

# The Market Report

## Professional Ponderings - October 2024

The task of writing this month's Ponderings has fallen to me. Looking back for inspiration, I can see that I last wrote the Ponderings in September last year. Back then, I talked about there being a fair amount of wheat still standing, when I returned from holiday on 20 August 2023. I understand that is the case for some, as I write these Ponderings on 2 October! I think it's fair to say that this year's harvest has been even more 'catchy' than 12 months ago, and Autumn isn't looking much better at present, with the extraordinary amounts of rain that we've endured over the past 7-10 days. The only saving grace is that the grass seems to have greened up, albeit the quality of it isn't likely to be the best.

At the time of writing, the earlier of the two Michaelmas dates (29 September or 11 October) has passed but there's still a few days until the later date. Therefore, I thought it might be useful to provide some commentary on the agricultural rental market.

What has happened to rents? As ever, the answer depends on the type of tenancy you have. If it's an agricultural tenancy protected by the Agricultural Holdings Act 1986, then I haven't seen or heard much evidence of rents being reviewed (up or down). Interestingly, we are involved with an Estate in Central Bedfordshire where the Landlord (represented by a well-known national firm of land agents) served Notice last year to review the rent this year but have decided not to act upon those Notices, presumably because there's little evidence to support a rent increase, either in terms of transactional evidence or sufficient profits.

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

Oakleigh House, Thrapston,  
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Alastair Brown: 07885 804450  
Jake Wagstaff: 07487 526803

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CPH: 43/266/8000 CV37 8LP

In respect of Farm Business Tenancy (FBT) rents, in September 2023 we still saw strong rents being tendered in the open market. We are seeing evidence that FBT rents are softening, and indeed we have been instructed to serve Notices on behalf of Tenants looking to reduce FBT rents where these have been tendered in the open market during better times ie Harvest 2022 when we had the benefit of relatively low fertiliser prices and relatively high grain prices. With diminishing De-Linked payments and the 'all or nothing' weather, we can see rents, especially FBT rents, reducing. If you have an 11 October term date, you may wish to serve Notice prior to this date to enable a rent review next year. You should dust off your tenancy agreement(s) to see if there's an opportunity to be doing something. As ever, you need to consider whether there is scope to better your position ie increase or decrease the rent, depending of course whether you are a Landlord or a Tenant.

As ever, please feel free to contact myself or Nicola Clayton-Bailey if you wish to discuss a particular tenancy.

Despite the softening of rents, the agricultural market remains relatively strong in the right places. Over the course of the past 6 months or so, Bletsoes have agreed sales (subject to contract) on:

- Approximately 39.21 acres of arable and permanent pasture at Old, Northamptonshire, sold STC as a whole
- Approximately 298.32 acres of arable land at Broughton, Cambridgeshire, advertised as 6 lots and sold (STC) as 3 lots
- Approximately 114.9 acres of arable land at Thurleigh, Bedfordshire, sold (STC) in 2 lots
- Approximately 138.18 acres of arable and woodland at Aldwincle, Northamptonshire, sold STC as a whole
- Approximately 135.76 acres of arable land and building at Upwood, Cambridgeshire, sold STC as a whole
- Approximately 39.46 acres of permanent grass at Castor, Cambridgeshire, sold STC as a whole

Prior to that, we sold Rectory Farm, Tibberton in Worcestershire, well in excess of the guide price.

A brief note to cover the 'pony paddock' market ie smaller parcels of land used for non-agricultural uses such as ponies, dog walking etc. The market appears to have eased somewhat which we strongly suspect relates to the increased cost of living/borrowing. We are still agreeing sales, but it's important that the guide prices are set at a realistic level, so as not to deter purchasers.

There is much activity in the offices of land agents, solicitors and accountants to try to get deals across the line before the Autumn Budget announcement on 30 October. It is speculated that the Labour Government will make changes to Capital Gains Tax and/or Inheritance Tax, which would see the amount of tax being paid by landowners increase, either through increasing the rate of tax or removing/tightening the reliefs available. If the Government does substantially alter capital taxations relating to land, then we could see a variation in land prices. All will be revealed by this time next month.

