

The Market Report

SEPTEMBER PONDERINGS

Environmental Updates and Land Changes

Potential for Natural Capital Value

Despite the volume of public discussion and the market perception of what might be incorporated in “natural capital” issues, such as Carbon, Biodiversity Net Gain and Nutrient Neutrality, the concept is still largely undefined with much about opportunity, risk and value still to become clear. Discussions have however begun regarding overage provisions relating to sales of land and how these might be appropriate to capture further value that may materialise from environmental attributes in a sale, or a contractual agreement.

Where the relevant opportunity involves works that need planning permission, overage provisions with reference to the grant of planning permission would provide a starting point, albeit with relevant adaptations. It appears more difficult to define a reasonable trigger for an overage provision to apply, other than on the grant of a planning permission, as these usually capture enhancement in value rather than general movements in land values. Earlier reviews have suggested some possible occasions that may trigger an overage clause including:

- a sale of land for its environmental attributes or natural capital
- entry into an agreement for the changed management of the land, which could include:

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

- entry into a government backed incentive contract (Woodland Carbon Guarantee Scheme)
- entry into a local authority or government agency backed scheme (Nutrient Management)
- entry into a commercial contract regulated by a conservation covenant (Biodiversity Net Gain)
- entry into an Agri-Environmental Scheme

It is however, worth considering that these triggers may only offer access to a stream of revenue, rather than a capital payment, which would create issues over how such a clause could be applied, in practice. A further issue to be considered is how potential purchasers might view such clauses, when negotiating the terms and price of the initial deal. Especially where the quantum of value is relatively low, such a provision might deter a purchaser from even pursuing such opportunities.

Sustainable Farming Incentive (SFI)

DEFRA has published its latest guidance on payments under the SFI, which includes further information on what will happen when a farm changes hands due to a farm sale, grant of a new tenancy, or a surrender, for example.

SFI Agreements will run for a fixed period of three years. If you wish to make changes which involve increasing standards or adding land, these changes can be requested towards the end of the first and second years of the agreement and will be considered by DEFRA. Changes which involve removing or reducing standards, removing land from an agreement, or ending the whole agreement early, may result in DEFRA requesting repayment of some, or all, of the money already paid to you. DEFRA have explained that this is because "Your SFI standards agreement payments are based on you completing the actions in the standards for a full agreement year". This appears to indicate that it is the payments in the year of the transfer which are the ones which may be reclaimed by DEFRA, therefore the outgoing farmer may lose these payments entirely. After the transfer, the incoming farmer will then be able to add the new land to his existing or to a new SFI agreement.

Where changes in land occupation are on the horizon, it is worth considering the risk of a loss of payment, if you are entering into a SFI Agreement, or alternatively delaying the transfer or the original claimant remaining in management control of the land until the end of the Agreement.

Careful consideration should be given to minimise these issues, which we can assist with. Please contact a member of the Agricultural Team for further advice or assistance.

Key Dates

- **Hedge cutting and trimming** can now be undertaken from 1st September, up until 1st March 2023
- **Lump Sum Applications** under the Basic Payment Scheme must be submitted by the 30th September 2022
- **Capital Grant Applications** under Countryside Stewardship are still open throughout the year. For some of the 'Water Quality' capital items, you will require approval and a visit from your local Catchment Sensitive Farming Officer. Grants are available for Boundaries, Trees & Orchards, Air Quality and Water Quality. The maximum grant available for any application is £60,000 and the limit for each category is £20,000.
- **Farming Innovation Programme: Feasibility & R&D (Round 2)** – DEFRA have announced funds of £16.5m available for farmers, growers, foresters, businesses and researchers. Applications are open from 31st August to 12th October 2022 at 11am. If you wish to apply for funding to look at the viability of a research idea, or to develop a solution that has been proven to work in practice, please speak to the Agricultural team.



Verity Garlick - Rural Charter Surveyor

DATE FOR YOUR DIARY

Wednesday 14th September

Second Sale of Breeding Sheep & Rams

At Thrapston Livestock Market

Catalogue Available Online

Saturday 8th October

Third Sale of Breeding Sheep & Rams

At Thrapston Livestock Market

NOTICE

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

Thrapston Forthcoming Events

Wednesday 7th September

Stratford Sale of Breeding Sheep & Rams

Thursday 8th September

Prime & Cull Sheep

Saturday 10th September

Store & Breeding Cattle, Sheep & Pigs

Sale of Tack & Equine Sundries - 1pm

Wednesday 14th September

Thrapston Sale of Breeding Sheep & Rams

Thursday 15th September

Prime & Cull Sheep

Online Farm Dispersal Sale Starts - 5pm

Friday 16th September

Farm Dispersal Sale - Manton, Rutland

*For further information contact
Alastair Brown or Jake Wagstaff*

Thrapston Market Report 2022 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

