

The Market Report

Professional Ponderings – September 2024

To start on a positive note, as per the latest PropertyMark survey to the end of June 2024, using data provided by Agents across the United Kingdom, tenant demand has increased steadily month on month since March 2024. This may be partly due to demand continuing to outstrip supply, with around 9 new applicants registered for each available property in June 2024 and stock levels decreasing slightly.

Rental figures per calendar month across the whole of the UK do continue to rise and in June 2024 the average UK rents were 8.6% higher than in June 2023. However, rents continue to fluctuate depending on individual markets & regions.

As we enter the third Month under a new Labour government, we as Agents and members of Arla PropertyMark, are constantly updated regarding proposed legislation affecting the rental sector that may come into force.

The Labour government have already indicated they have put renters' rights back on the agenda through the introduction of its Renters Rights Bill. The proposals Labour are carrying over from the Conservative's Renters (Reform) Bill and new proposals are shown below:

- Abolish Section 21 "no fault" evictions
- Expand possession grounds, so properties can be reclaimed when needed
- Strengthening tenants' rights & protections
- Giving tenants the right to request a pet

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

- Applying a decent homes standard
- Creating a database to gather critical information for landlords, tenants and councils
- Introduce a new Ombudsman service
- Making it illegal to discriminate against tenants in receipt of benefits or with children
- New enforcement powers for local councils
- NEW Proposal – Expanding and applying “Awaab’s Law” to the private rental sector

Propertymark has strong relationships across the political spectrum, proactively representing members and opening dialogue with the new UK Government and lobbying to ensure legislation is evidence based and workable.

As a member of Propertymark Bletsoes will be kept abreast with full details of any proposed legislation put forward by the UK Government, and this information will be readily available to our landlords.

Just another reason to use Bletsoes Lettings Team for all your rental property needs, providing accurate and up to date information helping landlords stay compliant.

If you would like some more information on the types of services the Bletsoes Lettings Team offer, then please do get in touch and a member of the Team will be more than happy to help.



Teresa Mutton
Residential Lettings Manager

NOTICE

SPENCER, Robert Neil (Bob) - Auctioneer, Valuer & Surveyor, formerly of Nether Heyford & Northampton. Passed away very peacefully in Stourbridge, West Midlands, on 22 August 2024, aged 95. Much-loved husband of the late Noreen, dear father of Andy and Fiona, and beloved Grandad and Great-Grandad to his five grandchildren and three great-grandchildren. The funeral will be held at 11.15am on Tuesday, 17th September at the Counties Crematorium, Milton Malsor, Northampton. Enquiries to Co-op Funeralcare, The Poplars, Barrack Road Northampton, NN1 3RL

Thrapston Forthcoming Events

Thursday 5th September

Prime & Cull Sheep

Saturday 7th September

Store & Breeding Cattle, Sheep & Pigs
Smallholders Sale

Wednesday 11th September

Stratford Sale of Breeding Sheep & Rams
Hampshire Down Sale
Stratford Livestock Market

Thursday 12th September

Prime & Cull Sheep

Saturday 14th September

Store & Breeding Cattle, Sheep & Pigs
Thrapston Breeding Sheep & Ram Sale

PROFESSIONAL ADVICE CLINIC / DROP IN AT THRAPSTON MARKET

On Saturday 14th September, between 10.00am - 12.30pm we will have two of the Bletsoes Professionals stationed in the Mobile Office, down by the Market Office.

This Month's Professionals:

Peter Moore will be available to talk about Developer Option and Promotion Agreements, conversion of buildings and general planning matters

&

Nicola Clayton-Bailey will be available to talk about the current market for farmland, rent reviews and farming arrangements including Contract Farming

Why not pop in and see them, no need to call or book!

REPORT FOR THURSDAY 29TH AUGUST

516 Prime Lambs

A two tier trade was plain to see today with grass fed lean lambs hard sold at store price. Good meat, smart shape lambs continue to sell themselves in a national shortage. Trade was easier on the whole, SQQ 284.99p/kg. PM Bonner topped the day pence per kilo at 297p/kg for best end Texels at 50.5kgs. Lloyd & Walton topped the day overall at £161 for best finished Charollais crosses at 56.5kgs.

Highlights - RD Holland topped their lighter lambs with 45.5kgs Texel crosses to £131; J Towers saw a smart show of Texel crosses at 45.5kgs to £130; Corney & Sons penned their first draw of the season with 59.5kgs Charollais to £160, 50.5kg and 49kgs Charollais to £145; C Stancombe & Son penned a best meat show of Texel Mules at 48kgs selling to £140.

