popular hamlet of Combeinteignhead.		VP	Oct-24	Luscombe Maye	Sole	Tender	O	£135 000	SA
Devon	11 24	The Quellse, Lordswood, Bittaford, Ivybridge	Bare land	Some 11.24 acres (4.62 hectares) of productive permanent pasture, together with planning permission for the erection of a modern agricultural building, located conveniently between the villages of Ugborough and Bittaford, near Ivybridge in South Devon		VP	Oct-24	Luscombe Maye	Sole	Private Treaty	P	£125 000	WA
Devon	11 40	Dukes Mill, Bigbury, Kingsbridge	Bare land	Attractive conservation and wildlife habitat extending to 11.4 acres (4.61 hectares) of amenity land/woodland in a tucked away location with far stretching views across the Avon valley.		VP	Oct-24	Luscombe Maye	Sole	Tender	Am	£45 000	WB
Devon	6 84	Land at Deer Bridge, Slapton, Kingsbridge	Bare land	6.84 acres (2.77 ha) of productive grassland with magnificent views of the surrounding countryside to include the Slapton Ley Nature reserve. With a mains water supply and within easy reach of the popular Slapton Sands.		VP	Oct-24	Luscombe Maye	Sole	Tender	P	£75 000	SA
Devon	14 00	Barnam, Bickleigh, Plymouth	Land dwelling/s and buildings	Detached barn conversion, 2 bed annexe, detached garage, large Office/Studio/Gym, extensive equestrian facilities to include 8 Stables, 40m x 20m Ménage, all weather lunge pen, 14 acres of well fenced paddocks, just off the foothills of Dartmoor National Park		VP	Oct-24	Luscombe Maye	Sole	Private Treaty	Res	£1 250 000	C
Devon	7 07	Land adjacent to Touchwood, Littlehempston, Totnes	Bare land	7.07 acres (2.86 ha) of attractive grassland nestled in an attractive location in Littlehempston with far stretching views of the surrounding countryside and within close proximity to the A381 Newton Road.		VP	Oct-24	Luscombe Maye	Sole	Tender	P	£95 000	WA
Devon	4 02	Court Prior Meadows, Cornworthy, Totnes	Bare land	Approximately 4.02 acres (1.63 hectares) in all of attractive permanent pastureland with far reaching rural views over the sought-after village of Cornworthy in the South Hams area of South Devon.		VP	Nov-24	Luscombe Maye	Sole	Tender	P	£45 000	SA
Devon	2 76	Land near Crapstone, Yelverton - Lot 1	Bare land	2.76 acres of permanent pastureland, positioned in a secluded yet accessible location with exceptional views towards Plymouth sound and beyond.		VP	Dec-24	Luscombe Maye	Sole	Tender	P	£75 000	C
Devon	2 76	Land near Crapstone, Yelverton - Lot 2	Bare land	2.76 acres of permanent pastureland, positioned in a secluded yet accessible location with exceptional views towards Plymouth sound and beyond.		VP	Dec-24	Luscombe Maye	Sole	Tender	P	£60 000	WA
Devon	10 98	Land near Cranford Cross, Woolery	Bare land	Three level and gently sloping pasture / arable fields with direct road access. 10.98 acres (4.44 hectares) available as a whole or in three lots. LOT 1 - 4.28 acres. LOT 2 - 2.69 acres. LOT 3 - 4.01 acres. For sale by private treaty. FREEHOLD.	3	VP	Jul-24	Stags	Sole	Private Treaty	P	£145 000	WA
Devon	11 46	Treable Woods, Drewsteignton	Bare land	An accessible and private parcel of about 11.4 acres of mixed woodland		VP	Nov-24	Stags	Sole	Auction	Am	£90 000	C
Devon	14 37	Land at Stockland Head Cross, Plymtree (LOTS 1&2)	Bare land	Level pasture land with direct road access.		VP	Dec-24	Stags	Sole	Private Treaty	P	£145 000	WA
Devon	27 34	Land at Wood Farm, Cotleigh	Bare land	Productive level and gently sloping farmland, currently in grass. Part of the land has been farmed in arable and maize rotation. The soil is characterised as fine silty over clay and fine loamy over clay soils. Suitable for cereals and grassland production.		VP	Nov-24	Stags	Sole	Private Treaty	A	£320 000	SA

