English Estates & Farmland Market Review

SUMMER 2026

SOLD
Whittingham Hall, Suffolk. 554 acres.
Guide price: £7,200,000

Market at a glance

Supply

More farms (177) were marketed in the first six months of the year than in any equivalent period for almost 20 years.

This is due to an increase in the farms for sale in the south and a fall in the north.

Despite this, the area of farms for sale (58,500 acres) was almost identical to the amount in 2025 and 8% above the five-year average.

Demand

There are more signs of demand stabilising, after a period of weakening.

Just over half of farms that sell do so at their guide price or above it, and demand remains strongest for dairy and arable farms.

The proportion of farms bought by farmers continues to rise and is now at 59%, which is a seven-year high.

Pricing

There appears to have been a change in the market for arable land, with less selling for £12,000/acre or more and an increase in the amount selling in both the £10-12,000/acre and £8-10,000/acre price brackets.

£10,500 PER ACRE

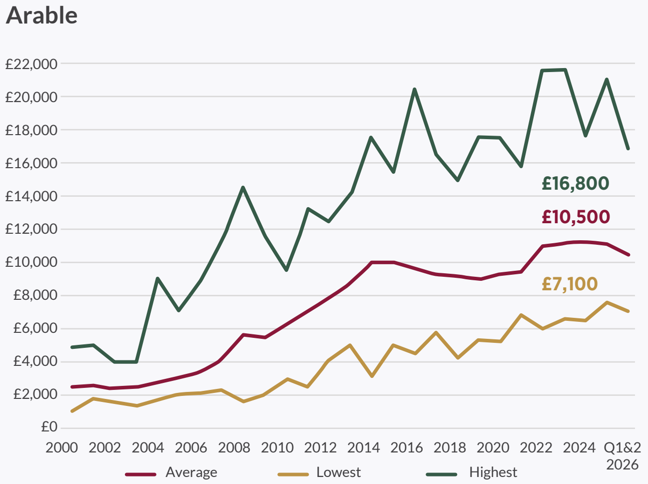
This has led to the average price paid for arable land dropping to £10,500/acre.

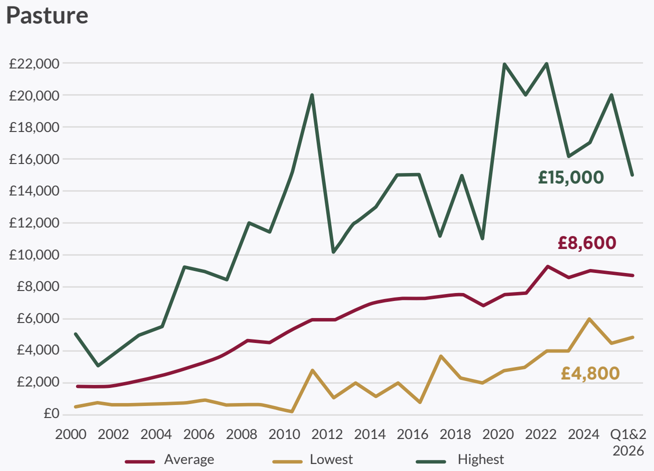
£8,600 PER ACRE

Pasture land is similar, with more selling at lower price bands, which has reduced the average price paid to £8,600/acre.

Figures 1 & 2 **Strutt & Parker English arable and pasture sold price series (£/acre)**

N.B. The year is when the farmland was sold (exchanged) and is for whole years unless otherwise stated. Although we have stripped out the value of buildings and houses, the data can still be affected by differences in the quality and location of the land sold. Therefore, they should only be used as a broad indicator of changes in prices.





Market Overview

Contrasting dynamics in England's farmland market

It has been a mixed picture for the farmland market in England so far in 2026, with pockets of real strength, alongside more subdued levels of activity in other areas.

Analysis of the Farmland Database shows that during the first half of this year more farms came to the open market than in any comparable period over the past 20 years.

However, the total acreage launched publicly remains relatively low at just under 58,500 acres, which is almost identical to the amount seen in 2025. It is also worth noting that 177 farms represents a very small proportion of the total population of farms in England, so the rise does not mean that large numbers are being sold.

The data highlights that while there has been an increase in the number of farms for sale in the South West and East of England, other regions – most notably in the north of England – have seen a slight drop in the number of farms and estates available. Many of the farms that have been launched this year are lowland grazing units and there remains a shortage of farms for buyers seeking alternatives.