To		From		Average	
<i>Mediums (39.1 - 45.5kg)</i>					
294p	£131.00	271p	£114.00	285p	£122.75
<i>Heavies (45.6 - 52kg)</i>					
297p	£150.00	270p	£124.00	283.6p	£134.63
<i>Over 52kg</i>					
290p	£161.00	262p	£140.00	282.1p	£153.63

158 Cull Ewes & Rams

A strong day of quality with good meat ewes mainly forward. Averaging £118.81. Hootens Farm Ltd topped the day at £156 for best shape Texel crosses; PM Bonner penned their usual goods with Texels to £152, £149 and £147; WF Knight & Son continued their draw of Continentals seeing a high of £145 and £144 for the leaner meat; T Prowse topped with Continentals at £140; P & J Green saw the best of the Suffolk trade with meat big framed ewes to £134, £132.50 and £130; D Barnett topped with their Lleyms at £130 with their Mules to £114. All meat was seen over £97, feeding types look at strong trade at £66 to £88.

To	From	Average
£156.00	£45.00	£118.81

HAY, STRAW & FODDER

15 x Round Bales of Meadow Hay

Surplus to owners needs for own ponies.

Located Nr March, Cambs. Contact Liz 07951753991

LAND TO LET

CASTOR, PETERBOROUGH

Approx. 5 acres of Permanent Pasture at Castor, Peterborough available on a short term Farm Business Tenancy agreement or Grazing Licence.

For more information, please contact Verity Garlick at verity.garlick@bletsoes.co.uk



GRAZING LAND ENQUIRIES

We have received several enquiries from farmers looking for winter sheep keep. Any area would be considered for well sized blocks including permanent grass, grass leys and cover/catch crops on arable land with graziers especially willing to travel for 100 acre or larger blocks. We also have a client who is looking for long or short term blocks of sheep grazing within 20 miles of Northampton. If you have any sheep grazing available, or are looking for grazing land please contact george.pullin@bletsoes.co.uk

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

Thrapston 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

NFU SURVEY

NFU are currently conducting a **survey about tail docking and castration in lambs** to help inform discussions with the government on potential new restrictions.

We kindly ask that you complete the survey, and share the survey with your customers, to gather vital information on the impact of any proposed restrictions to the current practises of tail docking and castration within both farming businesses and the lamb market.

Please see full details and the survey link below.

Tail docking and castration in lambs is considered necessary to manage negative health and welfare impacts caused by fly-strike, or to avoid unwanted pregnancies and complications during post-slaughter processing.

Both procedures are permitted in the UK and governed by legislation however, the [Farm Animal Welfare Council's report](#) released in December 2022 discussed the implications of castration and tail docking (which are in the legal terms described as mutilation procedures) on the welfare of lambs and makes several recommendations related to these routine management procedures.

As a result of this report and due to growing pressure on the veterinary profession and resource, there is potential for regulatory changes to be taken forward by the new government.

The NFU is therefore seeking sheep producers' participation in a short survey on the lamb production and husbandry and management methods. (Open to both members and non-members)

This will provide us with a comprehensive understanding of practices within the sector and the necessary information and data to highlight the detrimental impact of introducing restrictions on these routine management procedures.

[Survey link: NFU members – take our survey on lamb castration and tail docking – NFUonline](#)

The deadline for the survey is **26 September 2024**

Please note. Question 3 – If you are NOT a NFU member please put the answer as N/A

NOTICE

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

REPORT FOR FRIDAY 30TH AUGUST

Another great sale this month. A huge crowd gathered to make it a very successful sale for the quality of items forward. This month saw us leap into the future with internet bidding on the larger items in the sale. Entries are required for the next sale and the closing date for the catalogue will be in a couple of weeks (17th September). We recommend that you advertise in this catalogue to potential buyers.

£23,000.00	John Deere 6930 Tractor
£8,100.00	Ford 7910 Tractor
£8,000.00	Ford 8210 Tractor
£4,800.00	Mobile Sheep Race
£4,000.00	Wootton Grain Trailer
£3,200.00	Transit Horsebox
£3,000.00	Bobcat & Attachments
£3,000.00	Ford 3600 Tractor
£1,600.00	I/W Horse Trailer
£1,600.00	T/A Plant Trailer
£1,400.00	Generator
£1,220.00	I/W T/A Flat Trailer
£1,200.00	Flat Trailer
£950.00	Forklift Truck
£900.00	Flat Trailer
£850.00	Land Rover Freelander
£820.00	Hardi Sprayer
£800.00	I/W Horse Trailer
£750.00	I/W Stock Trailer
£750.00	John Deere R-O-Mower
£700.00	Daihatsu Fourtrak

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.

