

The Market Report

May 2023

Professional Ponderings

Climate change is ever present in all aspects of life and the letting of property is no exception with government policy pushing owners of let property to improve energy efficiency to help reduce CO2 emissions. We have talked before about the Minimum Energy Efficiency Standards (MEES) where landlords can no longer let a residential property, where the Energy Performance Certificate is below Band E. It is also worth highlighting that the government has been consulting (consultation now closed) on tightening the regulations even further for private rented properties.

We are still awaiting the results of the consultation, but it is worth noting that the proposals are just that, at this moment in time, and no regulations have been drafted yet. However, the main proposed changes within the consultation were as follows:

- Minimum EPC rating to be raised from an 'E' rating to a 'C' rating – If agreed, the plan is to enforce this from 1st April 2025 for new tenancies, and from 1st April 2028 for existing tenancies.
- Cost cap to be raised from £3,500 per property to £10,000 per property, in relation to funding improvements.

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

Oakleigh House, Thrapston,
Northamptonshire NN14 4LJ

Alastair Brown: 07885 804450
Jake Wagstaff: 07487 526803

CPH: 29/242/8000 NN14 4JU
CPH: 43/266/8000 CV37 8LP

- A “Fabric first” policy is to be introduced – The proposals look to control which improvements are to be carried out first. For example, improvements to the fabric of the property (i.e., insulation, windows & doors) must be undertaken before other works are considered.

Commercial property is also caught by the MEES regulations and from 1 April 2023, landlords must not continue to let any commercial buildings which have an EPC rating of less than E unless the landlord registers an exemption.

There are several possible exemptions to the MEES regulations which need to be registered on a central database. Certain exemptions such as the third-party consent exemption will need supporting information, and in the case of historic buildings it is likely that evidence will be required to show that the building can't reach EPC band E without a detrimental impact on the historical value of the building. Property owners can't simply rely on the fact the building is listed as an automatic exemption. Exemptions will last for 5 years and then a further exemption will need to be applied for.

It is clear that improving the energy efficiency of property is a priority for government to help meet targets for the reduction in CO2 emissions. Our lettings team based here at Oakleigh House would be only too happy to talk to you about the letting of residential property.

Teresa Mutton
Residential Lettings Manager

Thrapston Market Report 2023 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

Thrapston Forthcoming Events

Thursday 11th May
Prime & Cull Sheep

Friday 12th May
Farm Dispersal Sale - Nr Hitchin
See main advert for further information

Saturday 13th May
Store & Breeding Cattle, Sheep & Pigs

Thursday 18th May
Prime & Cull Sheep

Saturday 20th May
Store & Breeding Cattle, Sheep & Pigs
Beds YFC Show & Rally

*For further information on any of the sales
please contact a member of the Market Team*

ANNOUNCEMENT

We are sad to announce the death of Peter Spokes, formally of Clipston and Long Buckby who passed away on Wednesday 26th April.

Our chaplain Rev. Eddie Smith, Church of England Minister, member of the Agricultural Chaplains Association and the Farming Community Network will be in attendance at the market on the 1st & 3rd Saturday each month for a chat, if you would like to talk.

eddie.smith@talk21.com

REPORT FOR THURSDAY 4TH MAY

110 Prime Lambs

Better numbers forward this week with buyers hungry to fill demand. A Cook topped the day with a best end showing of Charollais forward at 45.5kgs selling to £147 or 346p/kg, their heaviest lambs at 57.5kgs topped the day at £155. SQQ 327.74p/kg. Cambridge University topped the lighter lambs of the day with 39kgs Suffolks selling to £131, with their Texels at 42kgs reaching £142; SR Sandercock drew a smart run of best end Charollais seeing 46kgs top at £150.

To		From		Average	
Standards (32.1-39kg)					
336p	£131.00	322p	£117.50	329.4p	£123.54
Mediums (39.1 - 45.5kg)					
346p	£147.00	321p	£134.00	330p	£139.15
Heavies (45.6 - 52kg)					
326p	£150.00	326p	£150.00	326p	£150.00
Over 52kg					
270p	£155.00	270p	£155.00	270p	£155.00

118 Prime Hogs

Trade lifts on the week with an SQQ at 272.93p/kg. F & SM Stamper topped the day with their Beltex hogs to 317p/kg for 35.5kgs; E Dee topped overall at £165 for Continental cross monsters.

Highlights - F & SM Stamper saw highs of £140 for 45kgs; SJ & RE Helliwell topped their run of Texel crosses with 43kgs selling to £133 for a run of best meat smart hogs, their heavier entries saw £149 for 52kgs and £146 for the same weight; MR Smith saw a best end draw of smart Charollais forward with 57.5kgs flying to £160 with followers to £159 and £154.