And now for something completely different. As you may have seen, the rules surrounding Permitted Development under Class Q have changed. To remind you, Class Q development rights allow the conversion of agricultural buildings to residential dwelling houses without having to pursue full planning, subject to meeting strict criteria. Clearly, this can be advantageous to the Landowner in terms of costs and timing. As part of an update to General Permitted Development, the Class Q requirements were amended on 21 May in order to allow greater flexibility for the conversion of existing buildings on an agricultural unit, which sees the number of dwellings and amount of floor space increased. It also introduced a new maximum size of dwelling. However, the ability to submit an application under the previous Class Q rules will remain in place until 29 May 2025 therefore it may be advantageous to make use of the transitional arrangements rather than the new arrangements. In order to discuss these opportunities, either under the 'old' or 'existing' Class Q regime, as well as any other potential Planning related matters, please contact our Planning & Development team on 01832 732241.

Finally, a note on the Sustainable Farming Incentive (SFI). It is now possible for non-Basic Payment Scheme (BPS) claiming land managers to enter into Sustainable Farming. Previously, this wasn't the case and you had to claim under the BPS scheme in order to qualify under an SFI. We are assisting a great number of clients with SFI applications and, with the pressure on farm incomes, this is something we would encourage all farming businesses to consider. If you are interested in SFI, please register your interest with the Rural Payments Agency. We have several members in our Agricultural Team who have a good working knowledge of the SFI and would be happy to assist, and we plan to run a drop-in Clinic in the Thrapston Market on **16 November**, so make a note in your diary and come along.

Stay dry and best wishes.

*Christopher Templar - Partner*



## **Bluetongue** – The Rules Simplified

The zone now covers Bedfordshire, Cambridgeshire, City of Kingston upon Hull, East Riding of Yorkshire, East Sussex, Essex, Greater London, Hampshire (part), Hertfordshire, Kent, Leicestershire (part), Lincolnshire, Norfolk, Northamptonshire (part), Nottinghamshire, Suffolk, Surrey and West Sussex..

This means that Thrapston Livestock Market is Still Open for Business.

We can accept Cattle, Sheep & Goats from ALL AREAS. But we can only sell to buyers in the restricted Red Zone.

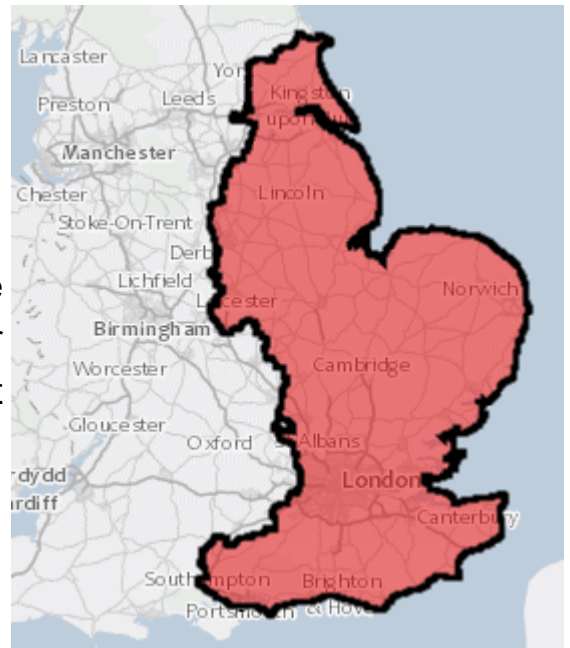
If you are unsure of what zone you are in, please do not hesitate to contact our Auctioneers or the Auction Team.

There is an Interactive Map on the DEFRA website, enter your postcode and it will show you what zone you are in.

<https://defra.maps.arcgis.com/apps/webappviewer/index.html?id=514ec88edec74575958d860f0196d2ea>

Please note, updates and changes will be made to these zones by DEFRA. Please follow our media sites for the latest information or contact the Auctioneers.

