

The Market Report

Professional Ponderings - April 2024

Green Shoots of Recovery?

With the Spring weather beginning to improve, we are also hopeful that there are green shoots of recovery in the housing, and development land markets. Inflation, which in February last year was at 10.4% using the governments preferred measure, has fallen rapidly with the latest data now standing at 3.4% with many market commentators predicting further falls to the government's target of 2% later this year. This in turn is reflected in the outlook for interest rates, with mortgages and long-term finance becoming more affordable and perceived as less of a risk. These positive market indicators are reflected in the share price of the UK's major housebuilders, with the share price of the FTSE 100 listed housebuilders (Barratts, Persimmon, Taylor Wimpey and Berkely Group) increasing by an average of 15.5% over the last 6 months.

We are also seeing a change of approach in the land teams that we deal with at the major housebuilders, who are now actively looking for immediate land opportunities (i.e. land with a planning permission) whereas before they were mainly focussed on securing longer term strategic opportunities. In addition, where we have sites under agreements with developers, they are now seeking to push planning applications forward with local planning authorities, and these include sites for residential development in Huntingdonshire (70 dwellings), Cambridge (a 68-bed care home scheme) and Biggleswade (circa 300 dwellings).

Agricultural & Development Consultants, Chartered Surveyors, Auctioneers & Estate Agents

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There is a general consensus in the industry that there are a limited number of immediate land opportunities coming through the planning system, and at Bletsoes we are working on the marketing of a number of sites that will provide an interesting barometer for the development land including an allocated site for circa 60 dwellings at Helpston, Cambridgeshire, an allocated site for 500 dwellings in Northamptonshire and a scheme in Ratby, Leicestershire where a Promoter has recently achieved planning permission at appeal for 225 dwellings. These sites should provide an interesting test for the market, particularly as they are spread over the wide geographic area in which we operate.

Please contact us if you have any land with the potential for development, and we will be very happy to discuss the opportunity with you on a 'no obligation' basis. We have extensive contact with housebuilders and promoters, and we are often able to negotiate terms on landowners' behalf so that promoters/developers take on the cost and risk of promoting potential development land and ultimately securing planning permission.

Chris Templar, who heads up our Stratford office will next be in Stratford Market on Tuesday 16th April 2024 and will be available to speak to you about any opportunities on your land holding. No appointment is necessary.

Bletsoes are supporting the following events in the coming months:

Show	Date	Venue
Warwickshire Point to Point	Monday 6 May	Mollington, OX17 1QE
Warwickshire YFC Rally	Saturday 18 May	Alton Hall Farm, CV5 9DN
Blakesley Show	Saturday 3 August	Maidford, NN12 8HH
Moreton-in-Marsh Show	Saturday 7 September	Moreton-in-Marsh, GL56 0AB

Chris Templar
Partner

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Tel: 01789 722677

Stratford Forthcoming Events

Tuesday 9th April

Prime, Cull & Store Sheep - 10.30am

Plants, Produce & Misc - 10.00am

Friday 12th April

Complete Farm Dispersal Sale - 10.30am

see main advert for further information

Tuesday 16th April

Prime, Cull & Store Sheep - 10.30am

Plants, Produce & Misc - 10.00am

Tuesday 23rd April

Prime, Cull & Store Sheep - 10.30am

Plants, Produce & Misc - 10.00am

*For further information regarding any of the sales
please contact the Market Team*

Stratford Market Report 2024 Advertising Tariff

Advertising Charges

1/8 Page	£10 Per Week
1/4 Page	£20 Per Week
1/2 Page	£30 Per Week
Full Page	£50 Per Week
	+ VAT

Discounted Rates Available

For further information, or to place and advert, please contact
Beth Kitchener on 01832 732241 or beth.kitchener@bletsoes.co.uk

Bletsoes do not endorse any of the products or services advertised in the market reports

REPORT FOR TUESDAY 2ND APRIL

Prime Hogs

Another top entry of bigger hogs with weight in all grades of meat in demand. SQQ 377.30p/kg. All in sale average saw £173.37. CJ & L Vernon Miller topped the day pence per kilo with a sterling show of Beltex hogs topping to 421p/kg for 47kgs with followers at 42kgs selling to 416p/kg. D Stroud topped the day overall with best end Charollais forward with plenty of weight selling to £219.48, with 54kgs to 357.5p/kg and 62kgs to 354p/kg.