We have seen renewed demand in some areas, with particularly strong interest from dairy and poultry farmers for well-equipped farms. The best-in-class farms and estates continue to attract strong interest and new buyers to the market and can attract multiple bids. A significant number of deals have been struck over the past few weeks - some of them involving properties that have been on the market for several months. This suggests a growing sense of confidence in certain quarters, although this feeling is not being felt across the board. In more sparsely populated arable areas, for example, the market is thinner than it used to be, reflecting the current squeeze on cereal growers' incomes, and the past 18 months of uncertainty around policy. This is also impacting on demand for some smaller blocks of bare land.

There is only a limited amount of data available on sold prices for 2026, but what we do have points to less arable land selling for £12,000/acre or more. We have seen a corresponding rise in the amount selling for £10-12,000/acre and £8-10,000/acre. This means the average arable value for the first half of 2026 is currently sitting at £10,500/acre. This is 6% down on 2025 levels, although this may change as more data becomes available. It is worth noting that this is still £1,500/acre more than pre-Covid levels, so remains high in historical terms. The average price paid for pasture land during the first half of 2026 is currently 3% lower than in 2025 at £8,600/acre.

Overall, it is a market which remains resilient, but with significant variations in supply, demand and the prices being achieved depending on location and quality.

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Market Outlook

Our expectation is that conditions in the farmland market will remain highly variable over the coming months. The publication of the Farming Roadmap has provided greater clarity on the Government's long-term direction of travel for agriculture, although questions remain around implementation and delivery.

The more influential factor when it comes to sentiment is likely to be the arrival of Andy Burnham in Downing Street, which has introduced more uncertainty to the market and some speculation about future taxation policy. However, most buyers intend to hold any new acquisitions for the long term and are prepared to take a view on short-term market fluctuations.

If you would like to discuss buying or selling land, farms or estates – publicly or privately – then please get in touch.

Methodology

All data in this report is produced on the following basis:

- Data is for whole years unless otherwise stated.
- Area of farmland publicly marketed is rounded to the nearest 100 acres.
- Privately marketed farmland has been excluded due to the difficulty of collecting comprehensive information.
- Main type of farm does not include niche sectors, like horticulture and equestrian, and so the total in any tables may not equal the total number of farms marketed.
- Please also see the methodology section on the back page.

Supply

Area of farmland and number of farms marketed

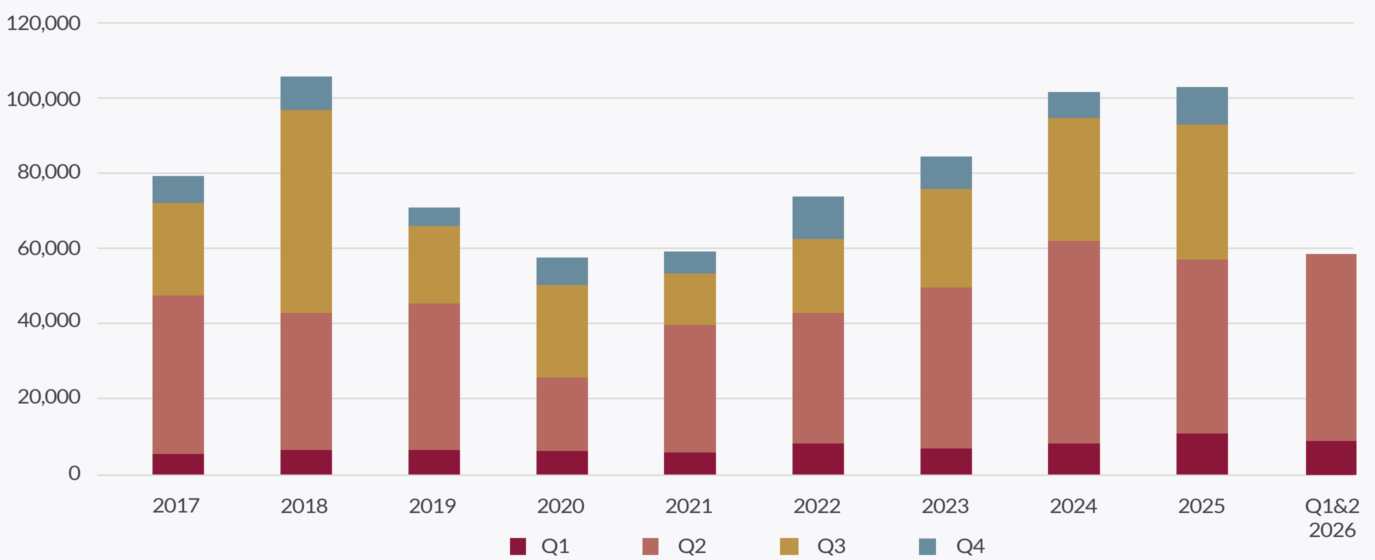
In total, 58,500 acres were publicly marketed in the first half of the year. This is almost identical to the amount in 2025 and above the five-year average. However, this masks a decrease in the acres for sale in the northern half of the country.

