

Thrapston: 01832 736755

www.bletsoes.co.uk

Stratford: 01789 721643

## The Market Report September 2023 Professional Ponderings

#### **Back To Normal?**

I have been asked to write this month's Ponderings. I wish I could claim that is due to my eloquent writing style. In truth, I'm the only member of the Agricultural Team in the office at the time of writing, as the others are out and about busy assisting clients. In fairness, I've not long returned from a holiday, so my 'body battery' <u>should</u> be fully charged.

As I flew back into Gatwick on 20<sup>th</sup> August, there was still a fair amount of Wheat standing and not much ground turned over. In speaking with farming clients over the past couple of weeks, I think it's fair to say that this year's harvest has been 'catchy', what with the continual showers and variable yields......perhaps a return to normal?! The good news of course is that there's been ample grass for grazing and mowing, albeit the quality of grass isn't the best, especially now that we're technically in meteorological autumn. I say technically because Sunday (3<sup>rd</sup>) was an absolutely scorcher and the week ahead looks much the same.

Now that we are into September, Michaelmas (29<sup>th</sup> September or 11<sup>th</sup> October, depending on where you are in the Country) is not far away. Michaelmas together with Lady Day (25<sup>th</sup> March or 5<sup>th</sup> April depending on where you are) are important dates in the agricultural calendar. Michaelmas traditionally marks the 'start' of the

#### 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.





arable farming year; and Lady Day the 'start' of the livestock farming year. Typically, agricultural tenancies either commence on Michaelmas or Lady Day, and either run from year-to-year or for a fixed term. Depending on the terms of the tenancy, this Michaelmas may present an opportunity to serve Notice to either bring about a rent review or terminate a tenancy. You may wish to terminate a tenancy to provide a stronger negotiating position, depending of course on how bullish or bearish you are feeling. The Notice period is usually 12 months. Therefore, if you wish to review the rent or terminate a tenancy with effect from 29<sup>th</sup> September 2024 (or 11<sup>th</sup> October 2024), you may need to serve Notice prior to the 29<sup>th</sup> September (or 11<sup>th</sup> October) this year. You should dust off your tenancy agreement(s) to see if there is an opportunity to be doing something. If there is, you then need to consider whether there is scope to better you're a Landlord or Tenant.

What is happening to rents? As ever, the answer depends on the type of tenancy you have. If it's a 'full' agricultural tenancy i.e. protected by the Agricultural Holdings Act 1986, then I haven't seen or heard much evidence of rents being reviewed (up or down), largely because rents are linked to the farming profits; FBTs are not linked to farming profits and are subject to open market forces, like scarcity of tenancy opportunities – hence the often significant gap between rents for a 'full' tenancy and an FBT. Many predicted that FBT rents would come down as Basic Payment Scheme payments reduced. Next year, BPS payments (soon to be 'Delinked' payments) will be approximately 50% of the payment you received in 2020, assuming your acreage remained the same. However, there is no current evidence of FBT rents reducing significantly, though there is evidence of open market tendered rents having softened slightly from previous years. With variable yields, reduced commodity prices and a further reduced Basic Payment Scheme payment, perhaps Tenants will be more bearish for opportunities going forward, which could see rents reduce across the board. Only time will tell.

If you're negotiating new tenancies, as well as the usual key terms, consideration should also be given to new schemes, such as the Environmental Land Management Schemes (ELMs) including SFI, and emerging markets for the provision of Eco-System Services, such as Biodiversity Net Gain, Carbon Sequestration, Afforestation, specifically who has the benefit and burden of such schemes.

Despite the challenging residential market, largely due to rising interest rates and the consequential impact on mortgage repayments, the agricultural land market remains strong......for the right property. Colleagues have recently invited Best and

Final offers on Rectory Farm, Tibberton, Worcestershire, and Oakhurst Farm, Eye, Peterborough, which have both produced pleasing results with solicitors now instructed. Now that harvest is more or less finished for the arable farmers, we shall shortly be inviting offers in respect of the land at Lower Farm, Barnwell, Northamptonshire, which comprises approximately 198 acres of bare arable land. New to the market, we have:

- Christmas Farm, Mears Ashby 5 bed house with AOC in 14 acres
- Approximately 26 acres of land off Nags Head Lane, Hargrave, Northamptonshire
- Approximately 16 acres of land at Old, Northamptonshire.

