

The Market Report

Professional Ponderings - July 2025

The Energy Performance Certificate (EPC) system underwent a major overall recently, with the introduction of RdSAP 10. The changes are the most significant in over a decade and should improve the accuracy of EPC's, helping homeowners and tenants alike make more informed decisions on energy efficiency.

The earlier Reduced Data Standard Assessment Procedure (RdSAP) was the method used for producing EPC's in existing dwellings. The ratings were based on several assumptions about how buildings were constructed and occupied. The new version introduced in June 2025 (RdSAP 10) incorporates new data inputting, revised assumptions and structural changes designed to make energy ratings more accurate. Therefore, Energy assessors should now collect and record more specific information about each property, including such information as types of glazing, home improvements and heating efficiency.

Moving forward, Landlords are being recommended to gather and provide evidence about energy improvements that have taken place before a new EPC assessment is carried out, especially for new or replaced insulation, heating improvements and new double glazing as EPC ratings could fall unless such evidence is provided.

The requirement for more detailed assessments may raise the cost of producing an EPC, and whilst Propertymark welcomes improvements to the current system, they

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.



will continue to push for clear guidance and support for landlords and agents as they work through the changes and also push for funding to help with the cost of improvements, particularly for small landlords.

Finally, The Renters' Rights Bill completed its Lords Committee Stage in mid-May. Following this, it will move to the Report Stage and Third Reading in the House of Lords, before any final consideration of amendments. Royal Assent for the Bill is expected to take place in the Autumn before a commencement date can be announced. Propertymark has continued to push for amendments throughout the different stages of the proposed legislation.

As an active member of Propertymark Bletsoes are kept abreast with full details of any proposed legislation put forward by the UK Government, which includes EPC changes and the progress of the Renters' Rights Bill, and this information will be made readily available to our landlords. Just another reason to use Bletsoes Lettings Team for all your rental property needs.

If you would like some more information on the types of services which 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



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 26th July 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

Thrapston Forthcoming Events

Thursday 10th July
Prime & Cull Sheep

Saturday 12th July
Store & Breeding Cattle, Calves, Sheep & Pigs

Thursday 17th July
Prime & Cull Sheep

Saturday 19th July
Store & Breeding Cattle, Calves, Sheep & Pigs

Wednesday 23rd July
Farm Dispersal Sale
see main advert for further information

Thursday 24th July
Prime & Cull Sheep

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

KEYSOE RC HORSE SHOW

Sunday 10th August 2025

Forty Foot Farm, Chapel Lane, Souldrop, Beds. MK44 1HB
WhatThreeWords: broke. Lamps.thumb

Open to all - for further information please
use the link below.

[https://www.myridinglife.com/
eventdetails.aspx?id=518511](https://www.myridinglife.com/eventdetails.aspx?id=518511)

KEYSOE
RIDING CLUB

NOTICE

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

REPORT FOR THURSDAY 3RD JULY

713 Prime Lambs

Trade easing on the week with light lambs hard sold. Finish is key with the weather taking its toll on quality. Best meat lambs regularly sold at 340p/kg plus, 44kgs plus attracted clear premiums. SQQ 316.79p/kg. Corney & Sons topped with 46kgs Charollais at 350p/kg. R Spencer topped the day overall at £204 for 66kg Texel lambs.

Highlights - George Thompson Farms saw a smart run of Continental lambs with 44.5kgs selling to £145; Raveley Fen Farms penned a sterling run of Charollais lambs with highs of £154 for 45.5kgs and £169 for 48.5kgs; R Spencer pulled the smartest run of Texels with meated shape at £153 for 44kgs, £173.50 for 50kgs and overall top of the day at £204 for 66kgs; TP Hinch topped their Texels at £150 for 45kgs; Corney & Sons saw a strong trade for their Charollais with 52kgs at £170. For trade predictions and to hear what buyer demand there is, ring the Auctioneer Jake Wagstaff on 07487 526803.

