

353.18 WELSH NAKED ACRES **AVERAGE £51.38 PER ACRE AT FIRST SALE**

Our first auction of Welsh Naked Acres for the 2017 Basic Payment Scheme scheme year at St Asaph Livestock Market on 16th February 2017 saw very good interest from Basic Payment Scheme claimants from across the country.

300.00 acres of permanent grassland classification Welsh Naked Acres were offered for sale and after the auction had finished we sold a further 53.18 acres having received instructions to sell immediately from a new client who witnessed the sale. The seven individual sales from the day amounted to £18,146.40, giving a pleasing average of £51.38 per acre.

Our next auction will be held at St Asaph Livestock Market on Thursday 2nd March 2017 at 12:30pm. Entries urgently wanted to meet strong demand!

*Please contact Sion Wyn Jones MRICS on 01248 362524,
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BASIC PAYMENT SCHEME ENTITLEMENTS **FOR SALE BY PRIVATE TREATY**

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Number of Entitlements For Sale and VAT Status	2016 Value per Ha	2016 Value per Ha	2017 - 2019 Estimated Return per Ha (Category 1)	2017 - 2019 Estimated Return per Ha (Category 2)
19.09 VAT Applicable	€116.05	£98.64	£607.75	£359.85
7.05	€76.52	£65.04	£563.34	£315.45

VAT Not Applicable				
14.12 VAT Applicable	€50.41	£42.85	£534.28	£286.39

Important Notes for Prospective Purchasers

1. The Basic Payment Scheme element is payable on the number and value of entitlements activated every year.
2. The Redistributive element is payable on the first 54 hectares of eligible land declared and validated on a Single Application Form every year.
3. The Greening element is payable upon meeting the Greening requirements every year.
4. The Euro (€) to Sterling (£) conversion rate applicable to the above lot/s is 0.85 (see Columns 2 and 3).
5. The Euro (€) to Sterling (£) conversion rate that has been used to provide estimated returns per ha in Sterling (£) from 2017 to 2019 for each lot/s is 0.80 (see Columns 4 and 5).
6. The estimated returns provided in the table for each lot/s have been calculated from Rural Payments Wales' *Basic Payment Scheme (including Redistributive and Greening Scheme payments) Payment Calculator*.
7. Definition of Category 1 (see Column 4): 'Those entitled to receive the Basic Payment Scheme, Redistributive and Greening elements'.
8. Definition of Category 2 (see Column 5): 'Those entitled to receive the Basic Payment Scheme and Greening elements but not the Redistributive element'.
9. Prospective purchasers must not rely entirely on the information that has been provided in the table from the *Basic Payment Scheme (including Redistributive and Greening Scheme payments) Payment Calculator* and no business decisions should be made on the basis of the figures. Prospective purchasers should seek independent advice from qualified professionals regarding their specific circumstances. We accept no liability in contract, tort or otherwise arising from or in connection with your use of, or any



action or decisions taken as a result of using the figures provided in the estimated returns columns.

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