We also have retained clients looking to purchase agricultural property, either bare land or equipped holdings, in Northamptonshire, North Buckinghamshire, North Bedfordshire, and North Leicestershire.

I am conscious that we have talked about the Sustainable Farming Incentive (SFI) a lot recently, but I would like to highlight that farmers are now being invited to register their interest in the Sustainable Farming Incentive. Once the requisite form has been completed, the RPA will contact you with details of how to apply and they expect this will be within 4 weeks of receiving the form. <u>Therefore, if you are interested in the SFI then please register your interest with the Rural Payments Agency to do so.</u>

Finally, On Saturday (2<sup>nd</sup>), I attended the Moreton-in-Marsh Agricultural & Horse Show, which is a fantastic agricultural show in the Cotswolds. It was pleasing to see plenty of livestock entered into a plethora of competitive classes, and we're proud to support and sponsor the show. Going forward, we may look to have a physical presence at the Show to continue to grow our presence in the West Midlands. At the end of this month, we shall be at the Gransden Show, which takes place on Saturday 30<sup>th</sup> September at the Show Field, Caxton Road, Great

Gransden, Cambridgeshire. Please call in to say 'hello'.

As ever, the Team are here to help and therefore please do not hesitate to contact us.

Wishing you a kind Autumn.

Christopher Templar - Partner



### **Thrapston Forthcoming Events**

Wednesday 6th September Stratford Field Sale of Breeding Sheep & Rams

> Thursday 7th September Prime & Cull Sheep

#### Saturday 9th September

Store & Breeding Cattle, Sheep & Pigs

#### Wednesday 13th September

Sale of Breeding Sheep & Rams

#### Thursday 14th September Prime & Cull Sheep

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

#### FREE HEALTH ADVICE FOR FARMER TO CONTINUE AT THRAPSTON MARKET

Following the successful trial of the health hub at the end of July, where 20 people visited the nurse, the collaboration between the Farming Community Network and Bletsoes will continue until the end of the year.

Parish Nursing Ministries UK will be offering health screening, information, and advice to farming families at Saturday markets. Their nurses will be based in the Bletsoes mobile unit next to the market office.

## The nurses will next be in attendance on Saturday 9 September 8.30am – 12.30pm. There is no need to book, just turn up and wait to be seen.

This free support can include • Blood pressure readings • Health discussions and advice on issues including joint/back pain and pain management, medication explanations, weight management, baby health issues, prostate concerns, restless leg syndrome, arthritis • Wellbeing discussions and advice on subjects including stress management, bereavement and dementia

For further information contact Andrea 07866 803798 Andrea@fcn.org.uk

#### **REPORT FOR THURSDAY 31ST AUGUST**

#### 730 Prime Lambs

Another strong trade this week with the live markets outperforming the dead weight. Weight and meat continues to reach premiums at over 42kgs for the best export lambs. Grass fed lean lambs are still selling around the £100 mark. SQQ 254.55p/kg. NP & MJ Russell topped the day with a tremendous showing of Beltex lambs at 41kgs selling to 280p/kg. PM Bonner saw the best overall with their usual stamp of Texels ringing the bell at £180 for the heaviest, with their 51.5kgs selling to £135 and 54kgs to £140.

**Highlights** - SJ Hubbard topped the lighter lambs with 45.5kgs selling to £127, their 44kgs to £117 and their 47.5kgs to £129.50; JR Smith & Son saw the best Texel lambs rewarded with 45.5kgs topping at £123; F & SM Stamper penned the usual goods with Beltex crosses at 48.5kgs reaching £130 and 44.5kgs at £121; G Green saw a smart run of well finished Texels top to £130.50 for their 50.5kgs with 45kgs at £121. Weight continues to pay.