To		From		Average	
Standards (32.1-39kg)					
313p	£122.00	293p	£110.00	308.1p	£114.80
Mediums (39.1 - 45.5kg)					
348p	£154.00	292p	£120.00	317.3p	£136.89
Heavies (45.6 - 52kg)					
350p	£173.50	286p	£138.00	324.8p	£154.51
Over 52kg					
325p	£204.00	306p	£177.50	309.1p	£181.50

Prime Hogs

A strong trade for the showing forward with F & SM Stamper topping at £136 for 67kgs Texels with followers at 46kgs to £131.50; W Dijksterhuis saw their Lleyh hogs at 47kgs top to £115, with followers at £113.50 and £112.50.

To		From		Average	
Heavies (45.6 - 52kg)					
286p	£131.50	241p	£112.50	244.1p	£114.30
Over 52kg					
203p	£136.00	203p	£136.00	203p	£136.00

42 Cull Ewes & Rams

Prices lift once again with many vendors' final draw seeing startling highs. Averaging £121.87 on the day with the culls on offer a real triumph. J & S Livestock topped the day with Hampshire ewes and rams both selling to £178 for thick meat; JH Jones & Son topped their run with meat Mule ewes at £161 with 2-tooth Charollais to £160; F & SM Stamper topped their 2-tooth hogs at £155.50 for big framed meat. RJ Wood saw a flyer with Wiltshire ewes to £146 for thick mid frame ewes. All meat was over £125 with feeders £100 to £116. True chancy and native bred type feeders were £50 to £77

To	From	Average
£178.00	£50.00	£121.87

NOTICE

Arthur Woodard passed away peacefully at The Ridings Care Home in Banbury at the age of 97 on the 19th June 2025. He was a long serving member of staff at Midland Marts Livestock Market in Banbury. There will be a funeral on the 23rd July 2025 at 1pm at Banbury Crematorium.

PUPPIES FOR SALE

3 x 12 week old Pedigree Working Sheepdog Pups, 2 x Bitches & 1 x Dog.
Ready to go £850. Brilliant family dogs brought up by 8 year old.
Contact Katie Payne 07887 844065

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

PUPPIES FOR SALE

Jack Russell pups ready 8th July
Great little ratting terriers
Leicestershire area
first vaccinations & microchipping
07518 484663



Unofficial Eastern Region Early Breeders'

SALE OF PEDIGREE SOUTHDOWNS

Saturday 26th July at 12.30pm

Judging at 11.30am

To include MV & Non MV Sections

Entry Forms are available by request or online

All Entries **MUST** complete and return an Entry Form

Entries Close Sunday 13th July

For further information contact Jake Wagstaff – 07487 526803

www.bletsoes.co.uk

REPORT FOR SATURDAY 5TH JULY

Store & Breeding Cattle

A decent seasonal show of cattle with a strong trade throughout, Greensons Limousins topped the day with a Pedigree Limousin 15 month old bull selling to £3950. R Munns topped the cows with a 30 months Angus selling to £1010, the same home saw a strong trade with well grown Angus steers seeing highs of £1360 for 18 months with followers at the same age to £1350; AC Downing saw another entry of British Blue steers at 27 months top to £1200; R Jones & Son penned a smart show of Bazadaise heifers at 14 months selling to £1200 with followers to £1140 and £1050; JF Fountain & Son saw Charolais bulls with potential to £1460 at 14 months with followers to £1070 and 9 months to £860; J Cantillon topped their Angus bulls at 16 months to £750.

Calves

A surprise entry this week with JE Parsons seeing their well grown 27 day old Simmental heifers to £520.

Pigs

Quality draws with a strong trade throughout. PA Woodward topped with best end Pietrain pigs at 12 weeks selling to £78 with crosses from the same home at £76 and £74; C Pettitt topped with their Hampshire stores to £60 for the gilts and £40 for the boars; N & E Le Count sold their Tamworth boars to £40.