To		From		Average	
Standards (32.1-39kg)					
317p	£118.00	275p	£98.00	296.4p	£109.18
Mediums (39.1 - 45.5kg)					
311p	£140.00	249p	£103.00	277.4p	£117.19
Heavies (45.6 - 52kg)					
296p	£149.00	234p	£114.50	282.1p	£138.69
Over 52kg					
283p	£165.00	193p	£110.00	263.1p	£149.24

78 Cull Ewes & Rams

Trade remains at an excellent rate with an all in average of £114.19. A Cook topped with rams to £180 for best meat and shape Charollais; E Dee saw highs of £155 for crossbreds; DB Standing & Son topped the Texels at £153 for powerful ewes; with SJ & RE Helliwell topping to £152 for their best shape; Padray Farms topped the Suffolks for the day selling to £141 for frame and meat; B Howkins & Son topped with a smart show of Lleyns at £130.50. Very few forward saw sub £100 with lean and best meat ewes at strong levels.

To	From	Average
£180.00	£51.00	£114.19

HUNTINGDONSHIRE DISTRICT COUNCIL - NEW LOCAL PLAN

Huntingdonshire District Council have agreed to start the preparation of a full update to their Adopted Local Plan which will set out how the District will grow over future decades. The Local Plan will set out a plan for future sustainable development in the District and it will perform two specific roles.

- Identify key areas of land for development to deliver homes, jobs and services needed in the District, and
- Include Policies against which all future planning applications will be considered.

Part of the review of the Local Plan will include a Call for Sites exercise which will run until Wednesday 7 June 2023. Landowners are being invited to submit sites with potential for:

- Residential use (such as housing, specialist homes, moorings, care homes etc.)
- Commercial use (such as retail, leisure, industrial, logistics etc.)
- Infrastructure (such as health uses, community facilities, renewable energy etc.)
- Open Space use (such as sports and recreation, allotments, biodiversity net gain, flooding safeguarding etc.)

For sites to be included in the Local Plan they must be capable of delivering five or more dwellings for residential sites, or 0.25 hectares (500 sq m) for commercial sites. We will be submitting sites on behalf of landowners to this process, along with supporting information and if you should have any land which you feel should be promoted through the Emerging Local Plan then please contact a member of the Planning and Development Team and we will be happy to assist you.

Peter Moore - Andrew Middleditch - Alistair Brodie

SATURDAY 13TH MAY

STORE & BREEDING CATTLE

J D Moulding - TB4

1 Charolais x Heifer 7 Months In-Calf to Limousin 15 Months

T N Thomson - TB4

2 Aberdeen Angus Steers 12 Months

3 Aberdeen Angus Heifers 14 Months

S A C Holgate

36 Store Cattle 15-25 Months

C E Hancock & Son

24 Store Cattle 17-27 Months

P A Wilford

4 Hereford x Steers 25 Months

STORE & BREEDING SHEEP

D C A Farming

6 Texel x 6t-Full Mouth Ewes with 10 Lambs at Foot

4 *Twins, 2 Singles by Dutch Spotted Ram*

CALVES

A G Burton - TB4

6 Aberdeen Angus x Bulls All 3-8 Weeks

3 Aberdeen Angus x Heifers

8 Holstein Bulls

J E G James

2 Blue Bulls

GOATS

Westfield Farm

1 Pygmy x Nigerian Dwarf Billy 18 Months

2 Pure Boer Does 18 Months

Does have ran with a billy but not confirmed pregnant, all up to date on worming.

CAMELIDS

M Bainbridge

3 Male Alpacas 6 Years

NOTICE

If you would like your stock to be included in the weekly report presale, please contact the office before 12 noon on Monday.

SATURDAY 20TH MAY

STORE & BREEDING CATTLE

P A Wilford

2 Hereford x Heifers

25 Months

STORE & BREEDING SHEEP

J Dilibero

5 Feeding Ewes

1 Pedigree Millenium Bleu Breeding Ewe 2020 Born with Certificate
Heptavac P, Wormed, Footvax & Toxo.

5 Ewes Dutch Spot Grade 4 Registered with Lambs at Foot with Certificates

5 Castrated Males

3 Ewe Lambs that can be upgraded to Grade 3

Heptavac P, Wormed, Footvax & Toxo.

Sire: Lochland Frequentative EID no: UK058671 700428

DSS No : 001/F00428

NOTICE

Please ensure Entry Forms and all relevant paperwork accompany your entries when bringing livestock into the Market.

Entry Forms can be found on our Website, in the Market Office or alternatively please contact the Main Office.

GENERAL FARM WORKER/TRACTOR DRIVER

Full time position available, Arable farm with Suckler herd.

Modern machinery with GPS. Northants/Beds Border

For more info please call 07714 240064

FCN

**THE FARMING
COMMUNITY
NETWORK**

BEDFORD LIVESTOCK SHOW – MICHAELMAS 2023

DATE - SATURDAY 23 SEPTEMBER 2023

After the turmoil caused by Covid over the last few years and the very successful 2021 Bedford Christmas Show, followed by the cancellation of the Fatstock Dinner, to avoid holding a Covid “super spreader” event, the committee have met to consider their options for the future.