REPORT FOR SATURDAY 31ST AUGUST

Store & Breeding Cattle

Prices still keep climbing with confidence from the strong trade in the finished ring. Buyers are keen to fill sheds.

Cows & Calves - A 10 year old Simmental cow sold to £1900 from £1590 for a Hereford and calf from M Turner, his store cattle sold to £1870 for a Limousin heifer with plenty of others £1400 to £1690; AC Downing saw her entry sell to £1310 for an Angus steer, Blues sold to £1300, Saler steers to £1195 and a Friesian steer to £1090; M Finch entered a Belted Galloway steer which sold to £1020 and his Blue heifers sold to £470 from £300. Another 100% clearance from the trade with their steers selling to £1350 with heifers to £1245, again exceeding their expectations. More cattle are needed, if you have some to sell please do not hesitate to contact us, strike while the iron is hot as unfortunately "Bluetongue" is only round the corner and may scupper movements around the country.

Calves

A great entry of calves this week with forty-five going through the ring, selling to £380 for a British Blue bull from JEG James and their heifer selling to £370; Chellington Farms sold their British Blue bulls to £300 and heifers to £265, Hereford bulls to £255 and Friesians to £60; FH Pullin & Sons sold Holstein bull calves to £35 from £20; AG Burton sold Angus bull calves to £210, heifers to £175 and Holsteins to £30.

Goats

Two Boer x Nannies were entered both selling to £120.

477 Store & Breeding Sheep

Store Lambs - some good runs of all spec lambs with trade looking stronger against the fat on the week. All in average £97.15. P Cawley topped the day with a fantastic show of Texels selling to £140 with followers at £121 and £120; DTA Tomkins saw the trade of the day with Continental crosses selling to £115.50; S Garley continued their run of stores seeing a high of £115.50 for two pens of Continental crosses; LA Burton topped their run with a smart shape pen of Continentals at £114; M & M Hutton saw the same highs for their Blue Texels; ATC Lepper penned a healthy run of Charollais crosses seeing the first three pens top to £110, following at £99, £97, £91 thrice and £90 twice; NP & MJ Russell saw their smartest small framed Texel lambs sell to £105 and £101; G Exton saw their Charollais crosses sell to £95 with followers at £87; J Harris continued to draw Hampshire crosses with their run topping to £88 and £87.

Feeding Ewes - all grades forward again this week averaging £77.07. R Marjason-Stamp topped the day with best end Charollais to £150; S Garley saw a high of £125 for Suffolks and £119 for Texels; M Towler saw Lleyn rams to £79. True feeders were £55 to £65.

Breeding Ewes - JEG James continues their Mule flock dispersal with young flock age ewes selling to £170; RC Crosby also had a flock dispersal with full mouth ewes selling to £147 for Suffolks and £144 for Texels.

Horses & Tack Sale

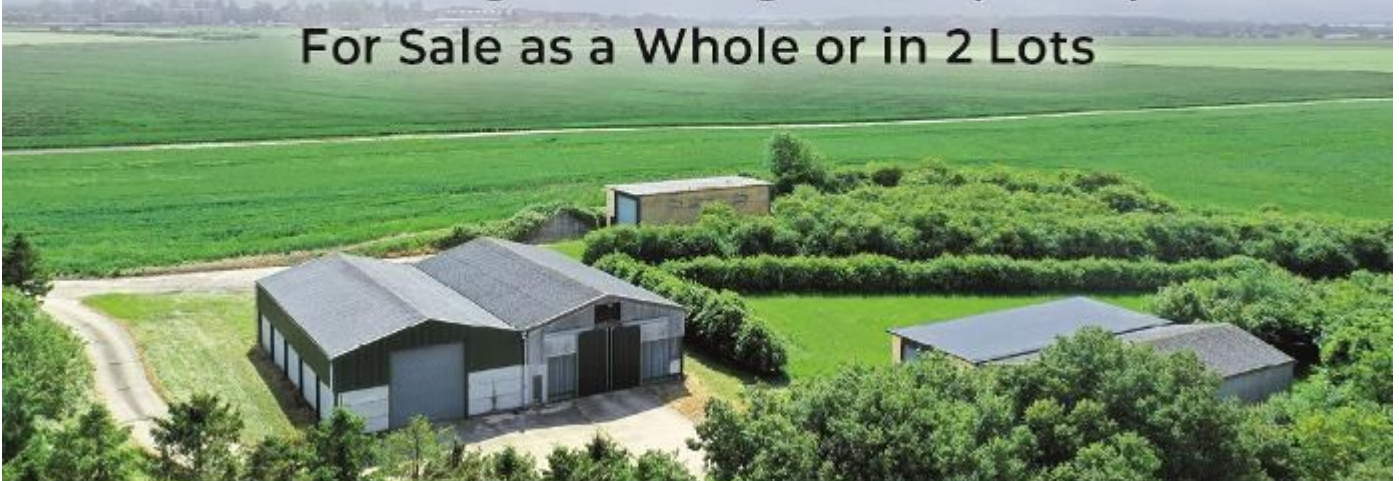
Eighteen equines forward sold to £700 for a Miniature Spotted mare from £110 for a black colt foal.