Goats

All shapes, sizes and ages forward with T Buck topping the day at £280 for in-kid Pygmies and in-kid Angoras to £180; J & E Clegg penned Pedigree Anglo Nubian nannies selling to £225 with their wethers to £165; B Cushion saw their Pygmies with kids at foot top to £130 a life, with twins at foot selling to £360 an outfit. Pygmy billy trade eased, selling between £50 and £78.

321 Store & Breeding Sheep

Store Lambs - a smart showing forward with the best end shown to date, seeing a majority of Texel crosses forward averaging £96.59. EC Hartop topped the day with big framed Texel crosses to £121 with followers at £115.50 and £107.50; WF Knight & Son penned their usual stamp of Continental lambs with the first time selling stores drawing the crowd, their top end sold to £115.50, £107.50, £99.50 and £99; C Bull topped their lambs with Dutch Spotted lambs at £106; S Handy penned a smart show of small frame but best shape Beltex crosses seeing lambs to £100 and £85.

Store Hogs - mid frame meat held the trade seeing an all in average of £101.05. P Zwetsloot topped the day with Valais ewe lambs to £175; M Mahoney saw a smart trade for mid frame hogs with Blue Texel rams to £147 and Charollais cross rams to £113. Mid frame hogs sold in the £90's, small frame part meat sold well at £78 to £85.

Ewes & Lambs - a smaller seasonal show with P Zwetsloot topping the day with Black Valais ewes and twin lambs selling to £315 an outfit; JE Parsons saw Charollais double theaves to £92 a life for twins at foot; M Mahoney saw their Charollais cross ewe lambs with single lambs at foot to £84 a life, broken mouth Texel crosses sold to £66 a life with twins at foot.

Feeding Ewes - another stand on trade seeing a rise in the cull trade bolstering the feeders, averaging £91.91. S Goodship topped with best meat heavy Charollais crosses to £185; C Bull saw their smart shape small frame Texel ewes to £147; P Childs topped the rams with Grey Faced Dartmoors to £133; K Beck saw their Valais rams to £127. All mid frame meat ewes sold above £93 with native types at £62 and £77.

A busy Smallholders Sale, bolstered by the addition of the Single Vendor Poultry Sale saw large crowds.

Produce

No produce this month but a small entry of "Fine Art" saw trade top at £20 for a limited edition print of the Royal Welsh Show, followed by a picture of a horse to £12 and others of wildlife to £6 from £2.

Hatching Eggs

Six Wheaten Maran eggs sold for £11; Light Sussex Bantams to £12 for a dozen; Rose Comb Bantam £5 for 15 eggs; Cream Legbars £10 for a dozen; Guinea Fowl eggs fought over to top at £12 for 10 eggs, £15 for 15 eggs, from £9 for 12 Lavender. Peafowl eggs to £24 for 4 or £6 an egg; Muscovy Ducks to £2 for ½ dozen. Trays of mixed hens eggs to £5 for 60 eggs.

NOTICE

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

NOTICE

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

Sundries

A mixed entry of Sundries. Rabbit Hutches to £25 from £10; 56lb Weights to £18; Chimenea to £20; Duck Ornaments £33 per pair; Pigeon Traps £22; with Christmas just around the corner a large stone figurine of Father Christmas made £70 with a Snowman making £25; Poultry Crates to £20; Ornamental wooden Milk Churn to £45; Shepherds Crook to £11; Ferret Box and quantity of Purse Nets £25; Nail guns to £12 from £5; Incubators to £45 from £15; Lintran Dog Box £60; Livestock Marker Spray to £4 for 6 cans; Cattle Footbath £40; Bateman Lamb Creep Feeder £150; Electric Fence Stakes £10 for 10; Electric Hedgecutter to £50; Tyre levers to £18.