Figure 3 Area of farmland publicly marketed in England (acres)

N.B. Data is for whole years unless otherwise stated. Area of farmland publicly marketed is rounded to the nearest 100 acres. Privately marketed farmland has been excluded due to the difficulty of collecting comprehensive information.

	East Midlands	East of England	North East	North West	South East	South West	West Midlands	Yorkshire and Humber	England
2021	7,300	10,700	3,100	11,600	9,800	9,300	2,600	4,900	59,300
2022	4,900	18,700	4,400	13,600	9,000	11,000	5,100	7,300	73,900
2023	13,800	14,400	14,200	5,100	11,500	12,800	8,100	4,600	84,500
2024	18,500	16,400	6,900	7,900	15,700	24,300	4,000	7,900	101,600
2025	23,300	12,400	11,800	5,300	9,400	21,200	11,900	7,700	103,000
Five-year ave	13,560	14,520	8,080	8,700	11,080	15,720	6,340	6,480	84,460
2025 % diff from ave	72%	-15%	46%	-39%	-15%	35%	88%	19%	22%
Q1&2 2022	2,200	14,000	3,200	5,200	5,800	3,800	2,200	6,600	42,900
Q1&2 2023	8,000	9,300	11,200	3,600	3,900	6,900	4,100	3,100	50,000
Q1&2 2024	11,200	12,400	2,400	5,200	7,600	16,500	2,100	4,900	62,300
Q1&2 2025	14,200	8,500	3,200	2,700	5,100	12,800	6,000	5,200	57,600
Q1&2 2026	11,000	12,800	2,200	2,700	6,600	12,100	5,400	5,600	58,500
Five-year ave	9,320	11,400	4,440	3,880	5,800	10,420	3,960	5,080	54,260
2026 % diff from ave	18%	12%	-50%	-30%	14%	16%	36%	10%	8%

Figure 4 Area of farmland publicly marketed in England (acres) by quarter



Number of farms marketed

There were 177 farms publicly marketed in the first six months of the year, which is the most for almost 20 years. Supply was up by 10 farms compared with the same period in 2025 and is 16% above the five-year average. But 177 farms represents only a tiny percentage of the total number of farms in England.

There has been an increase in the number of farms for sale in the south, with notable rises in the South West and East of England, with slightly fewer for sale in all of the northern regions.

Figure 5 Number of farms publicly marketed

	East Midlands	East of England	North East	North West	South East	South West	West Midlands	Yorkshire and Humber	England
2021	26	32	13	22	40	40	13	18	204
2022	23	32	11	32	40	44	24	16	222
2023	37	48	12	17	36	58	32	16	256
2024	41	44	17	31	47	64	17	28	289
2025	66	36	13	19	33	77	25	23	292
Five-year ave	39	38	13	24	39	57	22	20	253
2025 % diff from ave	71%	-6%	-2%	-21%	-16%	36%	13%	14%	16%
Q1&2 2022	10	20	7	19	24	19	11	13	123
Q1&2 2023	22	30	8	8	12	28	15	9	132
Q1&2 2024	23	32	6	18	24	38	8	17	166
Q1&2 2025	39	24	8	11	16	40	15	14	167
Q1&2 2026	28	38	6	10	18	50	15	12	177
Five-year ave	24	29	7	13	19	35	13	13	153
2026 % diff from ave	15%	32%	-14%	-24%	-4%	43%	17%	-8%	16%

Types of farm marketed

In 2026 to date, there have been more of most types of farm for sale, with a large increase in the number of lowland livestock farms and a notable increase in arable farms.

Farms under 500 acres continue to account for the majority of farms for sale, with farms over 500 acres staying constant at about 40 for sale each year, which is 15% of the total.