REPORT FOR THURSDAY 1ST SEPTEMBER

508 Prime Lambs

Another quality penning this week with vendors realising the importance of “well finished lamb” premiums. Meat lambs continue to see fierce buying power and competition, with a national shortage of finished lambs seen in markets this week. Lean and light lambs are still hard sold. SQQ 242.43p/kg. R Law topped the day with best finished Charollais lambs to 266p/kg for 46 kgs with further trade topping pens at £127 for 49kgs. SGC Hill topped the day overall with a tremendous showing of thick Suffolk cross lambs selling to £132.50 for 53.5kgs, further pens all 50+kgs sold to £127, £126 and £126.

Highlights - SJ Hubbard topped the lighter lambs of the day with best bred Texel lambs selling to £116 for 44kgs; Giles Green continues to draw a run of quality with their lambs topping to £121.50 for 49.5kgs and £110 for 44.5kgs; DM Walsh penned their usual top end with 56kg Texels topping at £130; RD Holland topped their run of weight with Continental lambs at 51.5kgs selling to £125; KS Lee drew another quality run of Charollais Suffolks with stretchy lambs topping at £124 for 51.5kgs.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
245p	£93.00	226p	£78.00	238.8p	£88.68
<i>Mediums (39.1 - 45.5kg)</i>					
264p	£116.00	222p	£90.00	243p	£102.55
<i>Heavies (45.6 - 52kg)</i>					
266p	£127.50	224p	£106.00	244.8p	£117.36
<i>Over 52kg</i>					
248p	£132.50	218p	£120.00	235.7p	£126.28

179 Cull Ewes & Rams

Two extra accounts this week created a more buoyant trade with more specs catered for. All in average £85.94. R McKelliget topped the day overall with Continental ewes selling to £140; J & K Holmes penned another quality run of Texel cross ewes with some on the thick side selling to £130, £117.50 and £116; J Woodbridge & M Wallace topped their Texels with the leaner ewes selling to £130 and more forward Texels at £119; CD Hughes penned at run of forty Continental ewes with best end conformation selling to £116; P & J Green topped the Mules for the day selling to £95. Lean ewes continue to outsell the fat.

To	From	Average
£140.00	£20.00	£85.94

SATURDAY 10TH SEPTEMBER

BREEDING & STORE CATTLE

C E Hancock & Son

8 Limousin x Cows PD'D 5-7 Months In-Calf to Pedigree Hereford
22 Store Cattle

15-25 Months

S A C Holgate

28 Store Cattle

17-27 Months

CALVES

J E G James

3 British Blue Bulls
2 British Blue Heifers
2 Saler Bulls
1 Saler Heifer
1 Limousin Bull
1 Angus Heifer

All 4 Weeks

GOATS

J Bardwell

3 Anglo Nubian Coloured Billy Kids
1 Anglo Nubian Coloured Nanny Kid
10 Anglo Nubian x Kids - *Nannies & Wethers*
2 Pedigree Registered Anglo Nubian Coloured Nannies
3 Anglo Nubian x Nannies
1 Saanen x Nanny

1 Saanen Nanny - *3rd Kidder with Twin Kids at Foot*

1 Anglo Nubian x Nanny - *1st Kidder with Twin Kids at Foot*

All Nannies without kids have been with coloured Anglo Nubian Billy for 2 months

STORE & BREEDING SHEEP

D F C Burton

20 Store Lambs

SATURDAY 17TH SEPTEMBER

STORE & BREEDING CATTLE

H B Paynter Ltd - TB4

1 Devon Heifer with a Devon Bull Calf at Foot
4 Devon Heifers – OTM

STORE & BREEDING SHEEP

J S W Handy

2 Valais Black Nose x Jacob Double Theaves
2 $\frac{3}{4}$ Texel Theaves
3 Charollais x Texel Theaves
2 Jacob Full Mouth Ewes
1 Wiltshire x Charollais Full Mouth Ewe
8 Texel Mule Double Theaves
1 Suffolk x Charollais Theaves

REPORT FOR SATURDAY 3RD SEPTEMBER

Store & Breeding Cattle

Desperately short of cattle everywhere, buyers are ringing looking for cattle, with some even wanting to travel 100's of miles north, just to fill sheds and fields. If you have some please contact us, with this shortage you will be very surprised at the prices which can be achieved.