То		From		Average			
Standards (32.1-39kg)							
271p	£97.50	240p	£90.00	246.1p	£94.00		
Mediums (39.1 - 45.5kg)							
280p	£127.00	240p	£97.00	255.2p	£110.69		
Heavies (45.6 - 52kg)							
273p	£135.00	240p	£113.00	259.7p	£124.23		
Over 52kg							
254p	£180.00	183p	£110.00	231.1p	£134.82		

#### 126 Cull Ewes & Rams

Stronger numbers and a good grade of ewes forward this week, seeing lean meat continuing at premiums. All in average £92.32. P Stiles topped the day with a big framed Texel cross ewe to £126; Kelton Farms saw the best for the rams with thickset Suffolks to £120; P & J Green saw a bright run of Suffolk ewes forward with the run topping to £109 and following through at £103 and £99; Thornby Farms topped with their Texel crosses to £108, but the trade of the day was at £106 for Mules. Very little seen below £90 with a few light weight ewes. True feeders were £70 plus.

То	From	Average
£126.00	£46.00	£92.32

## Thrapston Breeding Sheep & Ram Sales

Entries are now being taken for the following sales

### Wednesday 13th September

Catalogue Entry Deadline – Monday 4th September

### Saturday 14th October

Catalogue Entry Deadline – Wednesday 4th October

Please contact us with your entries, for cataloguing & advertising purposes.

Entry forms can be found online.

www.bletsoes.co.uk

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

www.bletsoes.co.uk

#### **REPORT FOR SATURDAY 2ND SEPTEMBER**

A tremendous trade seen all day in every section. Please come and see for yourself on another Saturday. If you would like further details on the trade we are having please contact our Auctioneers.

#### Store & Breeding Cattle

**Cows & Calves** - prices sold to £2380 for a Limousin cow with a 2 month Limousin bull calf at foot from J Bottesch; others from D Self sold to £1980 from £1480 for 5-16 year old Limousin cows with Limousin calves at foot and his empty Limousin cow sold to £1180. Another empty cow sold to £290 for a 10 year old Dexter from J Patrick.

**Bulls** - sold to £1160 and £1110 for two 26 month Simmental bulls for NP & MJ Russell; Bosworth Farms sold two Hereford bulls 9-11 months to £520; D Player sold a 30 month Pedigree Beef Shorthorn stock bull to £1200.

**Store Cattle** – prices sold to £1700 for a 19 month Limousin steer from Charles Hopperton with others at £1690 and £1620; An entry of twenty-three Beef Shorthorn steers and heifers from NC & S Sheppard & Son sold to £1010 for 9-13 month steers and to £880 from £850 for heifers 7-17 months; BS & FL Pile sold 8 month Limousin steers to £900 and 13 month heifers to £700.

**Cull Cows** - sold over the weighbridge and prices topped at 200p or £1380 for a 690kg Limousin and 198p or £1277.10 for a 645kg Limousin. An 11 year old dairy bred Angus cow weighing 825kg sold to £1163.25 or 141p.

#### Calves

Prices sold to £270 for a 2 month old Welsh Black heifer, Aberdeen bull calves 4-5 weeks old sold to £200, Angus heifers sold to £170, Holstein Friesian bulls sold to £100 all shown by AG Burton.

#### Goats

Sold to £200 each for two Pygmy doelings from LM Anderson; a large Billy called Elvis sold to £120 for SL Fletcher; other Pygmy Nannies sold to £140, and three Anglo Nubian Nannies sold to £80.

#### Pigs

Amazing prices seen when three Mini Kune Kune x pigs sold to £170 from £50 for Performing Pets; and a Saddleback store pig sold to £40 from P Timmins.

#### Donkey

A 5 year old miniature Gelded Donkey sold to £600 for Performing Pets.

#### 730 Store & Breeding Sheep

**Breeding Sheep** - a smart, small varied entry forward this week with something for everyone. St Michaels Mount topped with their full mouth Beltex ewes to £140 and Texel cross theaves to £135, the same home saw a special penning of Wensleydale theaves sell to £118; J Bailey topped their run with strong full mouth Cheviot rams to £175; R Elliot topped the day overall with a tremendous Pedigree Dutch Spotted shearling ram selling to £250; J Wilkinson saw the trade of the day with young Pedigree Kerry Hill ewe lambs selling to £110; K Dancer-Farren saw the top trade for the ewes lambs with chocolate Pedigree Rylands to £170.