Figure 6 Main types of farm publicly marketed

N.B. Main type of farm does not include minor ones like horticulture and equestrian and so the sum of this data does not equal the total number of farms in figure 5.

	Arable	Estate	Livestock (Hill)	Livestock (Lowland)	Mixed	Residential	Dairy
2021	75	11	12	34	25	16	8
2022	70	11	19	28	30	17	11
2023	115	7	11	41	35	17	10
2024	111	13	12	54	48	19	10
2025	116	6	10	41	67	18	10
Five-year ave	97	10	13	40	41	17	10
2025 % diff from ave	19%	-38%	-22%	4%	63%	3%	2%
Q1&2 2022	46	5	12	12	17	12	5
Q1&2 2023	64	4	3	17	20	10	4
Q1&2 2024	61	12	6	29	27	12	7
Q1&2 2025	70	4	4	18	39	11	4
Q1&2 2026	80	7	5	32	24	11	4
Five-year ave	64	6	6	22	25	11	5
2026 % diff from ave	25%	9%	-17%	48%	-6%	-2%	-17%

Demand

Proportion of farms selling

There are more signs of demand stabilising, after a period of weakening.

Some farms that did not sell last year are now under offer, suggesting a more positive sentiment. The proportion of farms either under offer or exchanged - allowing for six months to give them time to sell - has risen slightly, although it remains below the five-year average (which is high because of the peak of demand in 2021 and 2022).

Demand remains strongest for dairy and arable farms, with mixed farms slightly less likely to have sold.

Just over half of farms that sell do so at their guide price or above it, although this proportion continues to fall (to 52% in 2025) and is now well below the peaks seen in 2021 and 2022. Around a third of the farms marketed in 2025 are still available (21%) or have been withdrawn (12%), with larger farms most likely to have sold.

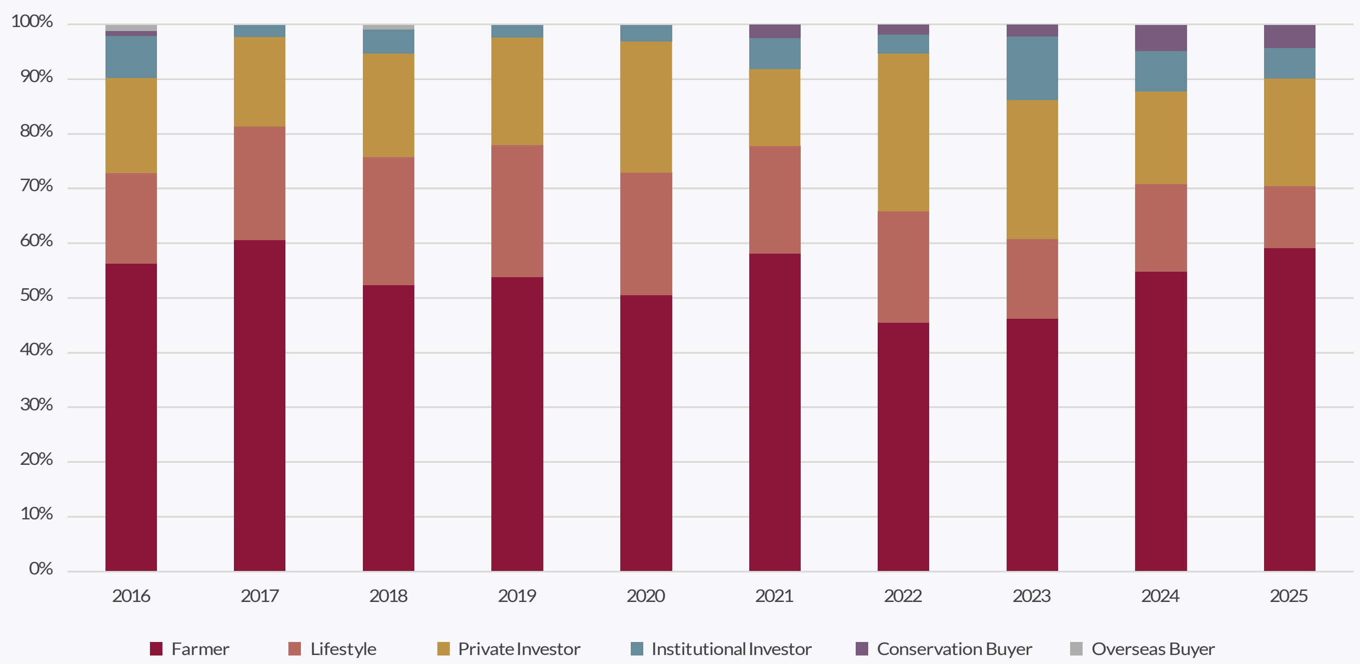
Buyer types

Who is buying land did not change significantly in 2025. As noted in previous reports, the proportion of farms bought by farmers continues to rise and is now at 59%, which is a seven-year high.