Kevin Ives was the only vendor today, who entered a 5 year old empty Dexter feeding cow which saw three bidders chasing it to £115. Please contact our Auctioneers for more information about our sales.

Pigs

Twenty-two pigs forward this week saw prices top at £31 for pigs weighing approximately 40kg from D Morris, with other lighter pigs at £28 and £15. Just weaned pigs from Fineseasons sold to £10 from £9.

220 Store & Breeding Sheep

A good showing of numbers forward again this week, with a real variation of quality forward. The vast majority forward were the longest term lambs, with many vendors clearing out the bottom first. All in average for the day £61.40. Rare breeds and long term lambs featured highly, with many sold in the mid £40's, mid term stronger lambs continue to sell to premiums in the high £70's/£80's. M & M Hutton topped the lambs this week with Texels in forward condition selling to £88; SP Rawlings saw their lambs top to £86.50; S Garley continues to draw a smart run of Texel crosses with lambs selling to £80, £79 and £75. Feeding ewes continue to draw a wealth of buyers with demand high, average for the day saw £48.43. M Burke topped with Continental crosses to £92; JC Dixon saw a strong trade for Beltex rams selling to £79; M Holben penned well fleshed Zwartble ewes selling to £78; M & M Hutton topped the Mules with ewes selling to £74; David Jerrams topped his run of ewes with part meat Continentals selling to £70; D Chapman drew an entry of young flock age ewes with Suffolks selling to £94 and Welsh Mules to £89.

NOTICE

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

REPORT FOR SUNDAY 4TH SEPTEMBER

Sale of Poultry

The first Auction of Poultry in a long while, with Bio Security and Traceability measures being made at the sale, Buyers & Vendors went home safe and very pleased with their purchases and the sale overall. Some excellent prices were achieved on the day, please see below for further information. We would like to thank Mark & Hannah of P & E Poultry for all their hard work setting up this sale, and we look forward to the next sale in 2023.

3 Lavender Araucana	£105.00	3 Millefleur Pekins	£48.00
2 Mixed Colour Brahma Bantams	£80.00	3 Silver Appenzeller	£48.00
3 Splash Silkies	£72.00	3 Lavender Silkies	£48.00
2 Buff Columbian Brahma	£72.00	2 Lavender Polands	£48.00
2 Blue Laced Wyandotte	£70.00	3 Mixed Colour Frizzle Pekins	£48.00
3 Black Silkies	£69.00	2 Buff Laced Wyandotte	£48.00
3 Gold Silkies	£66.00	2 Buff Orpingtons	£48.00
2 Blue Laced Wyandotte	£64.00	3 Mixed Colour Hybrid	£48.00
2 Buff Columbian Brahma	£64.00	3 Light Sussex Hybrid	£48.00
3 Silver Pencilled Wyandotte Bantams	£63.00	3 Mixed Colour Hybrid	£48.00
2 Silver Laced Wyandotte	£60.00	3 Rhode Rock Hybrid	£48.00
3 Cuckoo Silkies	£60.00	3 Mixed Colour Hybrid	£48.00
2 Chestnut Frizzle Polands	£60.00	3 Commercial Brown Hybrid	£48.00
2 Silver Laced Wyandotte	£60.00	3 Mixed Colour Silkie	£48.00
2 Blue Laced Wyandotte	£60.00	3 Speckledy Hybrid	£45.00
3 Gold Silkies	£57.00	3 Rhode Island Hybrid	£45.00
3 Rhode Rock Hybrid	£57.00	2 Buff Columbian Brahma	£44.00
3 Commercial Brown Hybrid	£57.00	2 Silver Laced Wyandotte	£44.00
2 Silver Laced Wyandotte	£56.00	3 Bluebell Hybrid	£43.50
3 Lavender Araucana	£54.00	3 Gold Silkies	£42.00
3 Rhode Rock Hybrid	£54.00	3 Cuckoo Silkies	£42.00
3 Mixed Colour Hybrid	£54.00	3 White Silkies	£42.00
3 Easter Egger Hybrid	£54.00	3 Mixed Colour Silkies	£42.00
3 Commercial Brown Hybrid	£54.00	3 Chamois Bearded Polands	£42.00
2 Silver Pencilled Brahma	£52.00	3 Black Silkies	£42.00
3 Copper Black Maran	£51.00	3 Splash Silkies	£42.00
3 Bluebell Hybrid	£51.00	3 Mixed Colour Silkies	£42.00
3 Light Sussex Hybrid	£51.00	3 Chamois Bearded Polands	£42.00
3 Mixed Colour Hybrid	£51.00	3 Mixed Colour Apenzeller	£42.00
3 Rhode Island Hybrid	£51.00	3 Marigold Hybrid	£42.00
3 Copper Black Hybrid	£51.00	3 Silver Sussex Hybrid	£42.00
3 Commercial Brown Hybrid	£51.00	3 Lavender Splash Hybrid	£42.00
3 Bluebell Hybrid	£49.50	3 Mottled Leghorn	£42.00
3 Lavender Silkies	£48.00	3 Copper Black Hybrid	£42.00