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Devon	28 54	Sand Farm Bungalow, Sidbury (LOTS 3 & 4)	Bare land	A 10.56 acre mature "hanging wood" designated Ancient Woodland as well as a County Wildlife Site and a productive single field extending to about 17.98 acres of gently sloping pasture		VP		Stags	Sole	Private Treaty	M	£210 000	C
Devon	35 03	Land on the edge of Bratton Clovelly, Okehampton	Bare land	Pasture land. Generous stream and road frontage. Level or gently sloping. Auction: 25th of July.		VP	Jul-24	Stags	Sole	Private Treaty	P	£245 000	C
Devon	69 22	Westacott, North Tawton	Land dwelling/s and buildings	An unaltered Georgian style farmhouse and traditional buildings within a private parkland setting.		VP	Jul-24	Stags	Sole	Auction	Res	£900 000	SA
Devon	157 96	East and West Combe Farm, Sourton, Okehampton	Land dwelling/s and buildings	Rare agricultural investment opportunity on Dartmoor National Park. Freehold, subject to an existing Agricultural Holding Act (AHA) tenancy agreement 157.96 Acres (63.89 Hectares)		AHA	Dec-24	Stags	Sole	Private Treaty	P	£700 000	WA
Devon	43 11	Ditchett Barton, Rackenford	Land dwelling/s and buildings	Set within 43 acres, a handsome Georgian country house for complete renovation together with a courtyard of barns with planning permission to convert to three residential dwellings.		VP	Oct-24	Stags	Sole	Auction	Res	£695 000	C
Devon	23 33	Land on Bransgrove Hill, Wembworthy	Bare land	South-east facing grass land and a small area of young woodland adjoining a stream. 23.33 acres (9.44 hectares). Direct road access. Gently sloping pasture land used for mowing and grazing		VP	Sep-24	Stags	Sole	Private Treaty	P	£160 000	C
Devon	63 05	Land on the Eastern Side of South Brent	Bare land	65.03 Acres of productive arable and pasture land with good access links.		VP	Jul-24	Stags	Sole	Private Treaty	A	£560 000	WA
Devon	132 67	Land to the East of Modbury, Ivybridge	Bare land	The land is let under Farm Business Tenancy agreement and provides a secure annual income.		ATA	Oct-24	Stags	Sole	Private Treaty	P	£550 000	C
Devon	30 40	Hollyleigh Farm Lot Three, Hawkchurch	Bare land	Block of attractive pastureland divided into 3 main enclosures. A hard track provides good access from the highway to all fields. This lot also has some small areas of mixed woodland and stream frontage.		VP	Jul-24	Symonds & Sampson	Sole	Private Treaty	M	£285 000	WA
Devon	13 89	Roughmoor Farm, Axminster	Land dwelling/s and buildings	A gloriously situated residential farm, enjoying a private, tranquil position at the end of a long farm drive on the Devon/ Dorset border. Charming 6 bedroom period house with sympathetic modern extensions set in mature gardens with orchards and ponds. Flexible outbuildings, Surrounded by pretty pastureland.		VP	Jul-24	Symonds & Sampson	Sole	Private Treaty	Res	£1 150 000	C
Devon	8 29	The Ham, Tedburn Road, Exeter	Bare land	Productive pastureland set in a desirable yet accessible location in close proximity to Exeter City Centre.		VP	Aug-24	Symonds & Sampson	Sole	Auction	P	£75 000	C
Devon	18 16	Land at Seaton Marshes, Clapps Lane, Seaton	Bare land	Permanent pastureland occupying a strategic location on the edge of Seaton.		VP	Sep-24	Symonds & Sampson	Sole	Tender	P	£145 000	SA
Devon	25 59	Umborne Farm Lot Six, Shute	Bare land	Block of pasture/arable land in three enclosures. The land is gently sloping with good road frontage and bounded by mature hedges.		VP	Sep-24	Symonds & Sampson	Sole	Private Treaty	M	£235 000	SA
Devon	92 57	Curlew Farm Whole, Trinity Hill Road, Axminster	Land dwelling/s and buildings	An attractive residential/livestock farm set close to the coast. Adaptable 6 bedroom bungalow with sea views, 5 CL caravan site, range of farm buildings. Productive pasture/arable land and some woodland.		VP	Sep-24	Symonds & Sampson	Sole	Private Treaty	M	£1 550 000	C
Devon	47 70	Umborne Farm Lot One, Shute	Land dwelling/s and buildings	Residential/livestock farm. 6 bedroom period farmhouse and 3 bedroom detached cottage (both now requiring improvement), range of farm buildings, surrounded by productive pastureland.		VP	Sep-24	Symonds & Sampson	Sole	Private Treaty	Res	£1 250 000	SA
Devon	40 86	Land at Thorn Whole, Salcombe Regis, Devon	Bare land	A superb block of mainly level pastureland with two small areas of woodland enjoying a quiet situation close to the coast.		VP	Oct-24	Symonds & Sampson	Sole	Tender	P	£410 000	SA
Devon	35 48	Hollyleigh Farm Lot One, Hawkchurch	Land dwelling/s and buildings	Residential/livestock farm with generous 7 bedroom dormer bungalow (AOC) set in the unspoilt East Devon Countryside. Range of modern farm buildings. Block of productive pastureland.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	Res	£1 250 000	C
Devon	30 17	Knowle Farm Lot Six, Broadclyst Road, Whimble	Bare land	Block of productive pastureland, mainly gently sloping, divided into 5 enclosures and bounded by mature hedges. There are two small acres of coppice, and a small stream runs through.		VP	Oct-24	Symonds & Sampson	Sole	Auction	P	£250 000	C
Devon	8 04	Land at Dolphin Street, Colyton	Bare land	Level pastureland enjoying a pretty position on the edge of Colyton and having long frontage to the River Coly.		VP	Oct-24	Symonds & Sampson	Sole	Auction	P	£75 000	SA
Devon	9 62	Lot B - Land at Lower Tidderson, Tiverton	Bare land	Productive pastureland benefitting from direct road frontage and access, situated on the edge of the village.		VP	Oct-24	Symonds & Sampson	Sole	Auction	P	£85 000	SA
Devon	10 61	Knowle Farm Lot Three, Broadclyst Road, Whimble	Land and buildings	Block of permanent pastureland in 4 main enclosures bounded by mature hedges. Within lot is a timber and galvanised iron barn.		VP	Nov-24	Symonds & Sampson	Sole	Private Treaty	P	£95 000	SA
Devon	14 81	Middle Mackham Farm Lot B, Cullompton	Land and buildings	Block of permanent pastureland enjoying a quiet, rural position. Land is divided into 3 main enclosures, with a timber field shelter and areas of woodland, bounded by the Madford River.		VP	Nov-24	Symonds & Sampson	Sole	Auction	P	£125 000	C

