

Farmland Index

Q1 2026

The Knight Frank Farmland Index tracks the average price of bare agricultural land (arable and pasture) across England and Wales. The index is based on the opinions of Knight Frank's expert valuers and negotiators, taking into account recent sales evidence, local market knowledge, and client and industry sentiment.

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Farmland treads water

- It has been a slow start to the year with limited activity from buyers and sellers

The feeling of treading water that settled over the farmland market in 2025 has shown few signs of dissipating so far this year.

Continued political and economic uncertainty, exacerbated by the current conflict in the Middle East, which has seen input costs like fuel and fertiliser spiral, and poor weather, mean few new farms, blocks of land or estates were put up for sale during the traditional spring selling season.

By the end of March, the acreage of publicly marketed farmland was down 54% on the same period in 2025, itself a period of relative scarcity. Just 5,600 acres were advertised.

Despite a perception by vendors that now is not a good time to sell, demand remains firm from a range of buyers.

Although Rachel Reeves's changes to the agricultural and business property relief regimes have caused widespread outrage, the opportunity to pass on £5 million of assets free of Inheritance Tax and pay a discounted rate of 20% on anything above that threshold is still attractive to some people.

As a result, average values have remained largely unchanged. According to the latest results from the Knight Frank Farmland Index, which tracks the value of all types of

bare agricultural land in England and Wales, prices dropped by just 0.9% to £8,622/acre in the first quarter of 2026.

Knight Frank's Farms & Estates team is still achieving £10,000/acre and above for most arable land that it is selling and has already received interest on one block that it recently launched in the south of England. Over a 12-month period, average values are down only 5%.

With so few sales testing the market, the big question is when the farmland market will build up enough momentum to break free from its current state of inertia this year. More sales are in the pipeline for the second half of April and into May, but there is little evidence that the volume will be high enough to put significant pressure on prices.

It appears that 2026 will be another year of 'wait-and-see' for both buyers and vendors.

“Despite a perception by vendors that now is not a good time to sell, demand remains firm from a range of buyers.”

PRICE CHANGE

-0.9%

3-month change

-5.0%

12-month change

+24.4%

5-year change

+9.0%

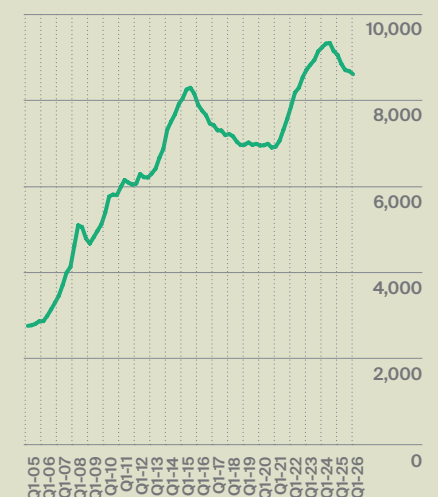
10-year change

+201.0%

20-year change

Historical farmland performance

Price (£/acre)



Source: Knight Frank Research

On the market



A prime, well-equipped Northumberland livestock farm and moorland, extending to 2,010 acres.

Price: £9,500,000



A desirable block of arable land, extending to 217 acres in the Lambourn Valley.

Price: £2,390,000

EXPERT COMMENT



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It's a frustrating time to be selling farms and estates because there is so little good stock coming on to the market. A significant number of the properties we are seeing are executor's sales. Unless they have to sell, potential vendors don't think it's worth putting anything up for sale because of all the negative sentiment about politics and the economy in general. Obviously, what is happening in the Middle East won't have helped the mood either. But, in reality, there remains an awful lot of money moving around in the system and the right property, whether it's a classic country estate or a large block of quality farmland, will attract buyers. We are selling an estate privately in the south of England and have had 12 viewings from high-net-worth individuals. The base price for arable land west of London is still around £10,000/acre. The bad weather at the start of the year hasn't helped, and a number of the properties that were due to be launched in the spring have been delayed. It probably won't be until the end of May that we get a real idea of how prices are going to perform in 2026.

FARMLAND CAPITAL GROWTH VS ALTERNATIVE ASSETS

Rate of change over:

	1 year	5 years	10 years
Farmland (England & Wales)	-5.0%	24.4%	9.0%
Prime central London residential	-4.7%	-5.8%	-21.8%
UK residential	2.2%	19.4%	38.4%
Gold	46.4%	171.7%	281.6%
Global equities (S&P Global 100)	39.3%	86.9%	252.1%
UK equities (FTSE 100)	32.9%	53.6%	66.3%

Source: Knight Frank, Macrobond

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



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KNIGHT FRANK FARMLAND INDEX

	Average value £/acre	Average value £/Hectare	Annual price change	Quarterly price change
2021 Q1	£6,933	£17,132	-0.4%	0.3%
2021 Q2	£7,065	£17,458	1.4%	1.9%
2021 Q3	£7,320	£18,088	4.6%	3.6%
2021 Q4	£7,580	£18,731	9.7%	3.6%
2022 Q1	£7,875	£19,460	13.6%	3.9%
2022 Q2	£8,190	£20,238	15.9%	4.0%
2022 Q3	£8,305	£20,522	13.5%	1.4%
2022 Q4	£8,550	£21,128	12.8%	3.0%
2023 Q1	£8,728	£21,567	10.8%	2.1%
2023 Q2	£8,845	£21,856	8.0%	1.3%
2023 Q3	£8,951	£22,118	7.8%	1.2%
2023 Q4	£9,152	£22,615	7.0%	2.2%
2024 Q1	£9,250	£22,857	6.0%	1.1%
2024 Q2	£9,335	£23,067	5.5%	0.9%
2024 Q3	£9,351	£23,107	4.5%	0.2%
2024 Q4	£9,164	£22,644	0.1%	-2.0%
2025 Q1	£9,072	£22,418	-1.9%	-1.0%
2025 Q2	£8,861	£21,895	-5.1%	-2.3%
2025 Q3	£8,716	£21,537	-6.8%	-1.6%
2025 Q4	£8,696	£21,489	-5.1%	-0.2%
2026 Q1	£8,622	£21,306	-5.0%	-0.9%