Bletsoes

— EST. 1881 —

Thrapston Market Foreman (Full Time)

We are looking for a reliable and enthusiastic person to fill the role of market foreman. A quite unique and very interesting job. The candidate must be able to work on their own and also as part of a team on market days. Experience with livestock and agriculture would be beneficial.

Duties to include:

General maintenance, welding, pre and after sale market set-up. Washing and cleansing the market after sales.

For full details and Job Description please contact
Alastair Brown – 07885 804450

Please forward your CV or a letter setting out your experience to:
Alastair Brown, Oakleigh House, Thrapston, Northamptonshire,
NN14 4LJ. alastair.brown@bletsoes.co.uk

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ONLINE TIMED AUCTION

A Complete Farm Dispersal Sale

Starts: Thursday 15th September at 5pm
Finishes: Tuesday 20th September at 12 noon



Briefly to include:

2015 **JCB** Fastrac 3230, 2010 **JOHN DEERE** 6830,
2008 **CASE** Axle Flow Combine, 2007 **KNIGHT** Demountable Sprayer.
Farm Machinery & Grain Trailers,
Sheep Equipment & Workshop Tools

on behalf of Yelden Growers Ltd

Contact Alastair Brown 07885 804450

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FRIDAY 16TH SEPTEMBER, 11AM

at Manton, Rutland. LE15 8SR

A Smallholders Dispersal Sale



Briefly to Include:

2010 **LANDINI** Tractor with Loader,
Farm Machinery & Effects, Poultry Equipment
Household Furniture & Effects

Inserts: 1981 **FORD** 8200 4WD Tractor & 1954 **FORDSON** Major Tractor

on behalf of M & J Hollingsworth

Contact Alastair Brown 07885 804450

Catalogue available online or by request

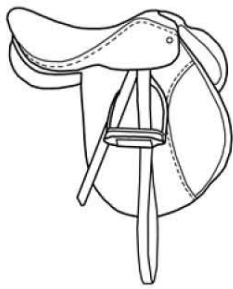
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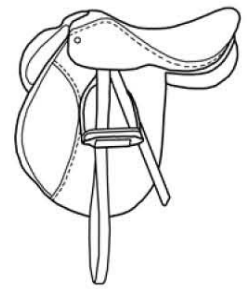
An Auction

of

Horse Tack & Equine



Sundries



on

Saturday 10th September at 1.00pm

At Thrapston Livestock Market

Entries by Monday 29th August
for cataloguing & advertising purposes

For further information contact Beth Kitchener

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

www.bletsoes.co.uk

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Catalogue Available Online or by Request

HENRY SAUNDERS

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- 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.

College Farm, Oakley, Bedford
saunders.agricul@btinternet.com

f **t** **@HSaundersAg**

FORTHCOMING MACHINERY SALES

Friday 23rd September

Farm Dispersal Sale – Gt Gidding, Cambs

Saturday 1st October

Farm Dispersal Sale – Lower Quinton, Warks

Friday 14th October

Farm Dispersal Sale – Horninghold, Leics

Friday 21st October

Farm Dispersal Sale – Cottenham, Cambs

Saturday 22nd October

Farm Dispersal Sale – Bourton, Bucks

Further details in the coming months

COLLECTIVE MACHINERY & EQUIPMENT SALE

Haldens Parkway, Thrapston

Friday 30th 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 20th September to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450

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EST. 1881



White House Farm, Bourton, Buckinghamshire

IN ALL ABOUT 245 ACRES (99 HECTARES)

FOR SALE AS A WHOLE

- 5 Bedroom Grade II Listed Farmhouse & Extensive Range of Farm Buildings
- Set in Rolling Countryside just 2 miles from the centre of Buckingham
- Mixed Farm with Road & River Frontage
- Environmental & Redevelopment Opportunities