

The Market Report

October 2023

Professional Ponderings

We are in the middle of party conference season and it is always interesting to look out for announcements which may have a bearing on the work that the planning and development team get involved in. You may have heard about recent news to water down environment restrictions, the most recent being a delay to the introduction of Biodiversity Net Gain (BNG), which was due to become mandatory for larger sites in November of this year. Don't be fooled however, this is only a delay, and BNG is still expected to come into force next year, once guidance is published and assuming that Local Authorities are geared up to deal with it. This will put ecological considerations at the forefront of any development plans, and will impact upon all but the smallest schemes. It will require prior assessment of the biodiversity of any given site and a demonstration that post development there will be a 10% net gain in biodiversity. This gain should ideally be provided on site or alternatively adjoining the site. Failing that, it may be possible to deliver the Net Gain further afield and this may involve buying credits from schemes being set up to deliver this new planning mitigation. In some circumstances the requirement to deliver Net Gain may make schemes unviable. It will certainly add greatly to the cost of pursuing planning, with even greater emphasis on the need for ecological surveys as part of any planning submission. Bear in mind that many of these surveys will be seasonally sensitive, and careful advance preparation to deal with timings will therefore be essential.

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

Bletsoes is the trading name of Henry H Bletsoe & Son LLP, a Limited Liability Partnership registered in England & Wales under Partnership Number OC371369. Regulated by RICS. Registered office: Oakleigh House, Thrapston, Northamptonshire NN14 4LJ. We use the term 'partner' to refer to a member of the LLP or an employee or consultant with equivalent standing and qualifications.



These added restrictions are in stark contrast to the other public declarations made by the political parties that they want to deliver more housing development. Although this cry for more housing appears somewhat more muted at what is perhaps the last conference season before a general election. In my March Ponderings I commented upon a sensitivity within government about being seen to be pressing for housing growth which might harm votes in the run up to a general election. This was also apparent at the recent Liberal Democrats conference, where a somewhat less ambitious housing policy was adopted, below the 350,000 houses a year that was advocated previously.

There is no doubt that an underlying demand for new housing remains, but in the midst of a cost of living crisis, and following a surge in mortgage rates, there has clearly been an impact upon houses sales and this is beginning to translate into price reductions. Residential Development sites are difficult to place at the current time, with the increased uncertainty impacting upon developer interest and resulting in lower land values. We remain hopeful that this will only be a short term correction, but only time will tell.

In the meantime we continue to strive to obtain planning consents for clients across a wide spectrum of different projects. Successes since our last Ponderings include: 3 Farm Workers Cottages in Huntingdonshire, a 4 house redevelopment in South Cambridgeshire, a 2 house farmyard redevelopment in Bedford Borough, an Equestrian/Agricultural building in Market Harborough, an Agricultural grain store in Huntingdonshire and a Class MA Change of Use in South Northamptonshire. Planning determinations continue to be slow but persistence remains the key and a carefully considered proposal which addresses all potential concerns can still bear fruit.

Andrew Middleditch – Salaried Partner

Contact Our Planning and Development Team
Alistair Brodie, Peter Moore & Andrew Middleditch



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

Stratford Forthcoming Events

Tuesday 10th October

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Saturday 14th October

Thrapston Sale of Breeding Sheep & Rams

At Thrapston Livestock Market

Tuesday 17th October

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Friday 20th October

Auction Sale - 10.30am

see main advert for further information

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

TUESDAY 10TH OCTOBER

Entries

D & D Short

A Dispersal of:

43 Mule x Ewes & 23 Kerry Ewes,
4 x Kerry Rams & 1 x Shropshire Ram

K W Welsby

50 Texel x Ewe Lambs

REPORT FOR TUESDAY 3RD OCTOBER

517 Prime Lambs

Another fantastic draw with numbers carrying through week on week. Trade remains virtually the same on the week with an SQQ at 243.77p/kg. Weight and meat continue to see premiums with 45kgs drawing demand. Smart export types also saw a strong trade. Ellsbury House topped the day pence per kilo with a sterling show of Texel lambs at 261p/kg for 40kgs. K Welsby topped the day overall with smart Texel cross lambs at 51.5kgs selling to £125.66 or 244p/kg, their smartest, lighter lambs also saw premiums for 43.5kgs at 255p/kg and 40kgs to 252p/kg.