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Devon	28 36	Knowle Farm Lot Five, Broadclyst Road, Whimble	Bare land	Block of pastureland in five enclosures.		VP	Nov-24	Symonds & Sampson	Sole	Private Treaty	P	£270 000	WA
Devon	8 91	Knowle Farm Lot Two, Broadclyst Road, Whimble	Bare land	2 gently sloping pasture fields with road frontage and access onto the highway (potential for future development due to their strategic location).		VP	Nov-24	Symonds & Sampson	Sole	Private Treaty	P	£135 000	SB
Devon	7 17	The Wishing Well, Bampton	Bare land	7.17 acres (2.90 hectares) of level pastureland set in a single enclosure with frontage to the River Bathern and excellent road access.		VP	Jul-24	Symonds & Sampson	Sole	Auction	P	£52 000	C
Devon	44 65	Land North Side of Withleigh Lane, Tiverton	Bare land	44.65 acres agricultural land.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	P	£320 000	C
Dorset	40 40	Sunnyside Farm Whole, Lower Kingcombe, Dorchester	Land dwelling/s and buildings	An excellent residential farm set in a tranquil hamlet surrounded by unspoilt countryside. A charming Victorian 2 bedroom cottage with a detached 2 bedroom barn conversion. Organic pastureland with a flexible barn and fishing rights on the River Hooke.		VP	Sep-24	Symonds & Sampson	Sole	Private Treaty	Res	£1 200 000	WA
Dorset	11 59	Land at Bingham's Farm, Bridport	Land and buildings	An excellent parcel of arable land with pole barn.		VP	Oct-24	Symonds & Sampson	Sole	Auction	A	£125 000	SA
Dorset	57 22	East Hill Stables	Land dwelling/s and buildings	Residential farm and equestrian holding. Property consists of a 5 bed farmhouse (subject to an AOC) with adjoining office and garage along with 24 stables and farm buildings.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	Res	£1 450 000	C
Dorset	16 67	Woodland at Peaceful Lane, Sturminster Newton	Bare land	Mixed mature broadleaf woodland.		VP	Oct-24	Symonds & Sampson	Sole	Auction	O	£150 000	SA
Dorset	11 28	Lot A - Land at Roman Road Farm, Old Sherborne Road, Dorchester	Bare land	Level to gently sloping south facing free draining arable land with attractive far reaching views.		VP	Oct-24	Symonds & Sampson	Sole	Auction	A	£125 000	C
Dorset	64 93	Land at Bennetts Hill, Bridport	Bare land	Level to sloping grass and arable land with outstanding sea views.		VP	Oct-24	Symonds & Sampson	Sole	Auction	A	£600 000	C
Dorset	33 80	Land at West Milton, Bridport	Bare land	Pastureland with significant conservation value and outstanding far-reaching views.		VP	Oct-24	Symonds & Sampson	Sole	Tender	P	£375 000	C
Dorset	92 02	Lot A - Land at Wood Lane, Beaminster	Bare land	Extremely attractive, productive grassland on the Dorset-Somerset border.		VP	Oct-24	Symonds & Sampson	Sole	Tender	P	£895 000	C
Dorset	33 07	Lot B - Land at Wood Lane, Beaminster	Bare land	Extremely attractive, productive grassland on the Dorset-Somerset border.		VP	Oct-24	Symonds & Sampson	Sole	Tender	P	£330 000	C
Dorset	20 42	Land at Tadnoll, Dorchester	Bare land	Level, productive permanent pastureland adjacent to Tadnoll & Winfrith Heath.		VP	Nov-24	Symonds & Sampson	Sole	Auction	P	£170 000	C
Dorset	38 42	Land at Pallington, Dorchester	Bare land	Fertile, workable arable land with good accessibility. Level to gently sloping, split into three fields.		VP	Dec-24	Symonds & Sampson	Sole	Auction	A	£350 000	SA
Dorset	26 50	Stock Hill Stud, Langham Lane, Gillingham	Land dwelling/s and buildings	An outstanding equestrian property in a beautiful parkland setting.		VP	Jun-24	Symonds & Sampson	Sole	Private Treaty	Res	£1 650 000	C
Dorset	14 15	Land at Caggypole Lane, Gillingham	Bare land	Level, productive pastureland in a peaceful location.		VP	Aug-24	Symonds & Sampson	Sole	Auction	P	£155 000	WA
Dorset	18 52	Land at East Orchard (Lot A), Shaftesbury	Bare land	Level pasture land with mains water and good access.		VP	Aug-24	Symonds & Sampson	Sole	Auction	P	£160 000	SA
Dorset	9 94	Land at Angel Lane, Gillingham	Bare land	9.94 acres of pasture land off a quiet country lane with mains water.		VP	Aug-24	Symonds & Sampson	Sole	Auction	P	£100 000	SA
Dorset	44 68	Land a New Cross Gate - Lot 2, Blandford	Bare land	Productive block of arable grassland. Deep loam and Kimmeridge clay soil. Extensive organic rotation of grass leys, permanent pasture and winter wheat for 15 years and is capable of being easily pushed to grow strong grass crops and a range of arable crops, including maize.	3	VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	A	£400 000	SA
Dorset	20 04	Lot 1 Land at Bowbridge, Shaftesbury Road, Templecombe	Bare land	20.04 acres (8.11 ha) of level and productive farmland.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	A	£220 000	SA
Dorset	113 07	Land at Hambledon Farm - Lot 1, Blandford	Bare land	113.07 acres (45.74 hectares) of productive Blackmore Vale farmland.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	A	£1 000 000	WA
Dorset	17 27	Land at Gold Hill, Blandford	Bare land			VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	O	£175 000	C
Dorset	74 33	Lot 2 at Dickey Down Farm, Sydling Road, Cerne Abbas	Bare land	74.33 acres of pasture land with separate road access in a glorious position in the heart of the Dorset Downs.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	P	£600 000	C
Dorset	13 60	Dickey Down Farm (Lot 1), Sydling Road, Dorchester	Land dwelling/s and buildings	A detached 3/4 bedroom farmhouse with barn in 13.60 acres in a glorious position in the heart of the Dorset Downs.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	Res	£775 000	C
Dorset	12 80	Land at Ibberton Lane, Blandford Forum	Land and buildings	12.80 acres (5.18 ha) of pastureland with a 4-box stable yard and stream frontage		VP	Oct-24	Symonds & Sampson	Sole	Auction	P	£145 000	C