Jake Wagstaff    07487 526803  
Alastair Brown    07885 804450  
Beth Kitchener    07736 143630  
Head Office        01832 732241 / Direct Line 01832 736757



**“Sell Live and Thrive”**. Astonishing prices have been seen recently in the live ring, in comparison to some prices gained with selling privately.

## REPORT FOR THURSDAY 3RD OCTOBER

### 233 Prime Lambs

Numbers hard found with the Bluetongue restriction affecting the draw from farms. A continuation of recent weeks with a serious two tier trade. Meat lambs sold at 275p/kg to 314p/kg with lean and light lambs at 240p/kg to 260p/kg. F&SM Stamper topped the day at 314p/kg for 47kg Beltex Texels with JI&JA Claypole topping overall at £157 for best meat Cheviot cross Continentals at 51.5kgs, with their lighter lambs at 44.5kgs selling to £132, both very best meat.

**Highlights** - Pentelow Farms saw similar highs with smart meat Charollais at 50kgs selling to £148.50 with their lighter Texel crosses to £127 for 45.5kgs. F&SM Stamper saw their 50kgs to £152 with 52kgs to £148.50 and 47kgs to £147.50. L Burrage topped with Texel crosses to £120 for 43.5kgs.

To		From		Average	
<i>Lights (25.5-32kg)</i>					
284.0p	£88.00	284.0p	£88.00	284.0p	£88.00
<i>Standards (32.1-39kg)</i>					
258.0p	£99.50	257.0p	£99.00	258.3p	£99.45
<i>Mediums (39.1 - 45.5kg)</i>					
297.0p	£132.00	252.0p	£104.50	270.4p	£118.07
<i>Heavies (45.6 - 52kg)</i>					
314.0p	£157.00	250.0p	£120.00	276.4p	£134.08
<i>Over 52kg</i>					
250.0p	£157.00	227.0p	£136.00	239.3p	£144.00

### 185 Culls

A fantastic trade this week with trade easing elsewhere. All in average £108.54. A real show of power with lean meat ewes looking just as good a trade. DM Walsh topped the day at £157 for Continentals of best meat, JR Smith & Son saw the same highs for quality Texels. Barby Wood Farms saw a strong trade for Texel mules topping to £139 with Suffolks to £139 and mules to £105. All meat sold over £115 for Continentals and thick ewes with 30 lots over £115. Leaner meat sold at £75 to £90 with true grazers in the £60's.

To	From	Average
£157.00	£57.00	£108.54

## 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](mailto: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](mailto:george.pullin@bletsoes.co.uk)



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## **REPORT FOR SATURDAY 5TH OCTOBER**

Thrapston is now in the Bluetongue restricted zone. We can now accept livestock from anywhere in the country but all store stock must be sold to a holding in the red restricted zone. The change to the restricted zone boundary occurred on Friday evening and with short notice, numbers as a consequence were slightly down on Saturday overall. Nevertheless prices saw no change throughout all sections with a full buying force ringside. To discuss options and for clarity on what this means for you, please call the auctioneers:

**Alastair Brown 07885804450**

**Jake Wagstaff 07487526803**

### **Store Cattle**

R Martin saw a continuation of their herd dispersal with 4 year old Hereford cows with bull calves at foot selling to £1180; strong framed Angus cows with heifer calves sold to £1190. British Blue steers from the same home sold to £920 for 16 months old with Limousins at 20 months selling to £795. Their heifers topped to £1000 for 20 month old Angus of thicker frames, with longer term 16 month olds at £730. A bunch of 4 blue heifers at 15 months were close behind at £725. C Bull saw a younger entry of good going on sorts with INRA 95 steers at 12 months selling to £760 and Friesian steers at 11 months selling to £470.

### **Calves**

FH Pullin & Son continue their regular draw of Friesian bull calves with a bunch ranging from 10 days to 3 weeks selling for £40.