**Store Lambs** - a continuation of the recent trade with some vendors having drawn the top tier lambs already and the lower class looking very well sold. A good bright showing of well bred good going on lambs. The smaller they are the dearer they look. All in average £75.59. T Day topped the day at £108 for a well bred big framed Easycare ram lamb; VJ Speak saw the best of the Suffolks with lambs to £105; S Gawthroup topped the Charollais with smart good shape lambs to £97 and followers at £90; Webb Hatherley saw their second draw of Texel Mules with lambs to £96.50 for big frame part meat, and £85 for more Texel bred lambs; S Garley drew a smart run of Romney lambs topping at £95.50 for the most forward, through to £94; G Exton penned another smart run of Charollais lambs of frame selling to £95, £85 and £83; J Grace saw their Texel crosses top through the board at £95, £93, £91 and £85. All longer term lambs were seen in the £70's with some lean and big framed lambs amongst them. Very little were seen below £65, even for the very longest term lambs.

**Feeding Ewes** - another fantastic trade for the feeders with many looking as an alternative to the store lambs this year. All in average £71.49. T Day topped with Easycare ewes to £120; Performing Pets saw a smart trade with meat Suffolk crosses to £116 and Texels at £105; M Burke saw the best of the day with Mule ewes to £108; J Grace penned a bright pens of Mules all selling to £86. Anything with frame was seen in the £70's with even the smallest native and rare breeds in the £50's.

#### THE SUSTAINABLE FARMING INCENTIVE

Opens 18th September 2023. Farmers can now register their interest for the scheme using the online Rural Payments service. Please do speak to the Agricultural team if you should have any queries.

#### Smallholders Sale

Over 650 lots went under the hammer, it is a real spectacle to see with hundreds of people to include buyers, bidders and on lookers, some travelling for over 2 hours who are being attracted to one of the only monthly Smallholders Sale in the Midlands.

**Sundries** - Another excellent entry of over 300 lots outside to start the sale. Some excellent prices were achieved to include a pen section of hurdles selling to £270, and many other items to include feeders, feed, drinking bowls, fencing, hedging and much more for your smallholding needs.

**Rabbits** - selling to £88 for a Netherland doe with a family, along with many, many more different breeds and colours to choose from to suit all pockets. Come and see for yourself.

**Guinea Pigs** - another excellent entry with all sorts to choose from, prices sold to  $\pounds 18$  from  $\pounds 1$ .

**Farm Cats & Kittens** - some lovely cats forward which all went to the best homes especially with prices to £85 for a female kitten, many more around £50 to £65.

**Hatching Eggs** - a good number forward, though a smaller entry than previous months, to include hen eggs of various breeds and guinea fowl.

**Plants & Produce** - a number of shrubs and winter violas forward along with fruit and veg were available.

**Caged Birds** - an array of aviary birds topping at £50 for two Lovebirds, £42 for fifteen Zebra finches with three Penguin finches at the same price. Two canaries fetched £35 and a pair of Budgies sold to £30. Two Diamond Doves sold to £25.

**Pigeons** - a good selection of different types of pigeons were forward selling to £6 from £2.

#### **BEDFORD LIVESTOCK SHOW - RETURN OF TROPHIES**

We are now pulling together the arrangements for our new Michaelmas Show to be held here at Thrapston Market on Saturday 23 September 2023. We have had some encouraging feedback regarding entries, but I would just like to remind those people who won trophies at the 2021 Show that we will need them back please, in the run up to this year's Show. If you could drop them off at Thrapston, that would be appreciated.

Alistair Brodie (Show Secretary)

**Complaints** – We have a duty and endeavour to ensure that we look after all animals in a correct way when they are in our market for the few hours that they are with us. We have policies from DEFRA and Trading Standards that we must comply with, we also have a Standard Operating Procedure that our staff and company must comply to that can be seen in our office. If you have any issues during the day please speak to one of our senior staff in the market. Please do not use social media or other platforms when raising concerns and making observations, especially when you have not visited the market. We are here to assist buyers and sellers by being open and transparent rather than animals being sold privately with no rules or regulations to follow. We also need to make sure that your safety is also vital whilst on our site. Please observe the signs around our site.