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Dorset	42 94	Land at Winterborne Houghton, Blandford	Bare land	42.94 acres (17.38 hectares) of south-east facing arable chalk land		VP	Nov-24	Symonds & Sampson	Sole	Auction	A	£400 000	WA
Dorset	13 63	Steaming, Lanchards Lane, Blandford Forum	Land dwelling/s and buildings	An unspoilt smallholding with scope to improve situated in a quiet lane on the edge of the village.		VP	Nov-24	Symonds & Sampson	Sole	Private Treaty	Res	£750 000	C
Dorset	11 11	Land at River Wriggle Lane, Batcombe, Dorchester	Bare land	Productive level pasture and strip of woodland with stream frontage		VP	Nov-24	Symonds & Sampson	Sole	Auction	M	£90 000	SA
Dorset	15 02	Land at Calfhay Cross, Batcombe, Dorchester	Bare land	Productive arable capable pasture land with a gentle south facing slope		VP	Nov-24	Symonds & Sampson	Sole	Auction	P	£115 000	WA
Dorset	11 96	Land at Longham on the River Stour, Bear Cross Avenue	Bare land	A beautiful paddock extending to 11.959 acres which also boasts 385 metres of riverbank to include fishing rights, with a number of bank fishing spots.		VP	May-24	Symonds & Sampson	Sole	Auction	M	£60 000	C
Dorset	12 14	Land off, Blandford Road, Spetisbury	Bare land	An attractive, productive parcel of land extending to 12.14 acres (4.91ha) on the edge of Spetisbury village. The level lying land as been farmed in an arable rotation for many years and has been well maintained.		VP	Oct-24	Symonds & Sampson	Sole	Private Treaty	A	£250 000	C
Dorset	7 70	Woodland, Valley Road, Swanage	Bare land	A parcel of woodland extending to 7.70 acres comprising a range of soft and hardwood timber, situated near Swanage in the desirable Isle of Purbeck.		VP	Nov-24	Symonds & Sampson	Sole	Auction	O	£70 000	SA
Dorset	31 82	Lot B, Farm Buildings with 31.82 Acres, Ailwood, Corfe Castle	Land and buildings	Pasture land with traditional farm buildings. Historically, the buildings were used to rear cattle and pigs, the farm buildings would benefit from extensive renovation throughout.		VP	Dec-24	Symonds & Sampson	Sole	Auction	P	£700 000	WA
Dorset	7 32	Lenctenbury Farm, Soldiers Road, Wareham	Bare land	Lenctenbury Farm is a well renowned 'pick your own' fruit farm situated in the heart of the Isle of Purbeck		VP	Dec-24	Symonds & Sampson	Sole	Tender	O	£300 000	WA
Dorset	13 63	Lot B Land to the north of Corscombe, Dorchester	Bare land	Gently sloping arable land in an edge of village location.		VP	Nov-24	Symonds & Sampson	Sole	Tender	A	£180 000	SA
Durham	1 65	Woodham Lodge	Land dwelling/s and buildings			VP	Dec-24	H&H Land and Estates	Sole	Private Treaty	Sm	£450 000	C
Durham	22 00	South Moor Farm	Land dwelling/s and buildings			VP	Dec-24	H&H Land and Estates	Sole	Private Treaty	Sm	£350 000	C
East Yorkshire	15 56	Land at Market Weighton	Bare land			VP	Oct-24	H&H Land and Estates	Joint	Private Treaty	O	£4 450 000	C
Essex	911 66	Tewes Farm, Little Sampford, Saffron Walden	Land dwelling/s and buildings	Let residential property, farm buildings, mainly Grade 2 arable land		VP	Sep-24	Bidwells	Sole	Private Treaty	A	£10 950 000	C
Essex	192 78	Lot 1 & Lot 5 - Ruses Farm & Hempstead Hall Farm, Saffron Walden	Land and buildings	Prime rural investment opportunity. Ringfenced block of Grade 2 arable land and mixed woodland with an impressive farmhouse and barn conversion opportunities. In all extending to 392.41 acres. For sale by private treaty as a whole or in up to 8 Lots. Lots 1 & 5: grain store and arable land.	2	VP	Oct-24	Carter Jonas	Sole	Private Treaty	A	£2 200 000	C
Essex	27 95	Little Waltham, Chelmsford, Essex	Bare land	An attractive block of Grade 3 pasture land located north of Chelmsford, offering potential for equestrian, agricultural, strategic and natural capital investors. In all extending to approximately 27.95 acres (11.31 hectares).	3	VP	Aug-24	Carter Jonas	Sole	Private Treaty	A	£420 000	WA
Gloucestershire	34 93	Land at Temple Guiting		Grade 3 arable & pasture land		VP	Oct-24	Bidwells	Sole	Private Treaty	A	£450 000	C
Gloucestershire	63 99	Chedworth Lot 1	Land and buildings			VP	Oct-24	Butler Sherborn	Sole	Private Treaty	A	£700 000	WA
Gloucestershire	2 44	Chedworth Lot 2	Land and buildings			VP	Nov-24	Butler Sherborn	Sole	Private Treaty	P	£75 000	SA
Gloucestershire	5 88	Land at Wotton Road	Bare land			VP	Jul-24	David James	Sole	Tender	P	£100 000	C
Gloucestershire	7 71	Land at Breadstone	Bare land			VP	Sep-24	David James	Sole	Private Treaty	P	£125 000	C
Gloucestershire	0 91	Land at Kit Kat	Bare land	overgrown		VP	Oct-24	David James	Sole	Tender	A	£20 000	SA
Gloucestershire	0 57	Land at Mud Patch	Bare land	overgrown		VP	Oct-24	David James	Sole	Tender	A	£10 000	SA
Gloucestershire	3 26	Land at Stone	Bare land			VP	Dec-24	David James	Sole	Tender	P	£100 000	C
Gloucestershire	0 43	Land off Cutwell lane	Bare land	Had medium term development potential	3	VP	Jan-24	Powells	Sole	Private Treaty	O	£85 000	WB