Plants

Further hot weather forecast reduced the enthusiasm for plant buyers with very little demand. Fuchsia's £4; Bucket Planters to £7. Trays of Lavender £8 for 4 plants; Wisteria £30; Begonia to £9 a tray from £7; Hanging Baskets £11; Ceanothus to £6; Clematis £5; Pear Trees to £15; Hydrangea £13; Mint and Rosemary to £2; Leeks £2 for 20 plants.

Pet Food

James Wellbeloved Dog food to £20 a sack from £18; Chudleys Working Crunch £15 for 14kg; Dr John to £15; Waggs to £10. Cat Food, Sacks of Breederpack to £15 and Almo to £10. Yak Chews £8 a box, plenty of treats £2 to £5 a lot including Pigs Ears, Rawhide Chews, Chicken & Chips / Carrot, Sausages, Bonios and Dentastix. Goat mix to £15; Layers Pellets £12 from £10 a sack; Poultry Tonic Seeds to £10; Mixed Corn £10. Budgie Feed to £16 a bag; Mealworms £6 a tub from £5. Next sale will be on Saturday 2nd August.

Single Vendor Poultry Sale

The dearest chickens I've seen sold - another fantastic single vendor poultry sale held in the afternoon of Thrapston Smallholders Sale with another bumper crowd and many more new buying accounts.

All shapes and sizes forward with the boxes kicking off the day, seeing four Indian Runner ducklings sell to £45 and hens and Ko Shamo chicks to £75. The rest of the entries were sold per bird with Blue Bell pullets and Red Mottled Leghorns to £30, followed with Light Sussex pullets at £35, the more specialist Citrus Laced Polands to £38, Black Silkies topped at £42. The stand out was the game section with Ko Shamo trios to £150 per bird! Chinese Spotbill ducks sold to £42, Guinea Fowl at £30 and a pair of Blue Eared pheasants at £110 per bird. Top of the day saw a pair of Grey Rhea chicks to £160 per bird.

SATURDAY 5TH JULY

CALVES

A G Burton - TB4

7 Aberdeen Angus x Bulls
1 Aberdeen Angus x Heifer
1 Welsh Black x Bull
3 Welsh Black x Heifers
4 Holstein Friesian x Bulls

All 4-8 Weeks

5-9 Weeks

SATURDAY 19TH JULY

CALVES

J E G James

1 British Blue Bull
6 British Blue Heifers
1 Angus Bull

All 5-6 Weeks

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.

Bletsoes
— EST. 1881 —

**ABOUT 132.85 AC GRADE 1 SILT
KIRTON, BOSTON, LINCOLNSHIRE**

FOR SALE

**ABOUT 155.10 AC GRADE 1 & 2 ARABLE
HOLLAND FEN, BOSTON, LINCOLNSHIRE**

George.Pullin@bletsoes.co.uk

bletsoes.co.uk

01832 732241

Bletsoes

— EST. 1881 —

Wednesday 23rd July 5.30pm

at Red Gables Farm, 44 Wollaston Road, Bozeat,
Northamptonshire. NN29 7LT

A Complete Farm Dispersal Sale



To Include:

MASSEY FERGUSON 690 Tractor, **MASSEY FERGUSON** 165 Tractor,
McCORMICK INTERNATIONAL 414 Tractor,
2002 **LELY WELGER** Rp202 Classic Round Baler,
JOHN DEERE 342A Conventional Baler,
Grassland & Hay Equipment, Implements & Trailers,
Workshop Equipment & Sundries, Vintage Miscellaneous,
Horticultural Equipment

All items have been barn stored

on behalf of The Exors of Mr Graham Drage

Inserts Accepted – Please contact the Auctioneers

Contact Jake Wagstaff 07487 526803

Catalogues will be available online or by request

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

www.bletsoes.co.uk

01832 736757

[Catalogue Available Online](#)

Bletsoes

— EST. 1881 —

Grange Farm, Benwick, Cambridgeshire

In all about 6.56 acres (2.66 hectares)