It has been decided that, rather than merging with the Thrapston and Northampton Christmas Fatstock Show, Bedford Show should retain a separate event, in order to retain our independence and identity. It is therefore proposed to hold a Bedford Show at Michaelmas, to be hosted in Thrapston Livestock Market on Saturday 23rd September 2023. It is proposed to move the focus away from prime finished stock, towards breeding and store stock and animals will be judged according to potential, as well as finish. Our main objective is to hold a successful Show and, whilst exhibitors will be able to offer their animals for sale on Show day, they will not be required to sell, in order to claim their prizes.

We will be sending out letters to potential sponsors, judges, etc, over the coming weeks but, if you are interested, we would ask you to speak to a member of the committee, in order that we can gauge the level of support. Entry fees and prize money will be set at the same level as the successful 2021 Christmas Show.

We hope that you will support this event, which will be open to all local farmers and, hopefully, will reflect the proud spirit of independence shared through the whole of the county of Bedfordshire.

The following classes will be held and entries are invited.

Cattle Classes	Best Haltered Beast Best Continental Beast (unhalted) Best Native Bred Beast (unhalted) Best Store Beast (under 12 months – unhalted) Best Cow & Calf (unhalted) Best Calf (unhalted)
Sheep Classes	Best Pen of 3 Continental Sired Lambs (Prime) Best Pen of 3 Native Sired Lambs (Prime) Best Pen of 6 or more Store Lambs Best Pen of 3 or more Breeding Theaves Best Pen of 3 or more Ewe Lambs Best Pen of 3 or more Cull Ewes Best Ram
Pig Classes	14. Best Single Butcher's Pig of any weight 15. Best Pen of 2 or more Pigs of any weight
Poultry Classes	Unlikely to be possible – Avian Influenza

Bedford Fatstock Dinner – To be held November/December – Venue & Details to be confirmed.
Will Saunders - Chairman

HENRY SAUNDERS

AGRICULTURAL SERVICES

07748 140502 | 07786 311824



- Combining - 9m Lexion TerraTrac c/w Yield Maps
- Ploughing and all Cultivations
- 6m Horsh Joker ideal for Shallow Cultivation
- Direct / Min-till and Conventional Drilling
- Self Propelled Spraying c/w GPS
- Fertiliser Application c/w GPS and Section Control
- Silage and Hay Making - Complete Service Available
- Round and Square Balers (120cm*90cm) c/w Wrappers
- Straw and Hay Baling (Grass and Straw wanted)
- Hedge Cutting and Verge Mowing
- Flail Mowing and Heavy Duty Topping
- Muck Spreading / Carting / Yard Clearance / Muckspreader Hire
- Umbilical Slurry Application c/w 12m dribble bar and GPS

Land wanted to farm, agreements can be tailored to your requirements.

College Farm, Oakley, Bedford
sauanders.agricul@btinternet.com

   @HSaundersAg

Bletsoes

— EST. 1881 —

Friday 12th May, 11.00am

at Elmdene Farm, Bedford Road, Holwell,
Nr Hitchin, Hertfordshire SG5 3RS

A Genuine Farm Dispersal Sale



To Include:

2019 **JCB** 526-56 Agri Plus Loadall with Pallet Tines, 2009 **McCormick** CX110 T3 Xtrashift 4WD Tractor, 2004 **McCormick** CX85 4WD Tractor, 1997 **NEW HOLLAND** 8340 4WD Tractor, 2008 **MITSHUBISHI** L200 DI-D 4Work Pick-Up Truck, 2020 **ATCO** GTL 43HR Twin Ride On Lawn Mower, 2019 **WARWICK** WB12HD Dump Trailer, 2007 **AS MARSTON** 24' Flat Twin Axle Bale Trailer, 24' Flat Bale Trailer with Wooden Floor, 10T **REED & UPTON** Twin Axle Dump Trailer with Auto Door, 3 Grain Bins

Also Farm Machinery. Grain Augers, Various Gates,
along with various Workshop Tools & Miscellaneous Effects

on behalf of The Late B F Walker

Contact Alastair Brown 07885 804450

Catalogue available online or by request

COLLECTIVE MACHINERY & EQUIPMENT SALE

Haldens Parkway, Thrapston

Friday 26th May at 10.30am

For Entry Forms please visit our website
Or Contact the Main Office on 01832 732241

Important, entries must be returned by
Tuesday 16th May to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450

Bedfordshire Young Farmers' 75th Annual Country Show & Rally

Saturday 20th May 2023
Holcotmoors Farm, Cranfield MK17 8BT

- Childrens funfair
- Food stalls
- Tractors & machinery
- Livestock parade
- Decorated floats
- Local, independent shopping
- Rural skill demonstrations
- Craft, floral & cookery exhibits
- Tug of War competition
- Wacky races

— *plus performances from* —
The Knights of Nottingham Jousting Team



Tickets on sale now - £10/person - U10s go free!

Visit www.bedsyfcally.com or scan the QR code

Sponsored by

Bletsoes
EST. 1881

📍 Bedfordshire YFC Country Show and Rally

📱 @bedsyfcallyandshow