

The Market Report

Professional Ponderings - June 2025

It seems that barely a week goes by without the Government issuing a press release on Planning Reform or Housing Delivery at the present time. It is clear that their target of building 1.5 million new homes within the life of the current parliament is at the heart of their growth agenda, as Will Simpkins reported in the February Ponderings. The latest raft of proposals are aimed at removing some of the obstacles that stand in the way of delivering timely housing development. Within the last week there have been two particular announcements which focus on removing restrictions under the planning system and incentivising housebuilders to deliver housing at a faster rate.

The planning system is often seen as an obstacle to growth and this won't be the first article that I have written bemoaning the complexity of the system and the delays that we often experience when seeking planning permission. One of the greatest hurdles that we face at present is dealing with ecological considerations and in particular the need to deliver Biodiversity Net Gain (BNG). This is particularly acute on the smaller sites where the cost of addressing such matters is proportionately that much greater relative to the potential value of the site with a planning permission. Whether it be Bats or Newts, the cost of survey work can be considerable and survey work is time sensitive with restricted windows within which the surveys can take place.

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The cost of delivering BNG can also be considerable and whilst there are exemptions for self build developments, the majority of small developments are currently caught by the requirements.

We were therefore pleased to see on Wednesday 21st May that consultation is taking place to consider the possible relaxation of rules concerning BNG for smaller sites. This could include widening exemptions, including the possibility of an exemption on all development involving 9 residential units or less. The Government have signalled wider encouragement for Small and Medium Sized builders who they see as forming an important part of their growth plans. As well as suggesting faster decision making for small sites which could be dealt with by planning officers rather than planning committees, there are also plans to unlock funding opportunities to assist this sector of the market. This is also to be encouraged as we are finding that many small builders are facing considerable pressures at the current time with an uncertain housing market, fluctuating build costs and uncertain financing options. This often means that they tend to be risk averse and this in turn impacts upon housing supply and overall market sentiment.

The Government's new initiatives are not only targeted on small builders but proposals were also published last week which will incentivise (or possibly penalise) the larger housebuilders. In order to ensure that housing development is delivered once permission is granted, the Government are suggesting that delivery timeframes are imposed on housebuilders when permissions are granted, with requirements for annual monitoring of completions. For those builders who consistently fail to build out sites at the required rate there may be penalties.

It is often said that Land Banking is a problem which hinders housing delivery and it is fair to say that housebuilders will make decisions based upon commercial reality at the time. However, our experience is that, once a developer has acquired a site, it is generally not in their interest to hold back development, unless there are extreme market factors at play. In general, the sooner the houses can be built and sold, the better. There may be instances where housebuilders will seek to delay the planning process to their own commercial advantage, and there is a risk that the changes that the government are proposing may make builders more risk averse to the possibility of penalties if market conditions are not conducive to quick sales. This may give them even greater reason to delay the planning process, which will then conflict with the overriding goal of increasing housing delivery.

Whilst the ambition of the Government is to be applauded, it is not always the case that the measures which end up being adopted are realistic and they can

sometimes end up having unintended adverse consequences. The proposals are currently out to consultation and it may be a little while longer before they are adopted. Even if change happens, there is likely to be a period of assimilation whilst the new rules take effect. Let us hope that this in itself does not act as another obstacle to growth!

Contact our Planning and Development Team: Alistair Brodie, Peter Moore, Andrew Middleditch, Chris Templar & Will Simpkins.

Andrew Middleditch – Salaried Partner



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

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NETWORK

listening / supporting / connecting

We are here for **you**

Helpline: 03000 111 999 **e-Helpline:** help@fcn.org.uk

Helpline is open 7am to 11pm every day of the year

Thrapston Forthcoming Events

Saturday 7th June

Store & Breeding Cattle, Calves, Sheep, Goats & Pigs

Smallholders Sale - 9.30am

Single Vendor Poultry Sale - 2pm

See main adverts for further information

Thursday 12th June

Prime & Cull Sheep

Saturday 14th June

Store & Breeding Cattle, Calves, Sheep & Pigs

Thursday 19th June

Prime & Cull Sheep

Saturday 21st June

Store & Breeding Cattle, Calves, Sheep & Pigs

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

FREE HEALTH ADVICE FOR FARMERS TO CONTINUE AT THRAPSTON MARKET

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 28th June 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

REPORT FOR THURSDAY 29TH MAY

301 Prime Lambs

A smart showing of lambs forward with a strong trade to match. SQQ 327.49. SJ Leedham topped the day at 374p/kg while R Swinfen & Sons topped the day overall at £149. Out of spec lambs such as heavy and lean were harder sold.