Highlights - J & M Ironmonger saw another quality draw with the usual stamp of Charollais and Texel lambs flying to 255p/kg for 43kgs and 254p/kg for 44.5kgs; DM & A Andrews topped the heavy lambs of the day with 46.5kg texels to 248p/kg; P & M Careless saw another quality draw of Charollais crosses, with 47kgs best meat selling to 246.5p/kg and their 48.5kgs to 245p/kg. Lean and light lambs were seen around 230p/kg to 235p/kg.

To		From		Average	
Standards (32.1-39kg)					
250p	£97.50	240p	£91.20	247.9p	£95.62
Mediums (39.1 - 45.5kg)					
261p	£113.03	237.5p	£95.20	243.6p	£104.23
Heavies (45.6 - 52kg)					
248p	£125.66	220p	£109.94	241.5p	£116.90

122 Store & Breeding Sheep

Breeding Ewes - LP Vaughan had their genuine flock dispersal with their North Country Mule double theaves selling to £145, leading on to full mouth Welsh Mules at £140 and Texel cross full mouth ewes at £128.

To	From	Average
£145.00	£128.00	£139.47



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/>

Store Lambs - Another quality draw of genuine farmers' lambs this week, seeing an average of £74.53. W Vines topped the day with Easycare ewe lambs to £108 with followers at £85 and ram lambs to £95; T Bonny drew a smart run of Texels lambs seeing mid frames to £78.50; A Summers saw the same quality forward to £75; J Albutt drew a run of Texel Mule lambs with good potential topping at £70 for a pen of twenty-two lambs. More numbers are needed to meet buyer demand.

To	From	Average
£108.00	£30.00	£74.53

117 Cull Ewes & Rams

National trade has eased once again this week with feeding ewes and lean meat harder sold. Heavy and meat ewes are still in demand but at an easier trade, averaging £72.83. W Vines topped the day with Easycare rams to £122 for plenty of power; T Bonny saw a high of £108 for smart best meat Continentals; K Welsby drew a strong run of meat Texel crosses with the biggest ewes to £100 and followers at £95; T Young topped the Charollais ewes with smart shape to £100; Baylis Farming saw the best of the Mules with big frame meat ewes to £85, alongside R Hall & Sons and Lambs End Ltd for the same goods. Meated lighter frame ewes were seen around £70 to £80 with feeders at £65 and below.

To	From	Average
£122.00	£20.00	£72.83

Please book your stock in with Auctioneer Jake Wagstaff on 07487 526803, to let the buyers know and for trade predictions.

SATURDAY 7TH OCTOBER
AT THRAPSTON LIVESTOCK MARKET

A Genuine Suckler Cow Dispersal Sale

***** 50 Head Sale *****

Comprising

- 22 Cows with Calves at Foot
- 1 Pedigree Aberdeen Angus Stock Bull
- 3 In-Calf Cows
- 2 Store Cattle

On behalf of A R Adams

A catalogue is available online
Please contact the office for further details

Plants, Produce, Hatching Eggs & Sundries

Not quite so much on offer this week, but nevertheless some quality items went under the hammer. Please see below some of the prices achieved.