The Tack section saw 700 lots sell to £100 for Saddles, Rugs to £60 from £2, and many other items sold well with prices to suit all pockets. The next sale is Saturday 26th October, please contact Beth with your entries asap to avoid disappointment, as the catalogue soon fills up. Into Autumn already so if you want to clear some rugs and winter woollies, now is the time to do it!

Bletsoes
— EST. 1881 —

Land at Upwood Airfield Huntingdonshire

In all about 164.48 acres (66.56 hectares)
Commercial holding with strategic development potential
For Sale as a Whole or in 2 Lots



nicola.c-b@bletsoes.co.uk

01832 732241

bletsoes.co.uk

SATURDAY 7TH SEPTEMBER

STORE & BREEDING CATTLE

R A Ford

1 South Devon Steer

15 Months

5 Aberdeen Angus Heifers

15 Months

All named sires

C E Hancock & Son

18 Store Cattle

15-25 Months

S A C Holgate

48 Store Cattle

17-27 Months

CALVES

F H Pullin & Sons Ltd

4 Friesian x Bulls

2-5 Weeks

STORE & BREEDING SHEEP

J C Dixon

5 Jacob Theaves

Ran Dry

Vanish point farm

3 Black Nose Valais Ram Lambs

D Evans

3 Feeding Ewes

NOTICE

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

DATE FOR YOUR DIARY

Saturday 14th September

Thrapston Sale of Breeding Sheep & Rams

Entries close Wednesday 4th September

NOTICE

Please be respectful of the neighbours to Thrapston Market and park responsibly.

LAND FOR SALE

LAND OFF WELFORD ROAD, SPRATTON, NORTHAMPTONSHIRE

Approximately 5.90 acres (2.39 hectares) of Permanent Pasture off Welford Road, Spratton, Northamptonshire.

For Sale as a Whole.

Offers are invited in excess of £170,000

For more information please contact

Alex Abrahams on 01832 732241



Speak up to stop rural crime.

Criminal gangs exploit our
local wildlife, environment
and communities.

Your voice can
make a difference.

Speak up to our charity.
100% anonymous.
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CrimeStoppers.

0800 555 111

100% anonymous. Always.
crimestoppers-uk.org

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— EST. 1881 —

Eastern Region

HAMPSHIRE DOWN CLUB SHOW & SALE

At Stratford Livestock Market

Clifford Chambers, Stratford-upon-Avon, Warwickshire. CV37 8LP

Wednesday 11th September at 1pm

Judging at 11am

To include MV & Non MV Sections

Entry Forms are available by request or online

Entries to be made by Grassroots & Entry Form

Entries Close Friday 23rd August

No late entries will be accepted

For further information contact Alastair Brown – 07885 804450

Beth Kitchener – market@bletsoes.co.uk

Kevin or Jane Byford – jka.byford@btconnect.com

Agricultural & Development
Consultants, Chartered Surveyors,
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www.bletsoes.co.uk

01832 736757

Catalogue coming soon



The Puzzle Seed Company

EST. 2023

- Wheat ✓
- Barley ✓
- OSR ✓
- Germinal
grass seed
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- SFI mixes ✓
- Triticale ✓
- Beans ✓
- Oats ✓
- Hybrid-
Rye ✓
- Hyvido
Barley ✓