Highlights - SJ Leedham topped with best end Beltex at 39kgs selling to 374p/kg or £146. FH Pullin & Sons saw their Southdown mule lambs at 37kgs sell to £110. R Swinfen & Son topped with a sterling show of Texels at £149 for 44kgs. M James saw her belting Texels at 42kgs top to £145. A Ross saw their first draw of lambs with Texels at £145 for 45kgs. WF Knight & Son saw their usual stamp of Continentals forward with 42.5kgs and 43kgs to £144. Little Oxendon Farms penned a best meat run of Charollais Suffolk at £42.5kgs selling to £139. WRJ Goss saw the heaviest forward with 63kg Dorset lambs to £145.

To		From		Average	
Standards (32.1-39kg)					
374p	£146.00	324p	£110.00	331.2p	£114.16
Mediums (39.1 - 45.5kg)					
351p	£149.00	320p	£128.00	326.4p	£136.12
Over 52kg					
240p	£145.00	230p	£132.00	235.6p	£139.00

171 Prime Hogs

In spec Hogs sold to a flying trade with lean hard sold and heavies hitting an overall ceiling. SQQ 272.37. Guilford & Sons topped with 45kgs Texels to 298p/kg or £134. PM Bonner topped the day overall with a sterling show of Texels seeing 71kgs to £175. JLB Farming saw the same stamp at 66kgs selling to £169. TJ Collins & Sons topped with their Charollais at 52kgs to £134 and 56kgs to £159.

To		From		Average	
Mediums (39.1 - 45.5kg)					
298p	£134.00	244p	£109.00	272.4p	£120.62
Heavies (45.6 - 52kg)					
521p	£140.00	235p	£114.50	269.2p	£131.46
Over 52kg					
286p	£175.00	199p	£130.00	253.1p	£144.02

153 Culls

Meat and big framed ewes continued to sell at a flying trade with leaner feeding sorts harder sold on the week. Averaging £135.32. PM Bonner topped the day at £207 for best Texel ewes with crossbreds to £178, £175 and £170. Suffolk Cross Teasers topped at £195. TJ Collins & Sons topped with Charollais ewes at £172 for smart meat mid frame ewes. I Birden topped at £158 for Dutch spotted cross 2 tooth . CL Fraser saw the height of the mule trade with best meat to £157. All well bred ewes sold at £140 plus. Leaner meat sorts were £120 to £134. Very long term chancy types were £75 to £93.

To	From	Average
£207.00	£69.00	£135.32

NOTICE

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

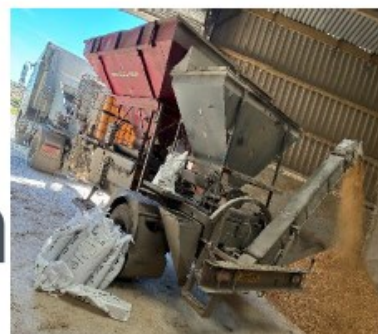
FOR SALE

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



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- Flail Mowing & Mulching
- Muck Spreading & Hire
- Carting & Yard Clearance

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Winsey Farm, Sharnbrook, Bedford



REPORT FOR SATURDAY 31ST MAY

Store & Breeding Cattle

A show of quality forward with AL Lamb & Son topping the day at £2,000 for a bunch of 3 Saler steers at 20 months. Hazels Farm saw a smart entry of well grown Hereford cross steers at 15 months selling to £1,470. The younger steers saw Limousins at 10 months to £950 with 7 month Angus steers to £790. The heifers saw a flyer with Park End Farming and their Angus heifers in forward condition selling to £1,645 at 25 months with younger followers at 20 months to £1,580.

Calves

A serious day for quality with JEG James topping at £720 for British blue heifers with their bulls selling to £600. The Angus trade was just as hot with bulls to £500 and heifers to £480. Newlands Farm saw the same grade of calves forward with Charollais cross bulls selling to £580. More from the same home are booked in for next week.

Store Sheep

Cade lambs - a bit of a resurgence in numbers this week. S Congreve topped the day at £31.50 with the rest selling to £31.

Ewes & Lambs

A smart show forward with the grass situation now hampering trade. A Olorenshaw topped the day with mule Hoggs and Blue Texel lambs selling to £132 a life. SF & JH Wagstaff topped with their Suffolk Hoggs and Charollais lambs to £125 a life. R Walvin saw flock age mule ewes and strong Dutch spotted single lambs sell to £90 a life. Hazels Farm topped the native breeds with aged Herdwick ewes and single Charollais lambs selling to £77 a life.

Store Lambs - A Cook saw a flyer with best end Charollais lambs in forward condition selling to £175, £151 and £120.

Store Hoggs - D Evans caught the trade well with a meat showing of Charollais Herdwick crosses topping to £142 and £135 for meat. B Painter saw Texel cross ewe lambs to £125.

