

## **POSTCODE LOTTERY**

How location influences the farmland market

## **SCOTLAND'S REEL ESTATES**

The recent upturn in highland salmon fishing

## **FARMLAND VALUES**

The latest facts and stats from the S&P database

# **FARMS & ESTATES**

*Summer 2011*



# F&E | Welcome



Welcome to Farms & Estates. Land values have continued their march upwards – the few farms sold early in the year attracted considerable interest and sales have been concluded. But is more caution creeping into the market?

It is always difficult to persuade farmers to launch a sale in early January. Traditionally, the farmland market springs to life in April as trees come into leaf and the weather improves. There are, however, distinct advantages to selling in the first quarter of the year: fewer farms are available and buyers have gathered their thoughts over Christmas and are keen to start their search. Those properties that are launched have buyers' undivided attention, whereas come April and May there is more to choose from.

In the first week of January this year we launched the sale of Rotherdale Farm in Worcestershire. This superb 650-acre commercial arable farm had extensive buildings, a substantial six-bedroom farmhouse and a three-bedroom cottage. Offered for sale with a guide price in excess of £5m, we had more than 30 viewers, resulting in seven bidders from all over the country. A sale was quickly agreed at a level that represented a record for the county for arable land. A similar story came from Essex, where in January we advertised 441 acres of principally grade 2 arable land with a small proportion of grass, woods and lakes. Offered with a guide price of £3.2m, equating to £7,850 per acre for the arable land, strong interest resulted in an exceptional sale. Nearly all our early sales were concluded at levels in excess of

20% above guide price. The early birds certainly caught the worm! There are many influences on land values, but in May a new one came to the fore. A lack of rain means that yields from UK combinable crops are predicted to be down by as much as 15%. This may also affect the amount of silage taken by dairy farmers, meaning that forage could be in short supply this winter. While wheat, barley and oilseed rape prices remain high, profits are already being eroded by high fuel and fertiliser costs, to name but two. Drought conditions had not been anticipated.

However, we are certainly not going to see a collapse in land prices. Demand remains strong and buyers are taking a longer-term view. But it would appear the froth has blown off the market. The rapid rise in land prices, as seen in the first half of 2011 where English arable land rose from an average of £6,448 per acre to £6,908 per acre due to a lack of supply and a strong demand, will not be repeated. We anticipate that prices may increase slowly or even level off, but not fall. Despite the current short-term issues facing farmers, the picture over the next 20 years remains positive, and land will become an increasingly important commodity.

Mark McAndrew,  
Head of Estates & Farm Agency,  
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## Valuations

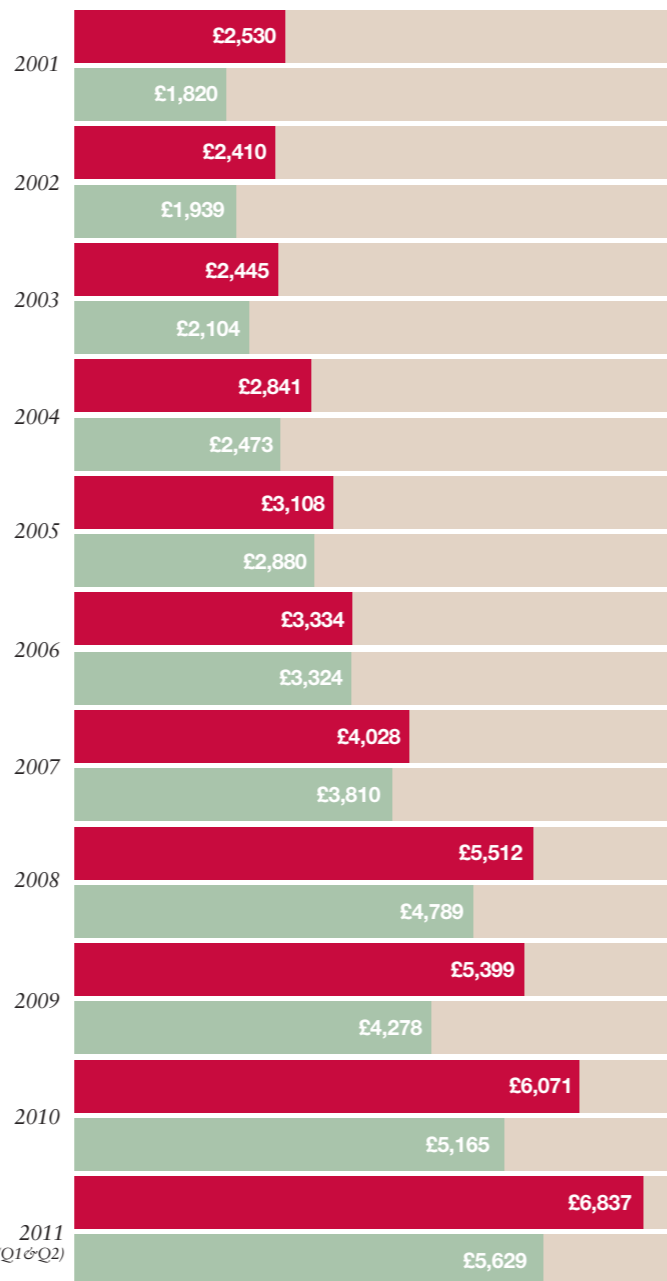
Our team of specialist rural valuers works closely with our team of estate and farm agents to ensure they have up-to-the-minute information and an accurate feel for the latest trends in the market. If you are considering selling, please get in touch for a free, no-obligation market appraisal.