CAR TRAILER	£100.00	PAINTING	£2.00
SHERWOOD FOREST TROUSERS	£25.00	HUNTING PICTURE	£2.00
BOX OF MISC	£15.00	JERRY CAN	£2.00
EXHAUST	£13.00	DRILL	£2.00
TOOLS	£12.00	CYCLAMEN	£2.00
APPLES	£11.50	ONIONS, BEETROOT & PARSNIPS	£2.00
SPANNERS	£10.00	PANSIES	£1.75
TORTOISE	£10.00	POULTRY FEED	£1.50
CHAINSAW	£9.00	TOMATOES	£1.20
ELECTRICS	£9.00	DVDS	£1.00
PICTURES 3X	£7.00	GRASS BOX	£1.00
TRAYS OF PULLET EGGS	£6.50	PUMP	£1.00
TRAY OF EGGS	£6.00	PLANE	£1.00
HEDGE CUTTER	£6.00	2X SWEETCORN	£1.00
TRAYS OF EGGS	£5.50	APPLES	£1.00
LOGS	£5.50	TOMATOES	£0.90
TRAY OF PULLET EGGS	£5.00	CABBAGE	£0.60
SAW	£5.00	RHUBARB	£0.60
HOSE REEL	£5.00	KINDLING	£0.50
SHOVELS	£5.00	GERANIUMS	£0.50
CHIMNEY POTS	£5.00	BEETROOT	£0.50
PANSIES	£4.50	CHILLI PEPPERS	£0.50
LAMP STAND	£4.00	CAULIFLOWER	£0.50
DRILLS	£4.00	CABBAGE	£0.50
KINDLING	£4.00	BEETROOT	£0.40
LINSEED	£4.00	CHILLI PEPPERS	£0.40
STAIR BASKET	£3.50	CABBAGE	£0.30
PROJECTOR	£3.00	CABBAGE	£0.25
CAMPING CHAIRS	£3.00	CAULIFLOWER	£0.25
TOOLS	£3.00	BEETROOT	£0.25
PANSIES	£2.40	LETTUCE	£0.25
PANSIES	£2.25	BEETROOT	£0.20

DATES FOR YOUR DIARY

Tuesday 5th December
Fat Stock Show

Tuesday 19th December
Christmas Sale of Dressed Poultry

*Please forward your entries as soon as possible
for advertising purposes.*

Bletsoes

— EST. 1881 —

Friday 20th October, 10.30am

at Bridgehill Road, Newborough,
Peterborough. PE6 7SD

Auction Sale



To Include:

Spares & Parts from Dealer Closures & Agricultural Supplies,
Models & Literature. Full range of Parts, Racking & Shelving.

FORD Tractor Parts, Plough Spares, Wheels & Tyres.

Tractors, Trailers & Implements. Livestock Equipment & Fencing.
Bygones, Agricultural Salvage & Memorabilia

on behalf of M V Weston

Contact Alastair Brown 07885 804450

Catalogue available online or by request

Bletsoes

— EST. 1881 —

An Auction



Saturday 28th October at 1.00pm

At Thrapston Livestock Market

Entries by Monday 16th October

NO entries will be accepted after this date

For further information contact Beth Kitchener

Placement Student/Graduate Rural Surveyor

An exciting opportunity to join a thriving business with a supportive and fun team. Established in 1881, Bletsoes is a reputable firm of Chartered Surveyors, Auctioneers and Estate Agents undertaking a broad range of work across the Midlands, East Anglia and the Home Counties. The approachable, knowledgeable team at Bletsoes provide practical, professional advice to a range of individuals and businesses together with operating weekly livestock markets in Thrapston, Northamptonshire and Stratford-upon-Avon, Warwickshire. The successful candidate will join our existing team comprising Rural Chartered Surveyors and Farm Business Consultants and have the opportunity to become involved with all areas of practice including but not limited to:

- Sale & Purchase of Rural Property
- RICS Red Book Valuations
- Claims for Compensation across a range of infrastructure schemes
- Environmental Subsidies and Grants
- Agricultural Tenancies – AHA & FBT
- Planning and Diversification schemes
- Livestock and Machinery Auctions

Bletsoes have successfully trained many Rural Practice Surveyors and are able to offer an exceptionally broad range of experience to give you the knowledge and skills needed for professional qualifications, as well as providing the building blocks for a successful career in Rural Surveying. We are therefore looking to recruit a Placement Student and/or Graduate, who is looking for an opportunity to work within a capable and supportive team.

Bletsoes actively encourage members of the team to be involved with CAAV and to take up training and networking opportunities that go beyond merely meeting their APC and CPD requirements. Ample training and study leave will be offered throughout your time at Bletsoes. We will be looking for a candidate who wishes to immerse themselves in all aspects of the firm including social events. The successful applicant will have the ability to work flexibly as part of a team, as well as under their own initiative.