Demand from lifestyle buyers and private investors has steadied at about a third of farms sold, well down from the peaks of 2022 and 2023, but investors remain the predominant type of buyers of farms in the South East.

Figure 7 Buyer type

N.B. Data is by number of sales, not acres. The year is when the farmland was sold (exchanged) and is for whole years unless otherwise stated.



Pricing

Average price and sale price bands

There appears to have been a change in the market for arable land, with less selling for £12,000/acre or more and more selling for £8-10,000/acre. This can be seen in our price band figures (see over).

The average price paid for arable land during the first half of 2026 has dropped to £10,500/acre. However, the 2026 data is based on a relatively small number of sales so should be treated as provisional and subject to change. Our experience is that a lot of land is still selling for £10-12,000/acre, and there is competition in this price bracket so that three quarters of these farms are selling at or above their guide price.

The picture for pasture land is similar, although less marked, with the proportion of land selling in the lower price bands increasing. Given this, the average price paid for pasture land has reduced to £8,600/acre, a reduction of 3% and the same level as in 2023.

Figure 8 Average sale price of arable and pasture farmland (£/acre)

N.B. The year is when the farmland was sold (exchanged) and is for whole years unless otherwise stated. Although we have stripped out the value of buildings and houses, the data can still be affected by differences in the quality and location of the land sold. Therefore, they should only be used as a broad indicator of changes in prices.

	Arable	% change during year	Pasture	% change during year
2017	£9,200		£7,400	
2018	£9,200	-1%	£7,600	2%
2019	£9,000	-2%	£6,900	-9%
2020	£9,300	3%	£7,600	10%
2021	£9,400	2%	£7,600	1%
2022	£10,800	15%	£9,300	22%
2023	£11,100	3%	£8,600	-7%
2024	£11,200	0%	£9,000	5%
2025	£11,100	-1%	£8,900	-2%
Q1&2 2026	£10,500	-6%	£8,600	-3%

Figure 9 Change in average sale price of arable and pasture farmland over different time periods (£/acre, % and annualised change)

N.B. All prices are in nominal terms and have not been adjusted for inflation.

		Arable	% change over period	Annualised change (%pa)	Pasture	% change during period	Annualised change (%pa)
	2026	£10,500	-		£8,600	-	
1 year	2025	£11,100	-6%	-6%	£8,900	-3%	-3%
5 years	2021	£9,400	12%	2%	£7,600	13%	3%
10 years	2016	£9,600	9%	1%	£7,200	19%	2%
20 years	2006	£3,400	209%	6%	£3,300	161%	5%

Figures 10 & 11 **Agreed sale price of arable and pasture farmland, by price band (£/acre)**