### **Pigs**

There are no Bluetongue restrictions on pigs so free trading continues as normal! A smaller entry than expected with K Bunting seeing a smart entry of clean Oxford Sandy Black gilts at 2 years old selling to £118 for two, £112 and £78.

### **Goats**

A flying trade with the goats again this week seeing N Jordan top with Pygmy billy goats at 8 weeks old selling to £125. RD White penned a big frame entry of Toggenburg Wethers topping at £100 with the comparable Nanny's seeing £75. O Cooper saw a strong trade for Pygmy billy's and Wethers topping at £80.

### **NOTICE**

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

## **333 Store & Breeding Sheep**

### **Breeders**

GA&V Adams topped the day with a smart draw of north country mule Theaves seeing them top at £215 for ran dry, with lambred Theaves of the same stamp selling to £210. J Woodbridge & M Wallis saw an equally strong trade with Suffolk x Texel Theaves, ran dry, selling to £162 with smarter frame compact Texels Theaves at £140.

### **Store Lambs**

Trade unhindered by restrictions with the goods forward seeing a flying trade. All in average £72.50. A Lund topped the day at £114 for big framed forward condition Charollais crosses, with followers at £85.50. CP Hankins & Son saw £110.50 for Continental crosses of mid frame with followers at £84, £84 and £80 for ram lambs. CA Freeman continue to draw best end quality with Beltex lambs selling to £97 and ram lambs of the same stamp at £83. A Bradshaw saw the trade of the day topping to £92 for mule Wethers and followers at £73. Kelton Farms saw their Texels Lleyns see a smart trade with mid frame lambs sell to £89 and followers at £81. Longest term native bred lambs such as Jacobs sold between £30 and £62.

### **Feeding Ewes**

Another strong week of best end trade seeing M&M Hutton topping to £116.50 for part meat smart shape Texel ewes with the plainer sorts at £82. EM Sherwin saw a strong trade with part meat Continentals selling to £114, Texel crosses to £85, Continental Wethers to £77. K Stanley topped the Suffolks selling to £103 with meat mule ewes to £86. S Yates saw a flying trade at £80 for Jacob rams. True longest term chancy feeders sold between £40 and £60, breed dependant.

### **Horses, Donkeys & Camelids**

A strong show alongside the Small Holders Sale with a grey Jenny donkey and brown Jenny donkey foal at foot selling for £950. Grey Jenny donkeys sold to £720, brown Jennys to £600 and grey jacks at £280. Blue roan yearling colts saw £290. Castrated llamas sold to £120.

### **Smallholders Sale**

A busy smallholder's sale with 1,204 lots going under the hammer, which drew a good crowd to the monthly sale.

**Poultry** – Top price of the day was for a pair of Ayam Cemani selling at £100 each, a trio of Millefleur Sablepoots sold for £66, two Silver Mandarin sold to £80 each, Polish Pullets to £15 each, boxed cockerels topped at £10 and Turkey Stags sold to £38.



**Produce** – ½ dozen Cream Legbar eggs sold to £5, box of Conference Pears sold for £13, and apples topped at £7 per box.

**Sundries** – A horse trailer sold for £250, an anvil & vice sold for £215, cast iron troughs topped at £85, galvanised field gates sold to £65 each, 4 sheep hurdles to £105, electric fencing set to £110, lifting chains topped at £60, chicken wire to £48 per roll, bedding shaving to £7 a bag, and a donkey bridle to £50.