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Gloucestershire	2 33	Marsh Hill House Lot 1	Land dwelling/s and buildings		3	VP	Apr-24	Powells	Sole	Private Treaty	Res	£425 000	C
Gloucestershire	1 54	Marsh Hill House Lot 2	Bare land		3	VP	Apr-24	Powells	Sole	Private Treaty	P	£50 000	SA
Gloucestershire	9 01	Land at Bourton-on-the-hill	Land and buildings	Development potential of the small building. Competitive bidding drove price up.		VP	Sep-24	Tayler and Fletcher	Sole	Auction	P	£165 000	WA
Gloucestershire	5 43	Land of Gretton road	Bare land			VP	Aug-24	Tayler and Fletcher	Sole	Auction	P	£90 000	WA
Gloucestershire	3 91	Land at Crawley	Bare land	Edge of town, flat meadow with river frontage.		VP	Aug-24	Tayler and Fletcher	Sole	Auction	P	£60 000	WA
Gloucestershire	20 00	Clay Meadows	Land and buildings	Amenity Land with planning permission to build 5 bed detached house (ag tag with Equine variation)		VP	Sep-24	Tayler and Fletcher	Sole	Private Treaty	P	£785 000	C
Gwynedd	19 20	Land at Trefri, Aberdyfi, Gwynedd	Bare land			VP	Sep-24	Morris Marshall & Poole	Sole	Private Treaty	P	£170 000	C
Herefordshire	1 35	Land East of Newcastle Farm	Bare land		3	VP	Mar-24	Powells	Sole	Private Treaty	P	£50 000	WA
Herefordshire	4 37	Stable Fields	Land and buildings		3	VP	Apr-24	Powells	Sole	Private Treaty	E	£125 000	WA
Hertfordshire	19 11	Hunton Park, Abbots Langley	Bare land	Pasture land in a strategic location		VP	Nov-24	Bidwells	Sole	Private Treaty	P	£3 000 000	C
Leicestershire	30 71	Land off Snarestone Road, Appleby Magna, DE12 7AJ	Bare land		2	VP	Nov-24	Howkins & Harrison	Sole	Private Treaty	A	£500 000	C
Leicestershire	10 86	Land at The Park, Market Bosworth, CV13 0BA	Bare land		3	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	P	£150 000	WA
Leicestershire	3 04	Land at Coleorton Lane, Packington, LE65 1XE	Land and buildings	Pastureland split into two parcels with a workshop building and concrete yard area	3	VP	Oct-24	Howkins & Harrison	Sole	Auction	P	£75 000	SA
Lincolnshire	1 78	Paddock off First Drift, Wothorpe	Bare land			VP	Dec-24	Henry H Bletsoe & Son LI	Sole	Private Treaty	P	£150 000	C
Lincolnshire	5 00	Kettlethorpe Lane, Kettlethorpe	Bare land		2	VP	Jul-24	Brown & Co	Sole	Auction	A	£200 000	C
Lincolnshire	3 86	Woodland at Oxtan Road, Southwell	Bare land	Woodland	3	VP	Dec-24	Brown & Co	Sole	Auction	O	£60 000	C
Lincolnshire	7 84	Land at villa farm, Norton Disney	Bare land		3	VP	Dec-24	Brown & Co	Sole	Tender	A	£80 000	C
Lincolnshire	170 57	Cliff Farm, Brattleby	Land and buildings		2	VP	Dec-24	Brown & Co	Sole	Tender	A	£2 000 000	SA
Lincolnshire	215 10	Land at Holbeach St Johns	Bare land		2	VP	Dec-24	Brown & Co	Sole	Tender	A	£1 720 800	C
Lincolnshire	27 16	Land at Holbeach St Johns	Bare land		2	VP	Dec-24	Brown & Co	Sole	Tender	A	£217 280	C
Lincolnshire	9 93	Land at Wrangle	Bare land		2	VP	Sep-24	Brown & Co	Sole	Tender	A	£129 090	C
Lincolnshire	20 91	Land at Skirmore, Wrangle	Bare land		2	VP	Jan-25	Brown & Co	Sole	Tender	A	£219 555	C
Lincolnshire	14 95	Land at Norton Disney	Bare land		3	VP	Jun-24	Brown & Co	Sole	Tender	A	£130 000	C
Lincolnshire	131 03	Hall Marsh Farm, Long Sutton	Land and buildings	Hall Marsh Farm provides an excellent opportunity to acquire strategically located Grade 1 arable land together with a set of farm buildings on the eastern edge of Long Sutton. In all extending to 131.03 acres (53.03 hectares). Available as a whole or in 4 Lots.	1	VP	Oct-24	Carter Jonas	Sole	Private Treaty	A	£1 800 000	SA
Lincolnshire	4 47	Crowle	Bare land	The land comprises a rectangular shaped field which is accessed via a public highway	2	VP	Jul-24	DDM	Sole	Tender	P	£55 000	C
Lincolnshire	519 00	Ranby Grange	Land dwelling/s and buildings	Six Bedroom Georgian Style Farmhouse Five Additional Properties Range of Modern and Traditional Farm Buildings All set in 519 Acres (210 Hectares) within a Ring Fence	2	VP	Oct-24	DDM	Sole	Tender	M	£7 000 000	WA
Lincolnshire	10 24	Redbourne	Bare land	The land comprises a level grass field	2	VP	Aug-24	DDM	Sole	Tender	A	£100 000	WA
Lincolnshire	4 26	Goxhill	Bare land			VP	Dec-24	DDM	Sole	Tender	P	£55 000	C
Lincolnshire	352 00	Castlethorpe	Bare land	The land comprises of 10 arable fields, all within a ring fence	2	VP	Dec-24	DDM	Joint	Private Treaty	A	£3 200 000	WA
Lincolnshire	477 90	Manor Farm, Spridlington	Land dwelling/s and buildings	Sold in 2 lots	3	VP	Dec-24	Brown & Co	Sole	Tender	A	£6 700 000	C