## Latest statistics

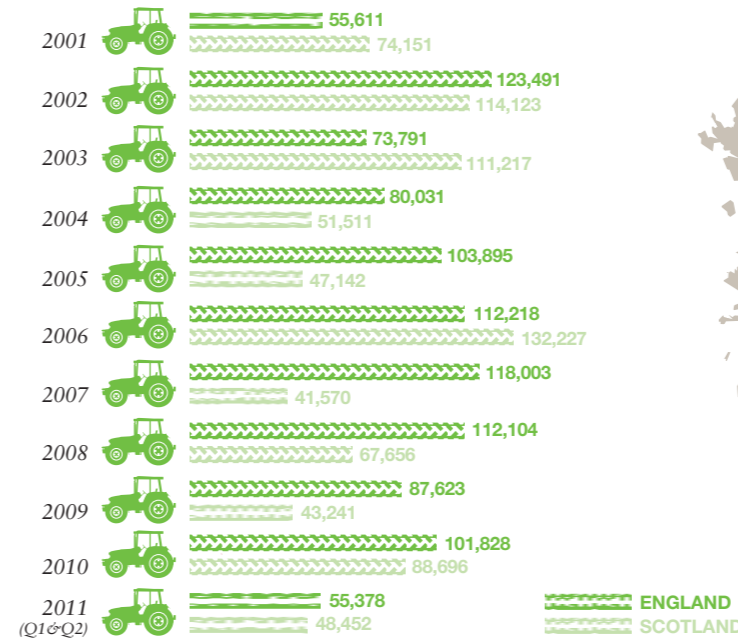
These figures from the Strutt & Parker Farmland Database illustrate the trends in land values, acreage coming to the market, sales by region and buyer type in the first six months of 2011