## **Thrapston Forthcoming Events**

**Thursday 10th October**  
Prime & Cull Sheep

**Saturday 12th October**  
Store & Breeding Cattle, Sheep & Pigs

**Thursday 17th October**  
Prime & Cull Sheep

**Saturday 19th October**  
Store & Breeding Cattle, Sheep & Pigs

**Thursday 24th October**  
Prime & Cull Sheep

**Saturday 26th October**  
Store & Breeding Cattle, Sheep & Pigs  
Tack Sale

### **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.

## SATURDAY 12TH OCTOBER

### STORE & BREEDING CATTLE

#### JA & P Dickinson

2 Limousin x Steers

1 Limousin x Heifer - *Freemartin*

3 Aberdeen Angus x Steers

14-17 Months

25 Months

13-20 Months

### CALVES

#### Sunbeam Farms – TB4

3 British Blue Bulls

5 British Blue Heifers

2 Holstein Bulls

All 4-6 Weeks

#### JEG James

2 British Blue Bulls

1 British Blue Heifer

2 Aberdeen Angus Bulls

1 Aberdeen Angus Heifer

All 4-5 Weeks

## SATURDAY 19TH OCTOBER

### STORE & BREEDING CATTLE

#### R&C Grange - TB4

25 Hereford Steers & Heifers

*Named Sires*

10 Months

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### **COLLECTIVE MACHINERY SALE - POLITE NOTICE**

When delivering your items please ensure you report to the mobile office prior to unloading and obtain your computer number, this is to be clearly displayed on your lots prior to leaving the site. Reserves and payments will not be processed if unidentifiable.

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](mailto:eddie.smith@talk21.com)

### **HAY, STRAW & FODDER**

15 x Round Bales of Meadow Hay - Surplus to owners needs for own ponies.  
Located Nr March, Cambs. Contact Liz 07951753991

### **FOR SALE**

Quantity of second hand telegraph poles, various sizes from 6M to 11M,  
all stripped and clean of metal. Based near Peterborough,  
Loading Available, Buyer Collects, All Enquiries - 07753 119451

### **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.

## Grants Available in 2024

DEFRA have published a summary of grants available to look out for in 2024.

Grant	Important Dates
SFI Annual Health & Welfare Review	Applications Open
Laying Hen Housing for Health & Welfare	RPA will start to invite eligible applicants from October 2024
Cattle Housing for Health & Welfare	Those invited to make a full application have until 30 April 2025
Farming Equipment & Technology Fund 2024:	
Grant to Improve Productivity	Two application windows will open later in 2024
Improve Slurry Management	Two application windows will open later in 2024
Improving Farm Productivity (Round 2)	Those invited to make a full application have until 30 June 2025
Water Management Grant	Round 2 - Deadline for Full Applications end October. Round 3 open later in the year.

Contact the Agricultural Team on 01832 732241 for more information.

## SPECIAL SALE OF EWE LAMBS, THEAVES, EWES & RAMS

**Saturday 19<sup>th</sup> October**  
**from 12.30pm**

Please forward your entries as soon as possible,  
for lotting & penning purposes

***Catalogue Entry Deadline – Thursday 10<sup>th</sup> October***

Jake Wagstaff – 07487 526803

# Bletsoes

— EST. 1881 —

## An Auction



**Saturday 26<sup>th</sup> October at 1.00pm**

*At Thrapston Livestock Market  
Market Road, Thrapston. NN14 4JU*

Entries by Monday 14<sup>th</sup> October

**NO** entries will be accepted after this date

For further information contact Beth Kitchener 07736 143630

Agricultural & Development  
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[www.bletsoes.co.uk](http://www.bletsoes.co.uk)

01832 736757



# THRAPSTON AND DISTRICT FAT STOCK SHOW SOCIETY

Saturday 30<sup>th</sup> 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](mailto:beth.kitchener@bletsoes.co.uk)

Chairman: Hugh Brightwell

# Bletsoes

— EST. 1881 —

## A COLLECTIVE ONLINE TIMED AUCTION OF MACHINERY & EFFECTS



Starts: Wednesday 30<sup>th</sup> October at 12noon

Finishes: Wednesday 6<sup>th</sup> November from 12noon

**For Entry Forms please visit our website**

Important, entries **must** be returned by email to

[beth.kitchener@bletsoes.co.uk](mailto:beth.kitchener@bletsoes.co.uk)

By 12 noon on Friday 18<sup>th</sup> October 2024

Entries will be lotted on a first come, first served basis.

Auctioneer in Charge: Alastair Brown 07885 804450