Commitment and hard work will be rewarded. Essential attributes are a practical approach, keen interest in the rural sector and primarily, a positive and enthusiastic attitude.

Primarily based in Thrapston, Northamptonshire. Job Description available upon request.

Apply with a CV and covering email in Strictest Confidence to:
Mrs Nicola Clayton-Bailey BSc MRICS FAAV, Henry H Bletsoe & Son LLP
Oakleigh House, High Street, Thrapston, Northamptonshire NN14 4LJ

Bletsoes

— EST. 1881 —

Planning & Development Graduate Surveyor

An exciting opportunity to join a thriving business with a supportive and fun team. Established in 1881, Bletsoes is a reputable firm of Chartered Surveyors, Auctioneers and Estate Agents undertaking a broad range of work across the Midlands, East Anglia and the Home Counties. The approachable, knowledgeable team at Bletsoes provide practical, professional advice to a range of individuals and businesses together with operating weekly livestock markets in Thrapston, Northamptonshire and Stratford-upon-Avon, Warwickshire.

The Planning & Development Team undertake a broad range of planning and development work with direct involvement in some of the largest regional development schemes, including new settlements and large edge of settlement developments. We regularly promote land directly for clients and have achieved a number of notable allocations in local plans. We also act for clients in negotiations with developers/promoters and regularly conclude transactions with PLC House Builders, SME House Builders and Promoters. We are also heavily involved in rural planning with the re-development of farmyard sites, class Q applications and applications for rural worker dwellings.

Bletsoes have successfully trained many Surveyors and are able to offer an exceptionally broad range of experience to give you the knowledge and skills needed for professional qualifications, as well as providing the building blocks for a successful career in Rural Surveying. We are looking for a Graduate Surveyor to support the ongoing work undertaken by the Planning and Development Team. The role will include a range of work including development land agency, planning applications, planning appeals and local plan promotion. In addition, the role may also include some valuation work and involvement in renewable energy.

Bletsoes actively encourage members of the team to be involved with CAAV and to take up training and networking opportunities that go beyond meeting their APC and CPD requirements. Ample training and study leave will be offered throughout your time at Bletsoes. We will be looking for a candidate who wishes to immerse themselves in all aspects of the firm including social events. The successful applicant will have the ability to work flexibly as part of a team, as well as under their own initiative. An understanding and interest in the rural environment and the development process is important.

A competitive salary will be offered. Primarily based in Thrapston, Northamptonshire. A Job Description is available upon request and please apply with a CV and covering letter to:

Peter Moore MSc MRICS FAAV
Bletsoes
Oakleigh House
28 High Street
Thrapston
NN14 4LJ
Tel: 01832 732241
Email: peter.moore@bletsoes.co.uk

All applications will be treated in strictest confidence, and we would be happy to discuss the role in more detail before applications are submitted.

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

www.bletsoes.co.uk

01832 732241

Farm for the Future

Basic payments are reducing - would you like help understanding how this policy change will affect your farm?

The Royal Countryside Fund is working with trusted local partners across England to deliver our free programme of support.



THE ROYAL
COUNTRYSIDE FUND
Farm for the Future



THANK YOU! The future is still uncertain but grateful to know we are in Farm for the Future and know who to come to for advice & support

Participating farmer in 2023



Sign up for **free** support that will help you tackle the challenges your farm faces and understand more about the post-BPS opportunities.

What's on offer?



Workshop on business efficiency



Workshop on environmental schemes



Bespoke workshops tailored to your interests



Ongoing & one-to-one support



Get to know your local farming community



How can I get involved?

Any owner-occupied or tenant farm currently in receipt of BPS in England can take part.

To learn more about the Farm for the Future programme visit www.royalcountrysidefund.org.uk/farmforthefuture or email project@countrysidefund.org.uk

Scan to find out more



Bletsoes

EST. 1881

Your Future Is Our Business



Rural
Property
Sales &
Purchases



Renewable
Energy &
Compulsory
Purchase



Business
Succession
Planning



Promotion &
Sale of
Development
Land



Livestock &
Machinery
Sales

Our experienced team is here to help you.

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

01789 722677
bletsoes.co.uk