### Average land values: England, Scotland and Wales

Price/acre



### Land entering market: 2001 to 2011/acres



### Land sales by buyer type %

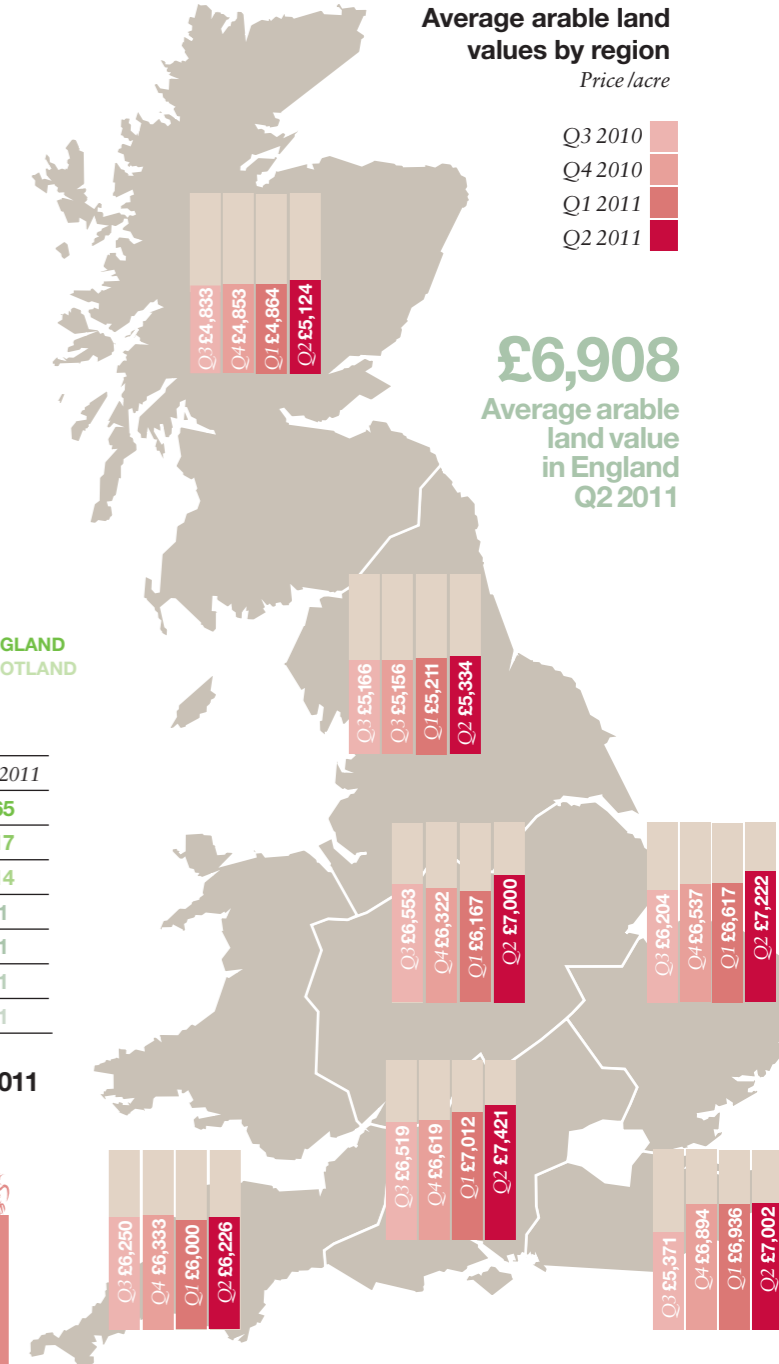
| BUYER TYPE              | Q3 2010 | Q4 2010 | Q1 2011 | Q2 2011 |
|-------------------------|---------|---------|---------|---------|
| FARMERS                 | 60      | 61      | 63      | 65      |
| LIFESTYLE               | 17      | 24      | 20      | 17      |
| PRIVATE INVESTOR        | 9       | 5       | 10      | 14      |
| INSTITUTIONAL INVESTORS | 5       | 2       | 0       | 1       |
| EQUESTRIAN              | 1       | 2       | 1       | 1       |
| OVERSEAS BUYERS         | 0       | 3       | 1       | 1       |
| OTHER                   | 8       | 3       | 5       | 1       |

### Land entering market: first two quarters of 2010 and 2011



### Average arable land values by region

Price/acre



## The Farmland Database

The Strutt & Parker Farmland Database compiles statistics from every farmland sale around the country – not just those that we've handled, but every transaction that has taken place. It means we have a constantly updated, detailed view of the market as a whole, and the last word on land prices.



# S&P | Sales highlights



## 1 Edwardstone Estate Suffolk

A secluded 858-acre residential agricultural estate in attractive undulating countryside. As well as the principal six-bedroom house, there are seven more houses and cottages, farmbuildings and the potential to create a shoot. Guide price in excess of £9m. *Giles Allen, Ipswich*

## 2 Hatfield Park Essex

We approached the owners of this 440-acre block of farmland to suggest that it might be a good time to sell, as the market was very strong. Farmers and investors viewed from near and far, six parties bid during the negotiations, and the result was a sale price way beyond both the guide price of £3.2m and our client's expectations! *Giles Allen, Ipswich*



## 3 Rotherdale Farm Worcestershire

A superb commercial arable farm with extensive buildings, a six-bedroom farmhouse and cottage. The farm was launched on the market in the first week of January 2011 and attracted significant interest, resulting in a sale in considerable excess of its £5m guide price. *Mark McAndrew, London*



## 4 The Rhyd-y-Cilgwyn Estate Denbighshire

A 271-acre country estate with an organic dairy herd in the heart of the Vale of Clwyd. Launched onto the market in May, this beautiful estate will be of interest to lifestyle buyers and farmers. Available in up to 13 lots, offers are invited in excess of £3.75m for the whole. *Charlie Evans, London*

## 5 High Dyke and Lodge Farms Lincolnshire

High Dyke (pictured), a 1,035-acre commercial arable farm with 5,000-tonne grain storage, sold in May for well in excess of the guide price of £7.6m. Lodge Farm, another commercial arable farm, launched simultaneously in May at a guide price of £3.25m and was sold to the same buyer. *Charlie Evans, London*