#### 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.

#### NOTICE

To ensure your entries are listed in the Saturday Store Sale Catalogue, please book in your stock by 4pm on Friday.

#### 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 9TH SEPTEMBER

#### **STORE & BREEDING CATTLE**

<u>C Harrell</u> 1 Aberdeen Angus Cow with Hereford Steer Calf 1 Aberdeen Angus Cow with Hereford Heifer Calf 1 Aberdeen Angus Cow with Hereford Steer Calf <i>Cows are by a registered bull</i>	31 & 4 Months 31 & 4 Months 43 & 4 Months					
<b>D Self - TB4</b> 1 Limousin x Cow with Heifer Calf at Foot 1 Limousin x Cow with Steer Calf at Foot 1 Limousin x Cow with Heifer Calf at Foot 1 Limousin x Cow with Steer Calf at Foot	13 Years & 3 Months 8 Years & 4 Months 8 Years & 5 Months 3½ Years & 6 Months					
Webb Hatherley Livestock 39 Stirks <i>Comprising of:</i> 4 British Blue Steers 3 British Blue Heifers 8 Aberdeen Angus Steers 9 Aberdeen Angus Heifers 1 Limousin Heifer 3 Hereford Steers 2 Hereford Heifers 8 British Friesian Steers 1 Jersey Steer	All 8-9 Months					
<u>C E Hancock &amp; Son</u> 23 Store Cattle	15-25 Months					
<u>S A C Holgate</u> 30 Continental Steers & Heifers	17-27 Months					
<u>C Hopperton - TB4</u> 4 Angus Steers 3 Limousin Steers	21-24 Months 21-24 Months					
CALVES						
<u>J E J James</u> 2 British Blue Bulls 2 British Blue Heifers	All 4-5 Weeks					
STORE & BREEDING SHEEP						
<u>Moulton Lodge Farming - Flock Dispersal</u> 10 Pedigree Blue Texel Theaves - <i>All Reared Lambs</i> 10 Blue Texel Fwe Lambs - <i>March Born</i>						

10 Blue Texel Ewe Lambs - *March Born* 3 Blue Texel Ram Lambs - *March Born* 

#### SATURDAY 16TH SEPTEMBER

#### STORE & BREEDING CATTLE

#### C Harrell

1 Aberdeen Angus Cow with Hereford Steer Calf 1 Aberdeen Angus Cow with Hereford Steer Calf 1 Limousin Cow with Hereford Steer Calf Cows are by a registered bull

31 & 4 Months 32 & 4 Months 32 & 4 Months

#### SATURDAY 30TH SEPTEMBER

A Complete Herd Dispersal Sale of 22 Suckler Bred Cows with Calves at Foot.

Comprising of

11 Purebred & Pedigree Limousin Cows 3-8 Years 6 British Blue Cows 6-10 Years 2 Aberdeen Angus Cows 6-10 Years

#### with calves at foot to include

18 British Blue Steers & British Blue Heifers 5-10 Months 3 Limousin Steers & 1 Limousin Heifer 5-6 Months 1 Aberdeen Angus Steer 4 Months

1 Pedigree British Blue Bull 4 Years

On behalf of WA Yeomans & Son

A catalogue will be available soon, Please contact the office for further details

#### **Thrapston Market Report** 2023 Advertising Tariff

#### Advertising Charges

<sup>1</sup>/<sub>8</sub> Page £10 Per Week ½ Page£20 Per Week <sup>1</sup>∕<sub>2</sub> Page Full Page + VAT