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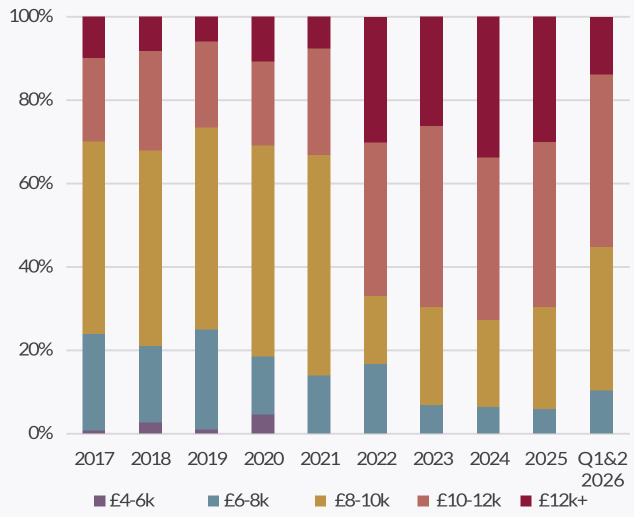
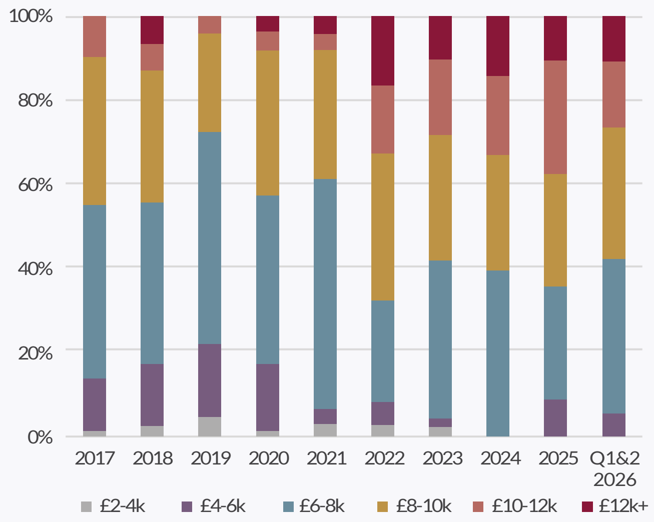
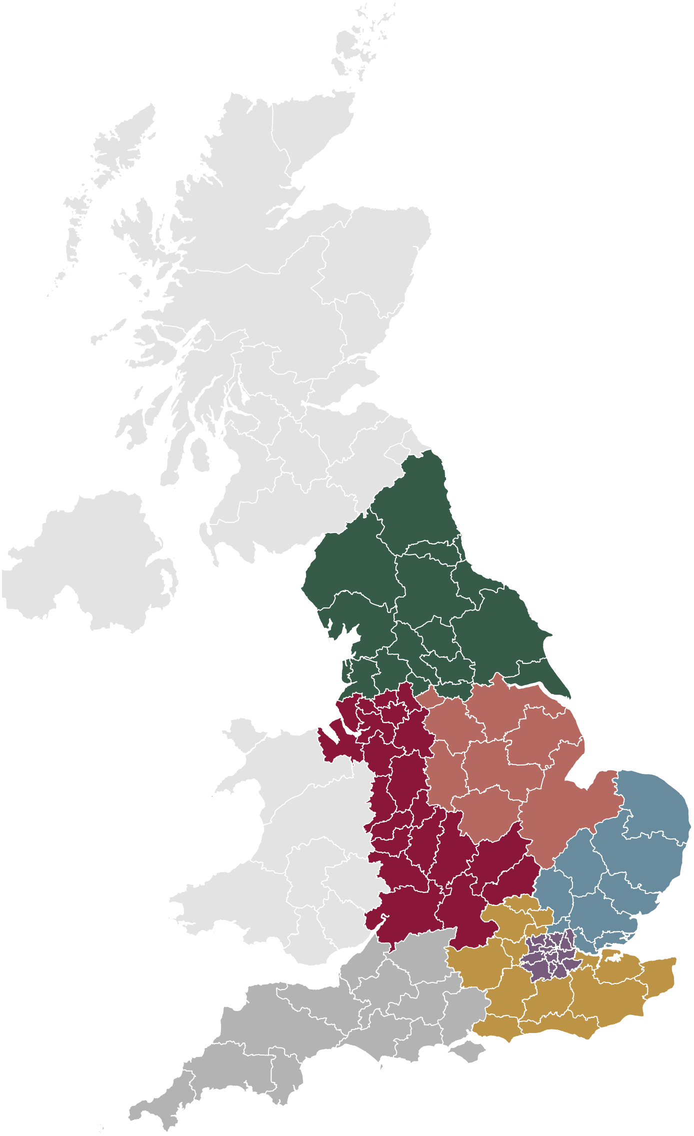
Arable



Pasture



Contact your local agent for a regional view on the market



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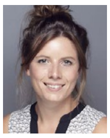

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Methodology

All data in this market report is from Strutt & Parker's Farmland Database of privately and publicly marketed farmland over 100 acres in England. It has recorded detailed information on the farmland, buildings and soils as well as buyer and seller profiles since 1996, and so is one of the most comprehensive databases available. What makes it different to other databases is that it records sold prices (i.e. what the farm exchanged contracts for) as well as guide prices, and so is a more accurate reflection of actual market conditions as guide prices can overstate or understate the prices that buyers are willing to pay. The national prices stated in this report are based on sold prices. Once a farm is exchanged, we have assumed it is sold, following HMRC custom.