## 6 12. High Sadney Farm Lincolnshire

An attractive farm with over 370 acres, arable crops, ponds, a spacious four-bedroom house and potential for expansion. Guide price of £2.2m. *Will Parry, Market Harborough*



## 7 Brightwell Park Oxfordshire

The star of this 135-acre estate turned out not to be the converted five-bedroom coach house or the dower house converted to three flats. It was the single-storey, ivy-clad shell of the former manor house that elicited great interest. The result was 43 viewings, 19 offers and stiff competition between seven bidders, securing the sale at more than 50% in excess of the guide price of £5m. *Sarah Macdonald-Smith, London*



## 8 Curdle Hill Oxfordshire

Curdle Hill Farm is a beautiful Cotswold farm located close to Chipping Norton. The farm has planning consent to erect a 9,000 sq ft country house, which will have stunning views. The farm extends to 312 acres and came onto the market in May. Guide price of £4.25m. *Charlie Evans, London*

## 9 Holdhurst Farm Surrey

A superb residential and agricultural estate on the Surrey/Sussex border, extending to about 521 acres within a ring fence. The farm includes a seven-bedroom Victorian house, a pair of cottages, modern buildings generating considerable income, commercial arable land and a family shoot. A sale has been agreed in excess of the £7.5m guide price. *Matthew Sudlow, London*



## 10 Glenshochie Estate Perthshire

Glenshochie is a mixed sporting, agricultural and residential estate. Extending to 595 acres, it boasts a comfortable seven-bedroom house in Georgian style with a fine outlook, a farmhouse, cottage and a good range of farm buildings. There are 281 acres of grade 3 arable land, 133 acres of pasture and grazings, 172 acres of woods, and a driven pheasant shoot over an additional 770 acres of rented adjoining land. Offers over £2.7m. *Robert McCulloch, Edinburgh*



## 11 Mayen Estate Banffshire

At the heart of the estate is Mayen House, a beautifully restored Georgian gem dating from 1788. There are a further seven houses and cottages, 366 acres of woodland plantations, about 274 acres of arable land and permanent pasture, and about three miles of single and double bank salmon and sea trout fishing on the River Deveron. Offers over £4m. *Robert McCulloch, Edinburgh*



## 12 Bilfield Farm Herefordshire

A classic Herefordshire arable farm with a period house, the potential to convert a timber-framed barn, a large range of versatile farm buildings and fantastic views over the surrounding countryside. The productive land has grown cereals and potatoes over the 152 acres. Lotted eight ways, the guide price for the whole is £1.675m. *Will Parry, Market Harborough*

## 13 Delamere Manor Estate Cheshire

An outstanding small residential estate with a fine principal house in an elevated position, with views over a six-acre lake. It also has a gate lodge, staff accommodation and superb equestrian facilities, including indoor and outdoor arenas and a cross-country course over part of the 117 acres of land and woodland. Guide price of £7.25m. *Charlie Kamnreuther, Chester*



## 14 The Whirley Hall Estate Cheshire

A residential estate in a highly sought-after area. At the core is a handsome Grade II\* listed house set in lovely gardens and part-wooded grounds. Also included are over 100 acres of good quality grassland and modern and traditional farm buildings. Guide price of £4.8m. *Charlie Kamnreuther, Chester*





# Will the bubble burst?

Giles Allen looks at the steady rise of farmland values in the East of England and asks how long the boom will continue



Since the beginning of 2007, average farmland values in eastern England have climbed steadily, generally outpacing other regions. They are now double what they were then – an extraordinary fact given that they moved less than 25% during the previous decade. In the past four years, land values have compared well with both the FTSE 100, which increased by about 32% in the same period, and with commodities such as oil (a 66% increase). Climbing soft commodity prices are undoubtedly part of the reason for this, but other factors have become increasingly important over the past 12 months.

In fact, average values tell only half the story. The range of values across this region has become increasingly disparate, as the graph below illustrates. Average values in 2010 were over £6,500 per acre, but values ranged from £4,525 per acre to £8,250 per acre – a difference of £3,725 or 82% (the greatest variance ever). Variations in land value are

usually due to land quality or soil type. For example, grade 1 silts capable of growing vegetables are considerably more valuable than grade 3 clay loams growing cereals. Presently, land quality is not the only cause of the large variance in values, with accessibility and location bearing strong influences. The importance of accessibility is illustrated by the difference in average land values in 2010 between Lincolnshire (£5,605 per acre) and Suffolk (£7,003 per acre), which equates to a £1,400 per acre or 25% difference.