£30 Per Week £50 Per Week

#### **Discounted Rates Available**

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

## Friday 15<sup>th</sup> September, 10.30am

at Biggin Grange, Oundle, Peterborough. PE8 5AA

## A Complete Farm Dispersal Sale



#### To Include:

2015 JCB TM320S Pivot Steer Loader, 2016 CLAAS 440 Arion 4WD Tractor with CLAAS Loader, 2015 CASE 140 Maxxum 4WD Tractor, 2009 JOHN DEERE 7530 Premium 4WD Tractor, 2005 JOHN DEERE 6420S 4WD Tractor, 2014 NEW HOLLAND T4.95 2WD Tractor, 2003 NEW HOLLAND TS90 2WD Tractor, 1970 FORD 4000 2WD Tractor, 2009 JOHN DEERE T550 Combine Harvester, 2011 KUBOTA RTV900 Utility Vehicle, 2 x 2015 BAILEY Grain Trailers, 2014 BAILEY Flat Trailer.

Over 500 Lots of machinery from a mixed 400 acre arable & livestock farm. Also to include local inserts.

on behalf of J T Earl & Son

The sale is due to them relinquishing the farm tenancy after 53 years of farming at Biggin Grange

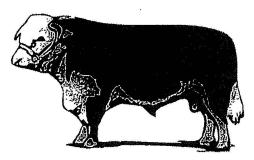
#### Contact Alastair Brown 07885 804450

Catalogue available online or by request

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

www.bletsoes.co.uk

## **BEDFORD LIVESTOCK** SHOW SOCIETY



## Michaelmas Show Saturday 23rd September 2023 at Thrapston Market

Please come along and support our Show Entries invited for Breeding, Finished & Store Animals Cattle, Sheep & Pig Sections

### Dinner & Dance Friday 24th November 2023 at Bedford Blues Rugby Club 7pm for 7.30pm

Presentation to Winners Cups, Trophies and Prize Money

#### For Entries & Dinner Tickets please contact:

William Saunders: 07711 089677 Charles Tomkins: 07801 420747 Bletsoes: 01832 732241

## HENRY SAUNDERS

#### 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.

Winsey Farm, Sharnbrook, Bedford saunders.agricul@btinternet.com

## COLLECTIVE MACHINERY & EQUIPMENT SALE

## Haldens Parkway, Thrapston

## Friday 29<sup>th</sup> September 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 19<sup>th</sup> September to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450

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

www.bletsoes.co.uk

## FORTHCOMING MACHINERY SALES



Friday 15th September

Farm Dispersal Sale - Oundle, Northants

Further details coming soon

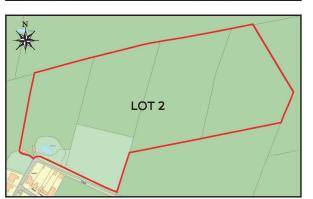
Agricultural & Development Consultants, Chartered Surveyors, Auctioneers & Estate Agents

www.bletsoes.co.uk









### Land off Nags Head Lane, Hargrave, Northamptonshire

Approximately 25.92 acres (10.49 hectares) FOR SALE AS A WHOLE OR IN TWO LOTS

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

#### www.bletsoes.co.uk 01832 732241

Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ



## Land at Lower Farm Barnwell, Northamptonshire

In all about 197.68 acres (80 hectares) For sale as a whole

- Approximately 193.28 acres (78.22 ha) of Commercial Arable Land
- Spinney & Ponds Across Rolling Countryside
- Environmental Opportunities



Chris.Templar@bletsoes.co.uk bletsoes.co.uk 01832 732241



# TAKE A BREAK Come and join us on the sofa for a chat!

## As part of World Suicide Prevention Day 2023 we'll be travelling around Northamptonshire - with a sofa - encouraging people to sit and chat about mental health

## Find us at:

- Wicksteed Park, Barton Road, Kettering Sunday 10 September, 10am-2pm
- Thrapston Livestock Market, Market Road Wednesday 13 September, 8am-11am
- Brackmills Industrial Estate, Nothampton Thursday 14 September, 12noon-3pm
- Rushden Lakes, Rushden Friday 15 September, 12noon-2pm
- Becket's Park, Northampton Saturday 16 September, 12noon-2pm
- The Amazing Northampton Run 2023, Market Square Sunday 17 September, 8.30am-12noon





nhft.nhs.uk/suicide-prevention