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Lincolnshire	37 83	Land at villa farm, Norton Disney	Bare land		3	VP	Nov-24	Brown & Co	Sole	Tender	A	£300 000	WA
Lincolnshire	382 71	Round House Farm, Fishtoft	Land dwelling/s and buildings	Fully equiped farm house, yard and land	1	VP	Jan-25	Brown & Co	Sole	Tender	A	£6 450 000	WA
Mid Glamorgan	6 25	Land at Hendre Road	Bare land	Flat pastureland - purchased by adjoining property		VP	Sep-24	Herbert R Thomas	Sole	Tender	P	£120 000	C
Mid Glamorgan	76 69	Y Graig, Maesteg	Land dwelling/s and buildings			VP	Nov-24	Herbert R Thomas	Sole	Private Treaty	Sm	£825 000	C
Monmouthshire	127 60	Raglan Park Golf Complex/Raglan	Land and buildings		3	VP	Jan-24	Powells	Sole	Tender	O	£1 250 000	C
Monmouthshire	18 72	Ty Nant	Land dwelling/s and buildings		4	VP	Jan-24	Powells	Sole	Private Treaty	Sm	£900 000	WB
Monmouthshire	0 16	Amenity Woodland at Bryngwyn	Bare land		5	VP	Feb-24	Powells	Sole	Private Treaty	A	£10 000	C
Monmouthshire	3 60	Land adjoining Pentre Quarry	Bare land		3	VP	Feb-24	Powells	Sole	Private Treaty	P	£60 000	WA
Monmouthshire	19 20	Golden Hill Farm Lot 1	Land dwelling/s and buildings		3	VP	Apr-24	Powells	Sole	Private Treaty	E	£1 065 000	C
Monmouthshire	25 67	Golden Hill Farm Lot 2	Bare land		3	VP	Apr-24	Powells	Sole	Private Treaty	P	£260 000	C
Monmouthshire	6 60	Land at Penrhos	Bare land		3	VP	Jun-24	Powells	Sole	Private Treaty	P	£75 000	C
Monmouthshire	9 32	Pant y Colyn Farm Lot 1	Land dwelling/s and buildings		3	VP	Jun-24	Powells	Joint	Private Treaty	Res	£1 195 000	C
Monmouthshire	25 59	Pant y Colyn Farm Lot 2	Bare land		3	VP	Jun-24	Powells	Joint	Private Treaty	P	£205 000	WA
Monmouthshire	6 97	Pant y Colyn Farm Lot 3	Bare land		3	VP	Jun-24	Powells	Joint	Private Treaty	P	£100 000	WA
Northamptonshire	47 80	Kingsthorpe Lodge Farm, Barnwell	Land dwelling/s and buildings	5 bed farmhouse. 3 bed cottage. Range of modern & traditional buildings. 27.44 acres organic permanent pasture & 18.26 acres woodland		VP	Oct-24	Bidwells	Sole	Private Treaty	P	£1 850 000	C
Northamptonshire	39 21	Land off Walgrave Road, Old	Bare land			VP	Oct-24	Henry H Bletsoe & Son LI	Sole	Private Treaty	M	£400 000	C
Northamptonshire	138 18	Land at Green Lane, Aldwinckle	Bare land	91.89 acres arable land and 46.29 acres of woodland. The woodland is subject to a lease held by Forestry England.		VP	Oct-24	Henry H Bletsoe & Son LI	Sole	Private Treaty	M	£850 000	C
Northamptonshire	3 93	Self-build plot, Lime Avenue, Eydon	Bare land	With outline planning for a single dwelling up to 3,500 sq.ft plus external detached garage and 2.36 acre paddock.		VP	May-24	Howkins & Harrison	Sole	Private Treaty	O	£550 000	C
Northamptonshire	0 11	Residential building plot, Bunkers Hill, Badby	Bare land	Planning permission for 3 bedroom house extending to 1159 sq.ft.		VP	May-24	Howkins & Harrison	Sole	Private Treaty	O	£150 000	C
Northamptonshire	1 04	Land at Slapton	Bare land	Single enclosure. No mains services, has a natural spring running through the property.	4	VP	Aug-24	Howkins & Harrison	Sole	Private Treaty	O	£60 000	SA
Northamptonshire	0 47	Land off Main Street, Great Brington	Land and buildings	Single parcel of permanent pasture with wooden stable and tack room. Gated entrance off highway. No mains services.	3	VP	Nov-24	Howkins & Harrison	Sole	Private Treaty	P	£40 000	SA
Northamptonshire	0 31	Land off Croft Lane, Staverton	Bare land	Single enclosure, previously part of a neighbouring garden. 2 gated entrances off the highway. No mains services	2	VP	Dec-24	Howkins & Harrison	Sole	Private Treaty	O	£40 000	SA
Northamptonshire	1 97	Land off Bury Hill, Bradden	Bare land	Single parcel of land on the outskirts of the village. Gated access set back from road. No mains services.	3	VP	Dec-24	Howkins & Harrison	Sole	Private Treaty	O	£50 000	SA
Northamptonshire	36 05	Barn coversion, buildings, and equestrian facilities, Ryehill Lodge, Long Buckby	Land dwelling/s and buildings		3	VP	Oct-24	Howkins and Harrison	Sole	Private Treaty	M	£1 200 000	C
Northamptonshire	15 99	Land at Boughton Road, Moulton, Northamptonshire, NN3 7TU	Bare land	Long term development potential		VP	Sep-24	Howkins and Harrison	Sole	Private Treaty	P	£600 000	WA
Northamptonshire	18 05	Land at Station road, Watford, Northampton, NN6 7UL	Bare land		3	VP	Oct-24	Howkins and Harrison	Sole	Private Treaty	P	£250 000	C
Northumberland	50 00	Glebe Fram	Land dwelling/s and buildings			VP	Oct-24	H&H Land and Estates	Sole	Private Treaty	P	£750 000	WA
Nottinghamshire	5 89	Trent Lane, Giron, Newark	Bare land		3	VP	Jan-25	Brown & Co	Sole	Auction	P	£47 000	WB
Nottinghamshire	8 67	Woodland at Flawborough	Bare land	Woodland	3	VP	Dec-24	Brown & Co	Sole	Auction	O	£175 000	C
Nottinghamshire	18 59	Blyth, Nottingham	Bare land	Clawback 30% for 15 years	3	VP	Nov-24	Brown & Co	Sole	Tender	A	£275 000	WA
Oxfordshire	502 89	Manor Farm, Hornton	Land dwelling/s and buildings			VP	Jul-24	Butler Sherborn	Joint	Private Treaty	A	£6 500 000	SA