In terms of location, some areas have a high concentration of expansion-minded farmers, while in others the market is particularly ‘hot’. An example of this is the land at Docking Lodge Farm in North West Norfolk (pictured), where the supply of land to the market has traditionally been tight. Strutt & Parker sold the farm for a figure well in excess of its £5.75m guide price.

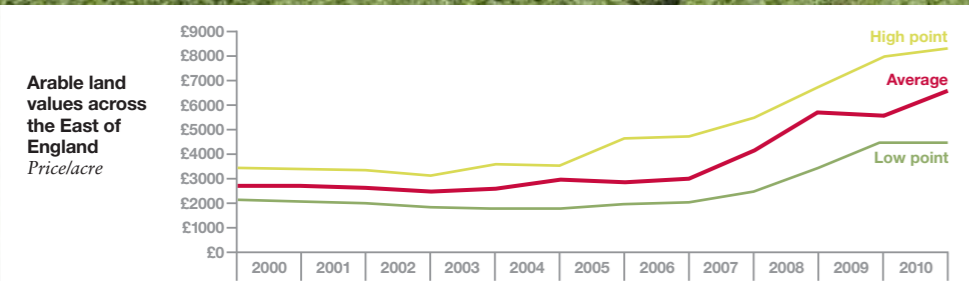
So will this value bubble burst? It is interesting to note that eastern average land values have crept up above the median (see the graph below). This has previously pre-empted a period when values plateau or decrease (for example, in 2004 when the Single Payment

System was being introduced, and from 2008-09, when soft commodity prices fell).

Without placing too much emphasis on statistics, it would seem likely that the eastern land market bubble, while not bursting, may not continue to inflate during the second half of 2011. However, supply, demand and local factors can still conspire to generate sale values well ahead of the market average.

Giles Allen, Ipswich,  
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| LAND VALUES £/ACRE |              |        |         |
|--------------------|--------------|--------|---------|
| Year               | Region       | Arable | Pasture |
| 2000               | Lincolnshire | 2,643  | 1,794   |
|                    | Suffolk      | 2,811  | 1,942   |
| 2001               | Lincolnshire | 2,680  | 1,200   |
|                    | Suffolk      | 2,554  | 1,809   |
| 2002               | Lincolnshire | 2,764  | 2,643   |
|                    | Suffolk      | 2,439  | 1,823   |
| 2003               | Lincolnshire | 2,582  | 2,600   |
|                    | Suffolk      | 2,557  | 1,500   |
| 2004               | Lincolnshire | 3,025  | 2,500   |
|                    | Suffolk      | 2,635  | 2,000   |
| 2005               | Lincolnshire | 2,600  | 2,400   |
|                    | Suffolk      | 2,841  | 2,343   |
| 2006               | Lincolnshire | 2,775  | 2,663   |
|                    | Suffolk      | 3,304  | 2,737   |
| 2007               | Lincolnshire | 3,626  | 3,108   |
|                    | Suffolk      | 3,464  | 3,088   |
| 2008               | Lincolnshire | 4,945  | 5,000   |
|                    | Suffolk      | 5,675  | 7,040   |
| 2009               | Lincolnshire | 5,569  | 5,000   |
|                    | Suffolk      | 5,155  | 8,000   |
| 2010               | Lincolnshire | 5,332  | -       |
|                    | Suffolk      | 6,980  | 7,700   |



## Sunny times ahead

Summer has arrived, and with it a flurry of activity in the South West land market, says James Baker



Looking back to the beginning of the year, demand for agricultural property was evident, but not in the same strength as the demand we saw in 2010. There were several viewings on the smallholdings and farms we launched in January and February, but it was later in March and April that buyers began to secure purchases.

Overall, there has been a reduced volume of commercial farms of over 200 acres in the South West. However, a few larger farms came to the market in the traditional selling months of May, June and July. We had more than ten viewings from farmers throughout the country for Venton Farm at Drewsteignton (a 135-acre stock farm, pictured above), but it was only relatively recently that good offers started coming forward.

In general, the scarcity of land on the market is inducing good levels of competitive bidding, with high demand from neighbouring farmers. We are currently negotiating on several blocks of land, with one grade 3/4 25-acre parcel experiencing many offers over £6,500 per acre. The country-wide increase in average land values makes it essential that property is marketed not only to local farmers, but to those who are selling up elsewhere and planning a move to the South West. Many of these farmers are retiring but not wishing to give up all farming activity. They want to purchase smaller farms of around 50 acres and are in a position to put forward healthy offers, following terrific sales of their larger farming units in other parts of the country. The sales roundup on the right demonstrates this interesting trend.