Highlights - W Taylor penned a smart entry of Charollais and Texels with 35kgs topping to 360p/kg with 38kgs to 380p/kg.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
360p	£138.06	354p	£126.00	357.9p	£130.02
<i>Mediums (39.1 - 45.5kg)</i>					
416p	£174.72	370p	£151.70	381.9p	£160.57
<i>Heavies (45.6 - 52kg)</i>					
421p	£197.87	323p	£157.64	345.6p	£170.73
<i>Over 52kg</i>					
357.5p	£219.48	305p	£178.75	344.8p	£200.96

Store Sheep

A smart entry forward with TR Tame & Son topping to £139 for Suffolk ewe lambs with followers to £135 and £124; CJ & L Vernon Miller saw a smart trade for compact Texels at £126.50; PD Bird saw Shetland Continentals to £93 and £90 for rams.

To	From	Average
£139.00	£37.00	£121.59

Cull Ewes & Rams

Ewes lift once again on the week with an all in average of £111.25. D Stroud topped with younger Charollais ewes to £185; S Beale topped the Suffolks for the day with a sterling show of meat to £178 and £165; BS & FL Pile topped the Continentals with Beltex crosses to £167 for shape and meat; Newfield Horses Ltd saw the best of the rams with best meat Texels to £165; FG Belcher & Sons topped the Mules for the day with big framed meat selling to £133. All meat in Suffolks and Continentals were seen above £105. Feeders of quality were £65 to £85.

To	From	Average
£185.00	£25.00	£111.25

Auction of Produce, Plants, Hatching Eggs & Sundries Every Tuesday at 10am

We would be grateful of your entries for any of the sections.
If potential buyers know what is in the sale prior to the auction they have more chance of coming to the sale. If you would like to advertise your items presale to prospective buyers, please contact us.

HAY, STRAW & FODDER

150 x Claas Quadrant Bales - a Mixture of Meadow & Seed Hay
Stored undercover, Assist & Loading Facilities.
Located Thurning, Northants. Contact Bob 07860 869172

150 x 4' Round Bales of 2023 Hay – good quality, currently being fed to sheep & horses
Available in quantities to suit.
Stored undercover, Assist with Loading.
Located Orton, Northants. Contact Richard 07795 170864

500 x 120cm x 90cm Bales of Good Quality Hay – baled with Extra Density.
Stored undercover, Assist & Loading Facilities.
Located: Great Doddington, Northants. Contact Tom 07710 930979

DATE FOR YOUR DIARY

Saturday 15th June

Farm Dispersal Sale - Banbury, Oxfordshire

Further details in due course

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Bletsoes

— EST. 1881 —

Saturday 6th April 12.30pm

at Thrapston Livestock Market

A Single Vendor Sale of Poultry

A selection of over 300 Birds - To Include

Bantams – Wynadottes, Pekins, Millefleur Sablepoots & Sussex

Large Fowl – White Stars, Warrens, Faverolles,
Oxford Game, Hybrid Layers & Rangers

Ducks – Mallards, Call, Mandarins & Muscovys

**Bonded Pairs of Peafowl, Turkey Hens,
50 x Pheasants & Quantity of Chicks**

A full list of entries will be available online or sent by request



on behalf of S & G Fur & Feather Supplies

Agricultural & Development
Consultants, Chartered Surveyors,
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01832 736757

Bletsoes

— EST. 1881 —

Friday 12th April, 10.30am

at The Limes, Main Street, Barnack, Cambridgeshire. PE9 3DN

A Complete Farm Dispersal Sale



To Include:

1988 **JOHN DEERE** 644E-H Loading Shovel,
JCB 814 Super Powerslide Excavator, 1970 **MOXY** D16B Articulated Dumper,
1993 **JOHN DEERE** 2066 Combine Harvester,
1992 **JOHN DEERE** 4255 4WD Tractor, 1995 **JOHN DEERE** 810 4WD Tractor,
1991 **JOHN DEERE** 3650 4WD Tractor,
2003 **HONDA** Foreman Rubican 4WD Quad Bike, 3 x Diesel Forklift Trucks,
LANDQUIP Trailed Sprayer, **JOHN DEERE** 750A No Till Drill,
SPEARHEAD Orbital Hedge Cutter, 30,000L Bulk Tanker Trailer,
40' Articulated Fridge Trailer, Commercial Pillar Drill.

A sale of 1000 Lots

Workshop Tools, Car Ramp, Welders, Nuts & Bolts, Toolboxes

on behalf of W Aldwinckle

The sale is due to retiring from farming

Contact Alastair Brown 07885 804450

Catalogues will be available online or by request

Bletsoes

— EST. 1881 —

Friday 19th April, 10.30am

at Bridgehill Road, Newborough,
Peterborough. PE6 7SD

Auction Sale of over 1200 Lots



To Include:

1999 **JCB** Fastrac 2135, 1994 **JOHN DEERE** 6600 4WD Tractor,
1994 **JCB** 520-55 Telehandler, **CATERPILLAR** D4D Crawler,
3 Tonne Tipper Trailer, **WESTWOOD** Ride-on-Mowers,
Dealer Closures & Farm Clearance Stock, Spares, Parts & Literature,
Tractor Parts & Plough Spares, Wheels & Tyres.
Tractors, Vehicles, Trailers & Implements. Livestock Equipment
Bygones, Agricultural Salvage & Memorabilia
Models, Racking, Shelving & Display Units

on behalf of M V Weston

Contact Alastair Brown 07885 804450

Catalogues will be available online or by request

Bletsoes

— EST. 1881 —

An Auction



Saturday 27th April at 1.00pm

At Thrapston Livestock Market

Entries by Monday 15th April

NO entries will be accepted after this date

For further information contact Beth Kitchener



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SFI Update

DEFRA have been monitoring the impact of the following options, which take land out of food production:

- IGL1: Take improved grassland field corners or blocks out of management
- IGL2: Winter bird food on improved grassland
- AHL1: Pollen and nectar flower mix
- AHL2: Winter bird food on arable and horticultural land
- AHL3: Grassy field corners and blocks
- IPM2: Flower-rich grass margins, blocks or in-field strips

As of 26th March 2024, there will now be a cap of 25% of a holding able to be entered into these actions. According to DEFRA, these actions were designed to be carried out on smaller areas within land parcels and are less effective if they are carried out on larger areas, and the impact on food production is greater.

The cap comes into effect immediately for any applications submitted going forward. Existing agreements, and applications submitted before midnight on 25th March are unaffected.

If you have any questions or queries regarding this announcement, or the SFI generally, please contact a member of the Agricultural Team.

Grants Available in 2024

DEFRA have published a summary of grants available to look out for in 2024.

Grant	Important Dates
SFI Annual Health & Welfare Review	Applications Open
Laying Hen Housing for Health & Welfare	Open in Spring-Summer 24
Cattle Housing for Health & Welfare	Open in Autumn 24
Farming Equipment & Technology Fund 2024:	
Grant to Improve Productivity	Apply Now - Deadline 17 th April
Improve Animal Health & Welfare	Application Window TBC
Improve Slurry Management	Apply Now – Deadline 17 th April
Improving Farm Productivity (Round 2)	Apply Now – Deadline 21 st March
Slurry Infrastructure Grant	Closed. Open again later in the year
Water Management Grant	Round 2 - Deadline for Full Applications end October. Round 3 open later in the year.

**Contact the Agricultural Team
to discuss an Application**