For Sale as a Whole

- Period 4 Bedroom Farmhouse
- Converted potter's studio and outbuildings
- Agricultural buildings with potential redevelopment opportunities
- 4.20 acres (1.70 hectares) of permanent pasture



alex.abrahams@bletsoes.co.uk

bletsoes.co.uk

01832 732241

COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre
Haldens Parkway
NN14 4QT

Wednesday 30th July 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 20th July to be included in the catalogue

Auctioneer in Charge: Jake Wagstaff 07484 526803

Bletsoes

— EST. 1881 —

**Bulldyke Farm, Hallaton,
Leicestershire
Ring-fenced equipped grass farm
in the Welland Valley**

Approximately 90.50 acres
(36.62 hectares) including farmhouse,
modern buildings and permanent pasture.

For Sale as a Whole



George.Pullin@bletsoes.co.uk

bletsoes.co.uk

01832 732241

9TH AUGUST 2025

CHARITY EVENT

SCAN THE QR CODE TO PURCHASE TICKETS

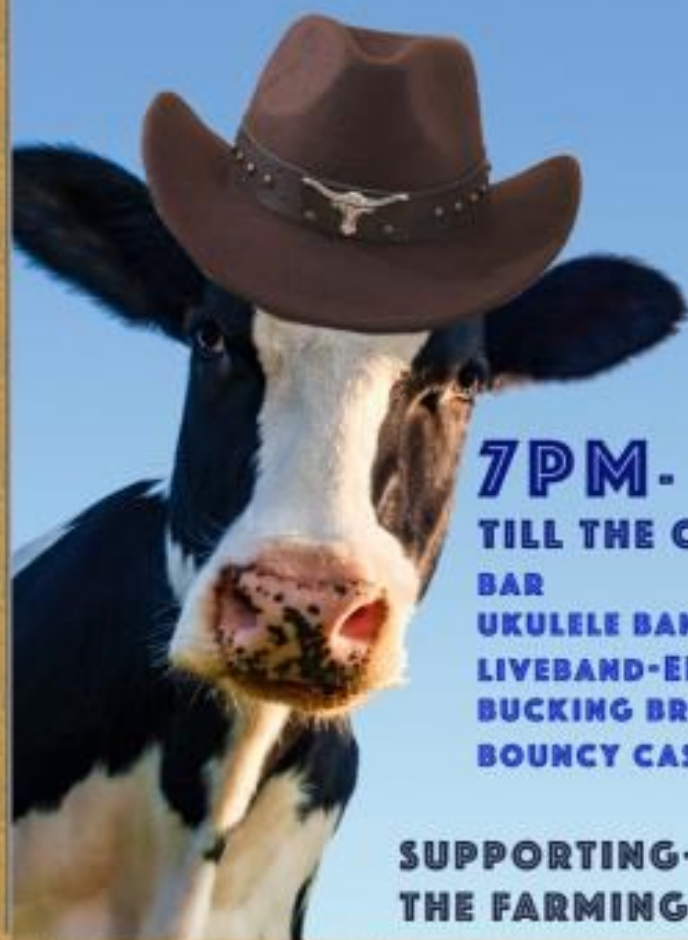


PARTY
TILL THE COWS
COME HOME 2!!!

£ 35 PER HEAD INC HOG ROAST
UNDER 16 £15 , UNDER 8'S FREE

PARTY AT:

CARVELLS
HOME FARM
NASEBY
NN6 6DH



7PM-

TILL THE COWS COME HOME..MOOI

BAR

UKULELE BAND

LIVEBAND-EMPIRE

BUCKING BRONKO

BOUNCY CASTLE

SUPPORTING- ALZHEIMERS SOCIETY
THE FARMING COMMUNITY NETWORK

Breeding Sheep & Ram Sales

Saturday 16th August

Catalogue Entry Deadline – Wednesday 6th August

Saturday 13th September

Catalogue Entry Deadline – Wednesday 3rd September

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

Entry forms can be found on our Website or Market Office

Jake Wagstaff 07487 526803 / Beth Kitchener 07736 143630

market@bletsoes.co.uk