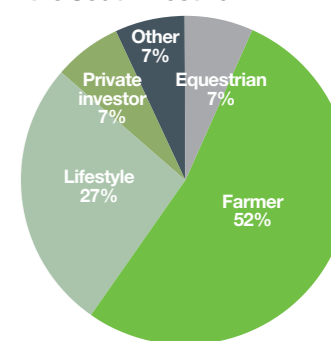
James Baker, Exeter,  
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### Crop

To see our pick of the best on the market, visit our new website, struttandparker.com

### Sales by buyer type in the South West 2011



6,500

The current average price of arable land in South West England in £/acre

9,499

The amount of land entering the South West market in Q1 and Q2 of 2010

9,288

The amount of land entering the South West market in Q1 and Q2 of 2011

### Best buys

Sales in the South West of England

#### Swannaford Farm

This 37-acre lifestyle farm was sold under competition and over the asking price of £765,000 to a lifestyle buyer relocating from another part of the country.

#### Horestone Farm

The sale of Horestone Farm, a 40-acre smallholding, has been agreed with a relocating buyer at close to the guide price of £765,000.

#### Coombe Farm

Coombe Farm has recently been sold to a new entrant into agriculture, who is seeking a lifestyle change away from their current employment.

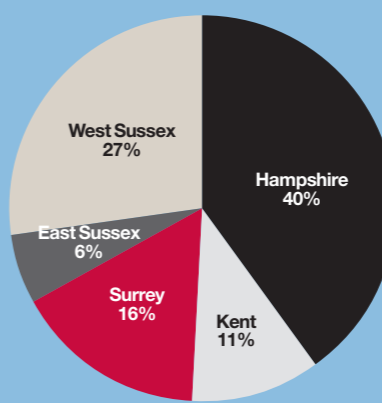


**Acreage entering the market**  
(blocks of 100 acres +)

|       |             |
|-------|-------------|
| 1,921 | HAMPSHIRE   |
| 1,277 | WEST SUSSEX |
| 737   | SURREY      |
| 272   | EAST SUSSEX |
| 510   | KENT        |



**Acres entering the market in the South East in 2011**



East has increased in the last year from £6,129 per acre at the end of Q2 of 2010 to £7,002 at the end of Q2 in 2011, and is holding firm. Having been burnt in the past by fluctuating grain prices, subsidy changes and other factors beyond their control, it is no surprise that, with the price of wheat at record highs, many have decided to carry on farming, doing what they know best while they can see a profit in it.

An additional factor is that age-old British foe: the weather. According to the Centre for Ecology, the South East has experienced one of the driest springs since 1938. Grain hasn't swelled as it should and the prospects for bumper harvests in the UK are limited. While this may help sustain a high price, farmers who have sold grain forward are concerned about producing the tonnage they need with low yields. In the majority of cases the response to this is to plough on and hope things improve next year.

The lack of supply means that those who do decide to sell substantial farms can expect high levels of interest, generating competition and achieving good prices. The only large arable farming unit to come to the market in the area so far this year is

Holdhurst Farm in Surrey, launched by Strutt & Parker in mid May with a farmhouse, buildings, commercial income, two cottages and 521 acres. In its first week of advertising it generated 10 requests for viewings and a sale has been agreed in excess of the £7.5m guide – illustrating that there is appetite in the market. It will be interesting to see if a block of 1,000 acres of bare arable land, rumoured to be available in the coming months, actually comes to the open market and, if so, how the marketplace responds.

Sarah Macdonald-Smith, London  
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# Sitting tight, holding on?

Sellers in the South East have good reason to wait a while longer, says Sarah Macdonald-Smith



In the first five months of 2011, a surprisingly small number of farming units over 100 acres came to the market in the South East (Surrey, Kent, Sussex and Hampshire). A total of 4,717 acres (an increase of about 1,300 acres on the same period last year) have been advertised, bolstered by the launch of an 800-acre estate in late May. This is spread over 18 properties, but of these, only four could be considered commercial farms. The others have a strong residential bias, being more houses with land than commercial farming units.