Feeding Ewes - a flyer with the build up to festival week averaging £123.43. AJ Geary topped the day with lean meat stretchy Texel cross ewes to £207 with followers at £169 and Cheviot mules to £164, £160, £158 and £142. JK & JM Breare saw belting shape Beltex ewes, small framed but smart at £170.50. S Pearson topped the rams with Easycares to £160. B Painter topped the mules to £107.

NOTICE

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

PUPPIES FOR SALE

Litter of lovely Labrador puppies .Both parents working gun dogs & family pets. Nearly 7 weeks old now, well grown & going on well, dog & bitch pups available to good homes.

Please call Pat - 07971 079767
or Ollie - 07496 370073



NOTICE

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

COLLECTIVE MACHINERY SALE - IMPORTANT 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.

Thrapston Market Report 2025 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

SATURDAY 7TH JUNE

From 10.30am in Sale Order

PIGS

Roundhay Farm

1 Purebred Tamworth Proven Boar

5 Years

GOATS

LM Anderson

1 Pygmy Billy

1 Year

1 Pygmy Nanny - RWB

1 Pygmy Wether

6 Months

CALVES

Newlands Farm

3 Charolais x Bulls & Heifers

3 Weeks

STORE & BREEDING SHEEP

LM Anderson

2 Pedigree Full Mouth Blue Texel Ewes with 2 Ewe Lambs at Foot

1 Pure Blue Texel Hogg with 1 Ewe Lamb at Foot

M Wilkinson - Genuine Flock Reduction of Pedigree Soay Sheep

1 x Pedigree Soay Ewe with ewe & ram lamb

1 x Pedigree Soay Ewe with ewe lamb

2 x Pedigree Soay Ewes with 2 ram lambs

1 x Pedigree Soay Ewe

1 x Pedigree Soay Ram (unrelated to ewes)

A Olorenshaw

5 North Country Mule Hogg with Blue Texel Lambs at Foot

5 Suffolk x Mule Hogg with Blue Texel Lambs at Foot

15 Shetland Flock Age Ewes with Charollais Lambs at Foot

E Burton

10 Soay flock age ewes with 10 lambs at foot

1 coloured Ryeland Double Theave with twin Charollais lambs

1 White Ryland ewe full mouth with 1 Charollais lamb at foot

3 Continental x ewes with 3 Charollais lambs at foot

SATURDAY 14TH JUNE

STORE & BREEDING CATTLE

Philip Johnson & Daughter

3 British Blue x Heifers

18 Months

B Robinson

3 x Pedigree Hereford Heifers

3 Years

Empty and not been back to the bull for no fault of their own.

3 x Pedigree Hereford Heifers by Netherhall 1 Matty

12-15 Months

Birth notified and can be registered Pedigree.

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.

C A Lime Ltd

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— EST. 1881 —

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THRAPSTON LIVESTOCK MARKET

SALE OF PET FOOD & SUNDRIES

SATURDAY 7TH JUNE

Following the Smallholder Sale starting at 9.30am
in the following order - Produce, Hatching Eggs,
Sundries & Plants

Market Road, Thrapston, Northamptonshire. NN14 4JU

For Further Information please contact 01832 732241

Bletsoes

— EST. 1881 —

Saturday 7th June - 2pm

at Thrapston Livestock Market

A Single Vendor Sale of Poultry

A selection of over 300 Birds - To Include

Silkies, Pekins, Polands of Various Colours.
Brahmas, Orpingtons, Cochins, Marans, Sussex & Leghorn.
Jersey Giants, Welsummers, Faverolles, Wyandottes, Arucana.
Japanese & Chinese Painted Quail. Silver & Golden Pheasants.
Manderin, Carolina, Georgia Pintails, Fulvus Tree, Muscovy,
Khaki & White Campbells. Miniature Appleyard Ducks

Various Breeds of Turkeys & Geese

A list of entries will be available online or sent by request



on behalf of Anglia Poultry

Held in accordance with current APHA Rules

Agricultural & Development
Consultants, Chartered Surveyors,
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COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre
Haldens Parkway
NN14 4QT

Wednesday 25th June at 10.30am

For Entry Forms please visit our website
Or Contact the Main Office on 01832 732241

Important, entries must be returned by
Sunday 15th June to be included in the catalogue

Auctioneer in Charge: Jake Wagstaff 07484 526803

Bletsoes

— EST. 1881 —

An Auction

of
Horse Tack & Equine
Sundries
on



Saturday 28th June at 1.00pm

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

Entries by Monday 16th June

NO entries will be accepted after this date

For further information contact Beth Kitchener 07736 143630