

PRESS RELEASE

For immediate release

HOMEOWNERS CULTIVATE OPPORTUNITIES TO GROW THEIR GARDENS



Rural homeowners are among those taking advantage and enabling agricultural landowners to capitalise on strong demand for small areas of land such as field corners, outlying plots, and strips adjacent to residential housing to unlock much-needed capital.

“Many farmers are looking at some major headwinds in an uncertain future,” explains Alastair Wilson, partner at BCM Rural Property Specialists in Winchester. “With the threat of double digit tariffs being applied to British agricultural products post-Brexit, farmers are becoming increasingly alarmed

that the perfect storm is rising due to the coinciding reduction in annual basic payments scheme.”

For homeowners who might otherwise consider moving elsewhere to gain a bigger plot, the idea of approaching a neighbouring landowner to acquire an area of field or uncultivated farmland may bring a cheaper and more affordable option that enhances a home in which they are otherwise keen to remain.

“When children are settled at good village schools and the current home is perfect for commuting, searching for an equally ideal property elsewhere just to gain garden or amenity land could be the wrong direction to take when the solution could be just the other side of the existing hedge,” adds Mr. Wilson.

“The cost of adding land to the existing plot might be more than covered by the saving of many thousands of pounds on Stamp Duty and legal fees alone that comes from not buying a different house.

“The imminent strain on cashflow has been a contributing factor to a number of farmers disposing of small pockets of land to mainly non-farming buyers. Premiums are being paid for parcels of less than 10 acres with some prices of £20,000 an acre being achieved and in a few cases in excess of £50,000 per acre,” adds Mr. Wilson.

“Purchasers of this type are able to find the money needed to buy a slice of the countryside and benefit from the quiet enjoyment of this land in addition to its potential marriage value when added to an attached property, particularly if that’s a house that would benefit from a larger garden to create paddocks, for instance, that would be expensive to rent and sometimes impossible to find.





“This is a win-win for the rural economy, as farmers can realise value from frequently less-productive areas of land to invest wisely elsewhere, whilst the purchaser can benefit from the splendours the countryside has to offer.

“Here at BCM we are seeing both vendors and purchasers who are keen to capitalise on this market for smaller areas of land but we would advise both parties to seek expert valuation to ensure prices remain realistic

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