

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

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- 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

Stratford 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

Stratford Forthcoming Events

Friday 12th May

Farm Dispersal Sale - Nr Hitchin

See main advert for further information

Tuesday 16th May

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Tuesday 23rd May

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Tuesday 30th May

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

A Special Collective Vintage Sale of Bygone

See main advert for further information

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

Our chaplain Rev. Richard Wilde, Methodist Minister, member of the Agricultural Chaplains Association and the Farming Community Network will be in attendance at the market on Tuesdays for a chat, if you would like to talk.

richardwilde.FCN@gmail.com

SUMMER GRAZING OPPORTUNITY

Approximately 9 acres of well fenced grazing land with water,
has come available near Barford, Warwickshire.

Please contact Charles Hammond
07967 963874 / 01926 651790 for further details

REPORT FOR TUESDAY 9TH MAY

New Season Lambs

Standards – Sold to 356p or £128.16 for a smart 36kg Continental lambs from AV Taylor, their heavier Suffolk x lambs sold to 348p or £132.24 weighing 38kg and another ½ a kilo heavier sold to 346.5p or £133.40.

| To | | From | | Average | |
|------|---------|--------|---------|---------|---------|
| 356p | £133.40 | 346.5p | £128.16 | 347.4p | £132.80 |

Mediums – Topping the day at 360p for 44.5 and 43.5kg lambs from B Burrows & Sons with thirty Charollais x lambs which grossed £160.20; RS & SJ Brookhouse sold 39.5kg – 41kg lambs to 350p topping at £143.50 per head; John Bourne & Son sold 39.5kg lambs to 340p or £134.30.

| To | | From | | Average | |
|------|---------|------|---------|---------|---------|
| 360p | £160.20 | 340p | £134.30 | 353.9p | £148.25 |

Heavies – RS & SJ Brookhouse sold their 47kg lambs to £164.64 or 344.5p; and John Bourne & Son sold their 49kg lambs to £161.92 or 336p.

| To | | From | | Average | |
|--------|---------|------|---------|---------|---------|
| 344.5p | £164.64 | 336p | £161.92 | 338.4p | £163.86 |

Prime Hogs

Standards – Sold to 287p for CJ & L Vernon Miller with 35kg & 37kg Beltex hogs; DJ Tomlin sold 36.5kg Berrichon hogs to 274p; WE Budd & Son sold 39kg Charollais to 261p; and R Rainbow & Sons sold 39kg hogs to 258p. Price per head topped at £106.19 for CJ & L Vernon Miller; £101.79 for WE Budd & Son; and £100.62 for R Rainbow & Sons.

| To | | From | | Average | |
|------|---------|------|--------|---------|---------|
| 287p | £106.19 | 258p | £90.45 | 275.5p | £101.38 |

Mediums – Elizabeth Phipps sold 45.5kg Texels to 296p and 42.5kg hogs to 280p; DJ Tomlin sold his 41kg Berrichon to 278p; MJ Gillett & Partners sold 45.5kg hogs to 274p; R Rainbow & Sons sold 44kg hogs to 267p; WR Haines sold 41kg Suffolks to 251p; GM Albutt & Sons sold 45kg hogs to 232p; and C Ridgway & Son sold 45kg hogs to 232p. Price per head topped at £134.68 for Elizabeth Phipps; and £124.67 for MJ Gillett & Partners.

| To | | From | | Average | |
|------|---------|------|--------|---------|---------|
| 296p | £134.68 | 210p | £94.50 | 270.4p | £116.78 |

Heavies – Elizabeth Phipps sold 52kg hogs to 272p; MJ Gillet & Partners sold 50.5kg hogs to 262p; WR Haines sold 46kg Suffolks to 260p; C Ridgway & Son sold 50kg hogs to 256p; and GM Albutt & Sons sold 51.5kg hogs to 232p. Price per head topped at £132.31 for MJ Gillet & Partners; £129.20 for Elizabeth Phipps; and £128 for C Ridgway & Son.

| To | | From | | Average | |
|------|---------|------|---------|---------|---------|
| 272p | £132.31 | 230p | £110.40 | 256.9p | £124.74 |

Over 52kg – J Page sold 53kg hogs to 249p; R Rainbow & Sons sold 55kg hogs to 244p, WR Haines sold 60.5kg hogs to 236p; and C Ridgway & Son sold 68kg hogs to 230p. Price per head topped at £156.40 for C Ridgway & Son; £142.78 for WR Haines; and £134.20 for R Rainbow & Sons.

| To | | From | | Average | |
|------|---------|------|---------|---------|---------|
| 249p | £156.40 | 202p | £130.39 | 233.4p | £136.38 |

Hoggs pushing teeth (BEWARE It makes little difference if declared, but a lot if they are found unannounced by the new purchaser after the sale) – Selling to 255p for 46kg hogs from DJ Tomlin; 48kg hogs from MJ Gillett & Partners sold to 249p; R Rainbow & Sons sold to 234p for a 51kg Charollais; and 229p for 55kg hogs from MJ Gillet & Partners. Price per head topped at £125.95 for MJ Gillet & Partners; £119.34 for R Rainbow & Sons; and £117.30 for DJ Tomlin.

| To | | From | | Average | |
|------|---------|------|---------|---------|---------|
| 255p | £125.95 | 229p | £117.30 | 242.1p | £121.06 |

Cull Ewes & Rams

Cull ewes averaged over £120, they sold to £171 for GM Albutt & Sons with their others £168 and £160; C Ridgway & Son sold their Suffolks to £158 and £157; WR Haines also saw £157 for Suffolks; GM Albutt & Sons sold Texel x ewes to £146 from £143; and Mules sold to £130 for AV Taylor.

| To | | From | | Average | |
|---------|--|--------|--|---------|--|
| £171.00 | | £56.00 | | £120.55 | |



Click the link to view our Stratford Facebook page for further up to date information about our sales pre and post sale.

<https://www.facebook.com/StratfordLivestockMarket/>

Plants, Shrubs & Planters

A tremendous entry of plants and great demand was seen again this week, with some quality plants on offer at rock bottom prices. A near clearance was seen proving that you can grab some bargains from happy vendors. If you have some to sell we have the buyers.

Produce & Feed

Another great entry of delicious Rhubarb forward this week along with feed for all your pets and animals.

Hatching Eggs

The weather put a few hens off producing as many eggs, and with supply short demand was high. More are needed each week.

Sundries

Tables packed again with lots on offer, from Lawnmowers, Hand Tools, Power Tools, Books, Household Goods and lots more; if you bring it, we can sell it. Contact us so that we can advertise and inform the buyers presale.

TUESDAY 30TH MAY

A Special Collective Vintage Sale of Bygones, Barn Finds and interesting items of age.

Items to include:

Troughs, Signs, Tools, Furniture & Effects, and anything of interest

ALSO

A Special Sale of Summer Plants, Shrubs, Veg & Produce & Gardening Equipment

In conjunction with the usual normal weekly sale.

*If you have anything to advertise a week before the sale
please do not hesitate to contact the Auctioneer.*

Text, Messenger, WhatsApp, Email, Phone Call

Alastair 07885 804450

alastair.brown@bletsoes.co.uk

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

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