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Oxfordshire	0 87	Land at Banbury Road, Horley	Land and buildings	Single parcel of permanent pastureland with wooden stable. Gated access from highway and mains water connection.	3	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	P	£60 000	SA
Pontypridd	28 42	Land in Ynysybwl	Bare land			VP	Dec-24				M		C
Powys	7 83	Land at Treffili	Bare land	This single block of land is an extremely attractive parcel of pasture with roadside access.	4	VP	Nov-24	Brightwells	Sole	Tender	P	£70 000	WA
Powys	13 66	Lot 1 Land at Walton	Bare land			VP	Dec-24				A		WA
Powys	14 44	Lot 2 & 4 Land at Walton	Bare land	Bare land	3	VP	Dec-24	Brightwells	Sole	Private Treaty	A	£190 000	SA
Powys	58 98	Lot 3 Land at Walton	Bare land	Bare land	3	VP	Dec-24	Brightwells	Sole	Private Treaty	P	£620 000	SA
Powys	29 99	Lo 5 & 6 Land at Walton	Bare land	Bare land	3	VP	Dec-24	Brightwells	Sole	Private Treaty	A	£320 000	SB
Powys	17 50	Coed Y Gaer Fach, Llandinam, Powys	Land dwelling/s and buildings	Land dwelling/s and buildings	VP	Oct-24	Morris Marshall & Poole	Sole	Private Treaty	Private Treaty	Sm	£350 000	WA
Powys	7 64	Eisteddle, Pant Y Dwr, Rhayader	Land dwelling/s and buildings			Dec-24					Sm		WB
Powys	3 65	Woodland at Caen Fedw, Llangurig, Llanidloes	Bare land	Land Lying to the East of Penrhos, Llanddewi, Llandrindod Wells	VP	Nov-24	Morris Marshall & Poole	Sole	Tender	Tender	M	£30 000	C
Powys	5 15	Land Lying to the East of Penrhos, Llanddewi, Llandrindod Wells	Bare land			Nov-24					M		SB
Powys	9 74	Lot 3 Land at Fronhaul, Cefn Coch, Welshpool	Bare land	Lot 2 Land at Fronhaul, Cefn Coch, Welshpool	VP	Nov-24	Morris Marshall & Poole	Sole	Auction	Auction	P	£73 050	SA
Powys	27 70	Lot 2 Land at Fronhaul, Cefn Coch, Welshpool	Bare land			Nov-24					P		C
Powys	14 38	Lot 1 Land at Fronhaul, Cefn Coch, Welshpool	Bare land	Lot 4 Land at Fronhaul, Cefn Coch, Welshpool	VP	Nov-24	Morris Marshall & Poole	Sole	Auction	Auction	P	£107 850	C
Powys	45 49	Lot 4 Land at Fronhaul, Cefn Coch, Welshpool	Bare land			Nov-24					P		C
Powys	4 25	Penbryndu, Tylwch, Llanidloes	Land dwelling/s and buildings	Land dwelling/s and buildings	VP	Sep-24	Morris Marshall & Poole	Sole	Private Treaty	Private Treaty	Res	£350 000	C
Powys	37 00	Pentwyn, Y Fan, Llanidloes, Powys	Land dwelling/s and buildings			Sep-24					Sm		C
Powys	34 98	The Moors, Caersws, Powys	Bare land	Land and buildings	VP	Oct-24	Morris Marshall & Poole	Sole	Private Treaty	Private Treaty	P	£275 000	C
Powys	5 78	Hollybank Stables, Forden, Welshpool	Land and buildings			Nov-24					P		C
Powys	1 70	Fronserch, Sarn, Newtown	Land dwelling/s and buildings	Land dwelling/s and buildings	VP	Aug-24	Morris Marshall & Poole	Sole	Private Treaty	Private Treaty	Sm	£295 000	WB
Powys	20 71	Land at Tyddyn, Oakley Park, Llandinam	Bare land			Nov-24					P		SA
Shropshire	18 62	Land on Tilstock Road	Bare land	2.36 acres of this is woodland. The rest is grassland	VP	Oct-24	Barbers Rural	Sole	Private Treaty	Private Treaty	P	£300 000	C
Shropshire	7 68	Land on Goblins Lane	Bare land			Jul-24					M		C
Shropshire	10 07	Land at Tilstock	Bare land	no official access rights	VP	Jul-24	Barbers Rural	Sole	Private Treaty	Private Treaty	P	£175 000	C
Somerset	10 75	Land at Norton Sub Hamdon	Bare land			Aug-24					P		SB
Somerset	12 36	Rochester Farm, Lower Easthams, Crewkerne	Land and buildings	A wonderful opportunity to purchase an excellent range of general purpose livestock buildings with adjoining pasture land of approximately 12.46 acres (5.04 hectares) and located in an attractive private setting close to the Somerset/Dorset borders.	VP	Jul-24	Stags	Sole	Private Treaty	Private Treaty	E	£270 000	C
	185 53										M		C
Somerset		Nutwell Farm, Raddington	Land dwelling/s and buildings	A private farm with unspoilt surroundings and an abundance of biodiversity, hidden away at the end of a sweeping driveway. 185.53 acres (75.11 hectares). A south-facing farmhouse (not Listed) for modernisation, surrounded by its own land. Farm buildings and stone barns offering potential for additional accommodation. Appealing mixture of pasture & arable land	VP	Dec-24	Stags	Sole	Private Treaty	Private Treaty		£2 000 000	

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Somerset	13 54	Lot B: Land at Gamlins Farm, Wellington	Bare land	Parcel of pastureland positioned in an accessible location with excellent highway access.		VP	Nov-24	Symonds & Sampson	Sole	Auction	P	£132 500	WA
Somerset	48 16	Lot A - Land at Crondle Hill Coppice, Crewkerne	Bare land	Productive grassland situated close to a village.		VP	Sep-24	Symonds & Sampson	Sole	Auction	P	£460 000	C
Somerset	32 20	Land at Cad Green, Ilminster	Bare land	Level organic arable land situated to the north of Ilminster.		VP	Oct-24	Symonds & Sampson	Sole	Tender	A	£375 000	C
Staffordshire	11 64	Land at Clifton Campville, Tamworth, B79 0AH	Bare land		2	VP	Jul-24	Howkins & Harrison	Sole	Private Treaty	A	£165 000	WA
Staffordshire	66 40	Land at New Road, Shuttington, Tamworth, B79 0DT	Bare land		3	VP	Jul-24	Howkins & Harrison	Sole	Private Treaty	A	£900 000	WA
Staffordshire	64 88	Land off Burton Road, Elford, Tamworth, B79 9DJ	Bare land		3	VP	Aug-24	Howkins & Harrison	Sole	Private Treaty	A	N/A	
Staffordshire	7 92	Land off Balterley Green Road, Balterley	Bare land	front field was good quality agricultural land, back field was poorer quality pasture with drainage works required.		VP	Oct-24	Rostons	Sole	Private Treaty	P	£80 000	C
Vale of Glamorgan	0 15	Woodland at St Mary Church	Bare land	Amenity Woodland		VP	Sep-24	Herbert R Thomas	Sole	Private Treaty	A	£5 000	C
Vale of Glamorgan	10 17	Land Near Old Morning Star	Land and buildings			VP	Jul-24	Herbert R Thomas	Sole	Private Treaty	P	£85 000	C
Vale of Glamorgan	6 31	Land in Aberthin	Land and buildings			VP	Jul-24	Herbert R Thomas	Sole	Tender	P	£125 000	C
Vale of Glamorgan	4 19	Land in Newbarn	Bare land			VP	Oct-24	Herbert R Thomas	Sole	Tender	P	£60 000	SA
Vale of Glamorgan	3 68	Land & Stables, Lavernock Road	Land and buildings			VP	Nov-24	Herbert R Thomas	Sole	Tender	E	£150 000	C
Vale of Glamorgan	120 09	Land in St Mary Hill	Bare land	Subject to an FBT which expired on 31st December 2024		ATA	Nov-24	Herbert R Thomas	Sole	Private Treaty	P	£950 000	C
Vale of Glamorgan	4 90	Land and Buildings, St Mary Hill	Land and buildings			VP	Dec-24	Herbert R Thomas	Sole	Tender	A	£150 000	SA
Warwickshire	65	Badgers Oak Farm, Great Wolford	Land dwelling/s and buildings			VP	Oct-24	Butler Sherborn	Sole	Private Treaty	A	£3 000 000	C
Warwickshire	11 46	Land off Oldbury Road, Hartshill, CV10 0TH	Bare land		4	VP	Sep-24	Howkins & Harrison	Sole	Private Treaty	P	£310 000	C
Warwickshire	194 27	Land at Fernhill Farm, Rouncil Lane, Kenilworth, CV8 1NN	Bare land		3	VP	Oct-24	Howkins & Harrison	Sole	Private Treaty	A	£2 350 000	SA
Warwickshire	13 61	Land at Tippers Hill Lane, Arley, CV7 8DJ	Land and buildings		3	VP	Sep-24	Howkins & Harrison	Sole	Private Treaty	A	£225 000	WA
Warwickshire	5 46	Paddock Land off Southam road, Ladbrook	Bare land			VP	Jul-24	Howkins and Harrison	Sole	Private Treaty	P	£150 000	C
Warwickshire	98 35	Land at Willoughby/Sawbridge, Warwickshire, CV23 8DB	Bare land			VP	Oct-24	Howkins and Harrison	Sole	Private Treaty	A	£1 100 000	WA
Warwickshire	40 00	Land and buildings at Muswell Leys, Coal Pit Lane, Willey, CV23 0SL	Land and buildings		3	VP	Sep-24	Howkins and Harrison	Sole	Private Treaty	M	£1 250 000	SA
Warwickshire	248 33	Land at Ashby St Ledgers, Daventry Road, Rugby, CV23 8FJ	Bare land	Included a building with lapsed planning permission for residential consent	3	VP	Sep-24	Howkins and Harrison	Sole	Private Treaty	P	£2 850 000	C
West Glamorgan	0 45	Land at Cilbebyll	Bare land	Pasture close to residential properties		VP	Sep-24	Herbert R Thomas	Sole	Tender	Am	£60 000	C
West Glamorgan	9 30	Lot 2 - Land at Gellinudd	Bare land			VP	Oct-24	Herbert R Thomas	Sole	Tender	P	£60 000	C
West Glamorgan	5 89	Land at Cilbebyll	Bare land			VP	Oct-24	Herbert R Thomas	Sole	Tender	P	£70 000	C
West Glamorgan	6 44	Woodland, Pontardawe	Bare land			VP	Nov-24	Herbert R Thomas	Sole	Tender	Am	£37 500	C
West Glamorgan	16 59	Lot 1 & 3 - Land at Gellinudd	Bare land			VP	Nov-24	Herbert R Thomas	Sole	Tender	P	£130 000	C
West Sussex	6 45	Charcoal Copse, Slinfold, West Sussex	Bare land	Mixed ancient woodland forming a block within a much larger broadleaf wood. Shared hard track access. No services. Under managed.	5	VP	Dec-24	HJ BURT	Sole	Private Treaty	O	£70 000	SA
West Sussex	118 29		Land dwelling/s and buildings	Appealing mixed farm of with large refurbished farmhouse (c.4,719sqft, ex-AOC), sw/pool, extensive farm and semi-commercial buildings (c.11,091sqft), pasture, arable, broadleaf woodland & extensive stocked lakes. Sold off market.	3	VP	May-24	HJ BURT	Sole	Private Treaty	M		C
West Sussex	7 24	Land off Brook Hill, Cowfold, West Sussex	Bare land	Under managed pasture land on Northern edge of village & with road frontage. No services. No Overage.	3	VP	May-24	HJ BURT	Sole	Private Treaty	P	£4 500 000	SA