We're also looking for seed growers for

- Grass Seed
- Hybrid Rye
- Oats
- Triticale



Tom Blackman

07525094732

seedsales@theblackmanlivestockcompany.co.uk

<https://thepuzzleseedcompany.myshopify.com>

5, Southlands, Kettering, NN15 7QG

BEDFORD LIVESTOCK SHOW SOCIETY



Michaelmas Show Saturday 21st September 2024 at Thrapston Market

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

Dinner & Dance Friday 22nd November 2024 at Bedford Blues Rugby Club 6.00pm for 7.30pm

**Presentation to Winners
Cups, Trophies and Prize Money**

For Entries & Dinner Tickets please contact:

**Bletsoes: 01832 732241 / Mark Blakemore: 07802 291171
Charles Tomkins: 07801 420747 / William Saunders: 07711 089677**

www.bletsoes.co.uk

Entries close 12 noon Thursday 12th September 2024

Residential Lettings Administrator

An exciting opportunity within our Residential Estate Agency. The successful candidate will provide full administrative support to the residential lettings team. The role will involve undertaking rental viewings and interim property inspections and liaising with Landlords, Tenants and Contractors.

The ideal candidate will:

- Be confident, approachable, and well presented.
- Have a keen interest in the Estate Agency industry.
- Be a good communicator, oral and written.
- Have the ability to organise and prioritise.
- Be self-motivated and hardworking, with an overall positive attitude.
- Work well as part of a team, in an enthusiastic and positive manner.
- Be conscientious with excellent attention to detail.
- Be computer literate and adaptable to different software packages.
- Be competent with social media.

We offer a competitive salary and friendly working environment within a reputable, well established, professional, family business. **Training will be provided.**

Job Description available upon request.

To apply please send your CV and covering email to:

Mrs N J Clayton-Bailey BSc (Hons), MRICS, FAAV,
Henry H Bletsoe & Son LLP
Oakleigh House, 28 High Street,
Thrapston, Northamptonshire NN14 4LJ
Email: nicola.c-b@bletsoes.co.uk

Closing Date: Monday 16th September 2024

Bletsoes

— EST. 1881 —

COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre
Haldens Parkway
NN14 4QT

Friday 27th 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 17th September to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450



DID YOU KNOW?

By using the Livestock Information Service (LIS) to report your sheep, goat and deer movements, you are not required to post a copy of your on-movement form.

All you need to do is accept the move issued by the market on your LIS account.

Get Started Today!

Save time and money using LIS online. Visit the Livestock Information website to create your LIS account today.

Scan Here!



LIVESTOCK
INFORMATION

www.livestockinformation.org.uk

Funded by the UK Government through Defra's Livestock Information Transformation Programme.



THRAPSTON AND DISTRICT FAT STOCK SHOW SOCIETY

Saturday 30th November 2024
Thrapston Livestock Market

The Fat Stock Show is an important date in the calendar at **Thrapston Livestock Market**. It is a day when everyone is welcome from competitors, to Young Farmer stock judges to spectators. It is an opportunity for all generations in the rural community to get together.

It may seem a long way off, but when it comes to the Fat Stock Show, planning is already in full swing!

This year we are going big, with our **Prize Money** for the Champion Beast increasing to a whopping **£1000** with the Reserve Champion receiving **£500**! Our Champion Sheep haven't been forgotten and this **Prize Pot** is also increasing in 2024. Exhibiting livestock at the Show isn't just for those who have done it for years. Why not enter animals this year and you could win one of the many monetary prizes on offer for cattle, sheep, pigs and non-livestock classes. You could enter as an individual, as a pair, as a group or even as a Club, enabling you to share the responsibilities, support each other or even have a little bit of healthy competition between friends.



The Society is always looking for new committee members with new ideas and suggestions.

If you would like to get involved with the Show including advice about livestock you could enter, please do get in contact.



Secretary: Beth Kitchener



07736 143630



beth.kitchener@bletsoes.co.uk

Chairman: Hugh Brightwell

Bletsoes

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or let only
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flats to large
farmhouses

Our experienced team are here to help you.

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estateagents@bletsoes.co.uk

Bletsoes

EST. 1881

Arable Land & Oxen Wood at Green Lane, Aldwincle Northamptonshire

In all about 138.18 acres (55.92 hectares)

For Sale as a Whole

- 91.89 acres (37.19 ha) of Arable
- 46.29 acres (18.73 ha) of Woodland
- Viewings by Appointment