Why? Is it just the way things go or is there another explanation? The buzz phrase among agents in the central and southern

regions at the moment is 'wealth corridors'. The London residential property market continues to thrive and its influence stretches in tentacles, or corridors, along major arteries from the city, often correlating with fast train routes. One of the longest and strongest of these extends into the South East, through Kent and Sussex, and has been a subject of conversation since the Channel Tunnel was planned. With the recent advent of Ashford to London in around 35 minutes and Ramsgate to London in an hour and 20, the commuter factor has really taken hold, bolstering the market for good-quality residential farms.


There is a knock-on effect taking place here. Demand for homes in this area is strong.

Kent in particular was once not as fashionable as Hampshire and Berkshire and so has been more affordable, meaning more homes with lower price tags. This equation attracts developers on a large scale: Strutt & Parker alone are currently consulting on 21,000 potential new homes in the South East. A farmer who sells land for development can expect to receive anything up to £2m an acre – and you don't need to sell many acres at that price to make the prospect worth waiting for!

Not everyone has land with development potential though, so other factors must be at play. Many farmers, particularly those farming smaller holdings, are by nature cautious. The average arable land value in the South

## An all-time high

The northern farmland market is flourishing, pushing land values higher than ever, says Claire Whitfield



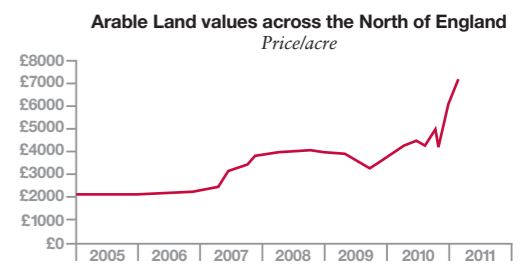

The availability of bare arable and pasture blocks has historically been restricted across the region. However, those acres that have been marketed in the past 12 months have been keenly fought over, with arable prices of up to £7,400 per acre being achieved. It seems that demand has fallen into a postcode lottery. With 22% of the land put up for sale last year still on the market, location and yield potential have played a significant part in determining successful sales. Working closely with our farming department, we have structured a number of arrangements where farmers have decided to sell land but agreed to lease it back from the investor purchaser.

Arable commodity prices are at an all-time high. Investors are enjoying improving yields, while farmers are freeing capital tied up in land in order to expand their business or invest in new machinery.

While supply has been restricted, there has been a dramatic change in purchaser profile across the region. Investors from non-farming sectors have begun to show interest and pay significant premiums to purchase land for investment and the perceived Inheritance Tax advantages. This, combined with increasing industry confidence in commodity prices, has seen blocks of land being keenly fought over, with many sales continuing to be concluded through sealed bid closing dates.

Farm and estate owners across the region have continued to reap the rewards of the land value increases. Residential elements of the property market have been affected by the economic downturn, but those farms without them have enjoyed the continued interest and demand, as seen in the bare land market. The sale of the Holystone Estate in Northumberland, which comprises more than 1,580 acres of arable and pasture, was testament to this, with both regional and national interest leading to a successful sale to an investor purchaser from outside the region.

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**Register**  
To register your interest in buying or selling a farm, telephone one of our farm agents, located across the country – turn to the back cover for details!





## Personal shopper

*Buyers can take advantage of agents' expertise to save time, effort and money, says Will Parry*



Tailored purchasing services are usually reserved for footballers' wives, but our Estates and Farm Agency team spend a significant portion of time acquiring farms and land for clients – and the shopping list is long and diverse.

The strong farmland market in the Midlands means quality property is being sold quicker than ever before. Many farms don't even make it to the open market, and farms in Lincolnshire have recently sold in record time. Agents are well placed to sniff out those off-market opportunities on behalf of clients.

Buying is not simply submitting an offer and crossing one's fingers. From sourcing the appropriate property and accompanying (often several) viewings, through to number crunching on comparable deals and likely return on investment, it is an all-encompassing service. Buyers concentrating on the Midlands have a wide choice of farms and property, including everything from commercial units in the East (popular with our investment buyers and existing regional farmers) to large houses or country estates, with residential buyers looking to be closer to London and Birmingham.

Structuring an offer carefully can make a big difference. Headline figures are obviously important, but if a vendor or their agent receives similar bids, they may look further into both the offer and the prospective buyer. An outgoing owner may be attracted to the opportunity to remain in the house for a period of time while they relocate, or to continue farming as a tenant or contractor. And the fact that a potential purchaser has an agent acting on their behalf can give the seller confidence that their bid has been thoroughly thought through.