County	Acreage	Farm name/reference	Property type	Description	Land class	Tenure (Key at end)	Date	Agent	Sole/joint	Sale method	Farm type (Key at end)	Guide Price (£)	Sold at (Key at End)
West Sussex	5 13	Land & Stables off Horsham Road, Cowfold, West Sussex	Land and buildings	Well maintained smallholding with 2 box stable yard and fenced pasture land with mains water, road frontage. Some historic use covenants but no Overage.	3	VP	Sep-24	HJ BURT	Sole	Private Treaty	Sm	£150 000	WA
West Sussex	5 31	Land off Kings Lane, Coldwaltham, West Sussex	Bare land	Individual paddocks sold in 3 separately fenced lots ranging from 2.21 ac to 0.94 ac @ £31,250-£47,870/acre. Water connection, shared hard access track. No Overage.	3	VP	Oct-24	HJ BURT	Sole	Private Treaty	P	£190 000	C
West Sussex	8 47	Land at Nuthurst, West Sussex	Bare land	Block of undermanaged pasture land with no road frontage or services & approached by a restricted right of way along a grass track only suitable for seasonal use.	3	VP	Sep-24	HJ BURT	Sole	Private Treaty	P	£150 000	C
West Sussex	3 34	Woodland off Spronketts Lane, Bolney, West Sussex	Bare land	Parcel of steep mixed woodland with roadside access and small frontage. Sold off market to neighbour.	5	VP	May-24	HJ BURT	Sole	Private Treaty	O	£70 000	C
West Sussex	3 55	Pondtail Wood West, Albourne, West Sussex	Bare land	Parcel of mixed undermanaged woodland with roadside access and frontage.	5	VP	Oct-24	HJ BURT	Sole	Private Treaty	O	£45 000	SA
West Sussex	8 66	Burys Meadow, Ashington, West Sussex	Land and buildings	Appealing pasture holding with 5-bay barn. No services and right of way via neighbouring field track restricted to agricultural & equestrian uses only and similarly for land use.	3	VP	Dec-24	HJ BURT	Sole	Private Treaty	P	£215 000	C
West Sussex	1 54	Woodhouse Farm Buildings, Henfield, West Sussex	Land and buildings	Two large steel portal framed agricultural barns with prior approval for change of use to up to 8 residential units plus yard and adjoining land area. Sold in 2 lots to same buyer.	4	VP	Dec-24	HJ BURT	Sole	Private Treaty	O	£1 150 000	C
West Sussex	45 44	North Wood, Pulborough, West Sussex	Bare land	barn. Offered for sale as a whole or 2 lots and sold as a whole.	5	VP	Dec-24	HJ BURT	Sole	Private Treaty	O	£490 000	WA
Wiltshire	5 20	Land at Bradenstoke	Bare land			VP	Oct-24	David James	Sole	Tender	P	£130 000	SA
Wiltshire	33 12	Land at Frieth Farm, Lavington Road, Devizes	Bare land	Rarely available parcel of predominantly arable land with roadside access.		VP	Sep-24	Symonds & Sampson	Sole	Private Treaty	A	£330 000	C

KEYS

Tenure

VP- Vacant Possession

Mixed - Mixed Tenure

AHA - AHA 86 Letting

ATA - FBT

Sold at

C - Close to guide price (<10% difference)

SA - Substantially above guide price (>20%

WA - Well above guide price (10 - 20% above)

WB - Well below guide price (10 - 20%

SB - Substantially below guide price (>20% below)

Farm Type

A Arable

AM Amenity

D Dairy

E Equine

H Horticulture

M Mixed

O Other

P Pasture

Res Residential

SM Smallholding