

FARMING AND PROPERTY BULLETIN 2025 - ISSUE 1

*HAPPY NEW YEAR FROM ADKIN AND WELCOME TO OUR FIRST BULLETIN OF 2025
– WE HOPE YOU WILL FIND IT INFORMATIVE AND INTERESTING*

REPORT ON THE 2025 AUCTION OF HAY & STRAW



The 64th Thimbleby & Shorland/Adkin Annual Sale of Hay & Straw was held live and online again this year with more prospective buyers registered online than were in the room. A larger entry of about 1500 tonnes was on offer compared to the previous year. The market for straw was strong, due to the difficult conditions at harvest. This reflected in a 100% clearance of both wheat and barley straw. With an average of £83/tonne for barley straw and £62/tonne for wheat straw. Whilst there is plenty of fodder about, much is of average quality. This reflected in a clearance of just 34% and averaged out at £70/tonne.

There was no trade for haylage. Thanks go to all parties for continuing to support the sale, and to those newer vendors.

Principal prices achieved were:

HAY

Meadow Big Bales Top price Claas 2200 bales £30 per bale (approximately £75/tonne) (Dave Skardon). Average approx. £70/tonne. 34% clearance.

STRAW

Wheat Top price Claas Quadrant 3200 bales £29 per bale (approx. £87/tonne) (Delafield Brothers). Average approx. £62/tonne. 100% clearance.

Barley Top price Claas Quadrant 3200 bales £31.50 per bale (approx. £94/tonne) (Delafield Brothers). Average approx. £83/tonne. 100% clearance.

For more information, please contact Truman Hunt on 0118 950 8611 or email truman@tsauction.co.uk

CAPITAL GRANTS ON HOLD

On the 28th of November, after increasing speculation, the Rural Payments Agency (RPA) announced that the Capital Grant Scheme would be temporarily closed until early 2025.

The RPA explained that there had been “unprecedented demand” for capital items both in respect of the value of items applied for and the volume of applications received. Applications made ahead of this date have been put on hold and applicants will be informed whether they will be offered an agreement although the RPA has not fixed a date by which to do this, only referring again to “early 2025”. Clients should keep a close eye on their inbox for any updates and refrain from purchasing any items they applied for as not to make any potential future agreement ineligible should they be offered one in the coming weeks.

ENGLAND RIGHTS OF WAY REGISTRATION DEADLINE REMOVED

The Government has announced that the 2031 deadline to register English public rights of way on the definitive map will be removed. The Countryside and Rights of Way Act 2000 brought a deadline of 1st January 2026 to register lost and forgotten routes that, evidence providing, were once public highways, however this deadline was extended to 1st January 2031 following a Local Authority backlog. This latest development will remove this cut-off date entirely once the legislation is passed to do so, leaving landowners uncertain whether rights of way registrations will concern them in future.



The CLA has responded and called this announcement the “latest attack on the countryside”, arguing that campaigners have already had plenty of time to record rights of way.

A proactive approach is necessary to prevent usage of private routes, such as erecting clear signage, installing or repairing fencing and gates and importantly evidencing such measures by photographing them in place should a future registration be made.

DEFRA AT THE OXFORD FARMING CONFERENCE



On Thursday 9 January, DEFRA secretary Steve Reed spoke at the annual Oxford Farming Conference amidst the sounding of tractor horns from farmers outside protesting against the reforms of Inheritance Tax Agricultural Property Relief (APR) announced in last years’ autumn budget.

Steve Reed acknowledged the challenges farmers face including extreme weather events, disrupted imports/exports due to Brexit and increasing input costs. He commented that food production and environmental objectives must work together to achieve long term food security with his “New Deal for Farmers” covering the following:

- Working alongside Angela Rayner to deliver planning reforms, allowing greater diversification opportunities
- New policies to allow farmers to sell their own renewable energy
- A local food procurement target of 50% for food consumed in hospitals, prisons and army bases
- Protection for British farmers in international trade deals
- Flood defence funding review
- Improving innovation through the Accelerating Development of Practices and Technologies (ADOPT) grant programme.

Steve Reed revealed that 50% of farms in England have signed up to the Sustainable Farming Incentive scheme. He also apologised for the “shock” the APR reforms brought after the budget but not for the decision itself, referring to Labour’s inheritance of a “£22bn black hole in public finances”. Overall, his speech was overshadowed by the elephant in the room of the APR announcement and it was difficult to believe his insistence that he listened to farmers.



ADKIN MERGER WITH BROWN&CO

The Directors are delighted to announce the company's merger with the well-known property consultancy, Brown & Co with effect from 1st April 2025.

We will continue to provide our full range of rural, residential and commercial services to existing and new clients across the region.

The merger will allow us to expand into more diverse work types as well as offering the opportunity to develop more specialised services. Integration with the Brown&Co team offers us strengthened capability in areas such as agricultural business consultancy, architecture and planning, carbon and renewable energy, as well as bringing their international dimension to the business.



JULIAN SAYERS AWARDED MBE IN NEW YEAR HONOURS LIST



We are pleased to announce that Julian Sayers was awarded an MBE in HM The King's New Year Honours List, for his services to agriculture.

Julian has been actively involved with many farming organisations on a voluntary basis, over the past 40 years. This started with NFYFC for which he served as National Chairman and the Federation's Agricultural Policy Advisor. He went on to chair The Farmers Club, the Oxford Farming Conference, the RABI and was Master of The Worshipful Company of Farmers.

For 20 years he chaired the Tenancy Reform Industry Group for the DEFRA Ministers and now holds the same remit for the recently formed Farm Tenancy Forum. He has also supported local agricultural organisations and charities, giving freely of his time and expertise. Within his role as a Deputy Lieutenant for Oxfordshire, he holds the brief for the County's farming industry.

EXAMINATION RESULTS

We are pleased to announce that Jeremy Loxton and Alexandra Brown have passed the Assessment of Professional Competence examination with the RICS and are now qualified Chartered Surveyors. Jack Burchmore and Alexandra Brown have passed the Central Association of Agricultural Valuers examinations to become Fellows (FAAV) of the organisation.



Jeremy Loxton
BA MSc MRICS



Alex Brown
BSc (Hons) MRICS FAAV



Jack Burchmore
BSc (Hons) FAAV

FORTHCOMING EVENTS

DON'T FORGET OUR SEMINAR ON THURSDAY 13TH FEBRUARY – DETAILS BELOW



AGRICULTURAL PROPERTY RELIEF & BUSINESS PROPERTY RELIEF

A brief seminar on topical matters to include:

- THE KEY CHANGES ARISING FROM THE AUTUMN BUDGET
- THE POTENTIAL EXPOSURE TO IHT AS A RESULT OF THE PROPOSED CHANGES
- MEASURES THAT MIGHT BE TAKEN TO MITIGATE THE IMPACT

THURSDAY 13th FEBRUARY 2025 at 4.30pm

(refreshments available from 4.00pm)

at THE LOYD LINDSAY ROOMS, ARDINGTON, WANTAGE OX12 8PS

It is anticipated that the meeting will finish at around 6.00pm

To book your place, please email liane.marchant@adkin.co.uk or call 01235 862 888

We look forward to seeing as many of you there as possible.