Strutt & Parker recently acted in the purchase of a 550-acre farm in Northamptonshire that was only available privately. Our clients came to us with their requirements and we sought out several opportunities, the best of which precisely suited their needs. Shortly after an inspection, an offer was submitted and accepted. We have recently submitted another two offers for farms in the Midlands on behalf of investors, who trust us to look after every aspect of the purchasing process.

*Will Parry, Market Harborough,  
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### Team

To find out more about all our services, including our Farming and Land Management departments, visit [struttandparker.com](http://struttandparker.com)

## Fishy business

*With catches up and an increasing number of properties for sale, the trade in Scotland's salmon and trout fishing looks decidedly upbeat, says Robert McCulloch*



At a time when the decline of the natural environment is such a prevalent topic of discussion, it is refreshing to report

on one aspect of the natural world where the reverse is true. There has been grave concern over the numbers of Atlantic salmon (*salmo salar*) for over a decade, but the fish has made a stirring comeback, with the rod-and-line catch in Scotland in 2010 being the highest ever recorded at more than 100,000 fish.

Although there are theories – and a wet summer producing consistently good fishing conditions is among them – no one can satisfactorily explain 2010's dramatic upturn, with

rivers in Caithness and Sutherland proving particularly prolific. The River Thurso produced more than 3,000 salmon and grilse against a five-year average of around 1,100, and the River Oykel produced more than 700 fish in July alone. Further south, the Tweed, that mother of all salmon rivers, had its best ever season, with 23,219 fish, making it the most prolific Atlantic salmon fishery in the world. In accordance with the country's mandatory and discretionary catch-and-release policies, more than 65% of the fish caught were returned to the river to breed.

I am officially a member of our Estates & Farm Agency team, but this title obscures a significant area of our activity – the valuation, sale

and purchase of salmon fishings throughout Scotland. North of the border, the right to fish for salmon (and sea trout) can be separated from the freehold ownership of the river and bank. Consequently, many of the larger rivers are separated into 'beats' where fishing rights over a stretch of river can be owned independently of the riparian landowner by individuals or a group (each owning an equal pro-indiviso share or taking part in a timeshare arrangement).

The basic approach to the valuation of a salmon beat is to establish the five- or ten-year average catches and then apply a capital value of £X per

fish, where X varies between about £3,000 and £10,000 per fish depending on factors such as the location, nature of fishing, productivity etc, on which the valuer must make a judgement.

Most of those looking to invest in salmon fishings have a passion for angling, with an additional interest in prudent investment in terms of capital appreciation, if not yield. So it's not surprising that demand for salmon fishing peaks when the economy is booming and wealthy fishing enthusiasts have disposable cash to invest. When the economy contracts, and a poor angling season dents confidence, the market falls.

So, with a steady economy and growing confidence in the future fortunes of *salmo salar*, what can

we expect in 2011? Well, we have some genuinely top-drawer salmon beats to offer. These include the Lower Blackhall and Kinneskie beat on the River Dee. Within easy reach of Aberdeen, this offers excellent fly fishing for salmon, averaging 91 salmon and grilse, and is for sale at offers over £800,000. The Lower Dess beat near Aboyne, which averages 92 salmon and 34 sea trout, is on the market at offers over £1.05m.

There are also two beats on the River Deveron: the Marnoch Fishings, including a fishing lodge, cottages and over 94 acres (offers over £1.5m), and the Mayen Estate, a short distance upstream. This includes a three-mile beat of mainly double bank fishing, averaging 89 salmon and 37 sea trout. It is for sale at offers over £4m.

With shares in other beats on the Tay and Tweed and rivers in the north Highlands becoming available, trade in this market is likely to be as lively as the fishing.

*Robert McCulloch, Edinburgh,  
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Below left: the Tillmouth fishings  
Below right: Lower Blackhall fishings



**8** The number of properties including salmon fishings available through Strutt & Parker in Scotland

**65%**

The average number of salmon returned by fishermen on Scottish salmon rivers

**£7,000**

The average capital value per salmon in Scotland

**100,000+**

Fish caught on rod and line in Scotland in 2010





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## E&F | Information

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*Our Estates & Farm Agency Department handles the sale and purchase of about 100,000 acres of farmland, residential and commercial farms, and sporting estates throughout the UK every year.*

*We specialise in the sale and purchase of estates and farmland, using national expertise and detailed local knowledge to advise clients.*

*Clients also benefit from the support of our Farming Department and other departments within the firm, which provide help on everything ranging from Single Payment issues and farming schemes to taxation and planning.*

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