

# 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**

## **BREEDING SHEEP SALES**

**Wednesday 14th September**

Sale of Breeding Sheep & Rams

*Thrapston Livestock Market*

*Catalogue Available Online*

**Saturday 8th October**

Sale of Breeding Sheep & Rams

*Thrapston Livestock Market*

*Entry Forms available online*

*Further information will be available in the coming weeks.*

*Please contact the Market Team*

# Stratford Forthcoming Events

## Saturday 10th September

Sale of Tack & Equine Sundries - 1.00pm  
*At Thrapston Livestock Market*

## Tuesday 13th September

Prime, Cull & Store Sheep - 10.30am  
Fur, Produce & Misc - 10.00am

## Wednesday 14th September

Sale of Breeding Sheep & Rams - 11.00am  
*At Thrapston Livestock Market*

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

Our chaplain Rev. Richard Wilde, Methodist Minister, member of the Agricultural Chaplains Association and the Farming Community Network will be in attendance at the market on Tuesdays for a chat, if you would like to talk.

[Kineton.methodist.church@gmail.com](mailto:Kineton.methodist.church@gmail.com)

[www.methodist-swc.org.uk](http://www.methodist-swc.org.uk)

## REPORT FOR TUESDAY 6TH SEPTEMBER

What a show, again nearly 500 sheep in the market, which saw plenty of competitive bidding and while trade was a little subdued in comparison to last week, it was still better than many around the country, looking at figures on the AHDB website. Today's prices topped at 229.5p or £121 for Lambs with an SQQ of 224p, Cull Ewes sold to £136 and Rams to £135. An entry of long-term lambs forward in the store section which topped at £67.

**48 Standards** – Prices topped at 227.5p for H Smith & Sons with lambs weighing 38.5kg; BS & FL Pile sold 37.5kg lambs to 225p and 36kg lambs to 224p; WE Budd & Son saw their 38kg lambs sell to 220p; Gipsy Hall Farms Ltd sold their 36kg lambs to 217.5p; RM Phillips & Partners sold 38.5kg lambs to 216p; TO Withers sold 38kg lambs to 215p; and D Gabb sold 39kg lambs to 213.5p. Top price per head sold to £87.59 for H Smith & Sons; £84.38 for BS & FL Pile; and £83.60 for WE Budd & Son.

To		From		Average	
227.5p	£87.59	213.5p	£78.30	220.2p	£82.91

**204 Mediums** – Top price went to BS & FL Pile with 40kg lambs at 229.5p; GF Heath & Son sold 43kg Suffolks to 228.5p; K Welsby sold 41.5kg lambs to 228.5p; P & M Careless sold 44kg & 43kg lambs to 227.5p; Jenson Pallett Supplies sold 41kg lambs to 227p; Lambs End Ltd sold Texels to 227p weighing 40kg; and LP Vaughan sold 45.5kg lambs to 226p. Top price per head sold to £102.83 for LP Vaughan; £100.35 for Lambs End Ltd; and £100.10 for P & M Careless.

To		From		Average	
229.5p	£102.83	215p	£86.00	224.6p	£93.98

**104 Heavies** – Top price of the day went to K Welsby with 48kg lambs at 229.5p and dominated this section with four other pens at 228.5p for 46.5kg to 48kg; TJ Hyatt sold 47kg lambs to 229p; GF Heath & Son sold 49.5kg Suffolks to 227p; Jenson Pallett Supplies sold 48kg lambs to 227p; and S Collett sold 46.5–50kg lambs to 225.5p. Top Price per head sold to £114.75 for TJ Hyatt; £113.30 for K Welsby and £112.75 for S Collett.

To		From		Average	
229.5p	£114.75	220p	£103.87	225.5p	£109.19



Click the link to view our Stratford Facebook page for further up to date information about our sales pre and post sale.

<https://www.facebook.com/StratfordLivestockMarket/>

**1 Over 52kg** – Just one pen from LP Vaughan forward in this section which sold to 220p for a 55kg lamb to realise £121.

To		From		Average	
220p	£121.00	220p	£121.00	220p	£121.00

#### **74 Store Lambs**

Only a small entry due to the big entry in the Field Sale on Wednesday. A selection of long-term lambs forward. Prices topped at £67 for TO Withers; R Righton saw £65 for Suffolk lambs; JD Hatton sold lambs to £61; RM Phillips & Partners sold to £58.50 for their lambs; H Smith & sons sold to £57. Prices sold from £39 for lambs from RM Phillips & Partners.

To		From		Average	
£67.00		£35.00		£54.09	

#### **86 Cull Ewes & Rams**

Some battle with four buyers for less than ninety ewes. The entry saw prices sell to £136 for Texels from J & M Ironmonger; P & M Miller sold Texels to £125; JD Hatton sold Charollais x ewes to £120; H Taylor sold ewes to £112; WE Budd & Son sold ewes to £107; E & M Wainwright sold ewes to £106. Mules sold to £105 for WR Spencer; RW Kerby sold ewes to £101; and LP Vaughan sold ewes to £100. Rams sold to £135 for a Texel from P & M Miller.

To		From		Average	
£136.00		£10.00		£83.73	

### **REPORT FOR TUESDAY 6TH SEPTEMBER**

An excellent sale in the field for **Breeding Sheep** with almost 1400 penned. Highlights saw Mule Theaves to £188 to average £167.86, Mule Ewes to £142 to average £132.86 and Rams to £672.

A Cook took top price on the day with his run of Mule Theaves which sold to £188 for his top pen to average £177; NJ Foster sold his Mules to £182; KJ Ryland sold his Welsh Mule Theaves to £180 to average £177; Lambs End Ltd sold their Mules to £170 from £165; Rawson Bros sold their North Country Mule Theaves to £152 from £140; and CW Cowper sold his Mules to £178 from £168. Suffolk Theaves from RE Greenhill sold to £162 from £160; G Hookham sold his North Country x Suffolk Theaves to £152 from £145; J & R Gardner sold Suffolk Theaves to £150 from £142. Full mouth Mule Ewes from A North & Sons sold to £142 from £122; and SJ Heppinstall sold 4-6 tooth Texel x Ewes to £115.

**Store Lambs** started the sale, the grass situation has eased a little with the recent rain which saw relieved buyers and sellers. The entry consisted of long term lambs, therefore prices topped at £80 for James Walters Charollais; Charollais from Townsend Farms sold to £78; AV Taylor sold Texel x lambs to £76; RS Hawkins sold his lambs to £75.50; Suffolks sold to £73.50 for N & LC Holdsworth; NK Butcher sold his to £71; and John Bourne & Son sold their Charollais to £64.50.

**Ewe Lambs**, a much better demand than seen last month, prices sold to £126 from £124 for Texel x lambs from C Welsby; AR & PR Whitmill sold Suffolks to £125 from £123; Stephen Leedham sold Texel x lambs to £125; RP Hutchings sold their Texel x lambs to £122 and £109; and P & M Careless sold Charollais x lambs to £120.

A very steady trade on the **Rams**, a clearance of 63% was seen, buyers were not really too keen to purchase rams this early in the season. Prices sold to £672 for Charollais from AD & RM Thomas and Top Farm Ltd, P & M Miller sold Texels to £588.

	<b>To</b>	<b>From</b>	<b>Average</b>
<b>Theaves</b>			
Suffolks	£162	£142	£156.26
Beltex	£160	£160	£160
Texel	£160	£102	£140.14
Mules	£188	£137	£168.86
<b>Ewes</b>			
Mules	£142	£122	£132.86
Texel	£115	£110	£113.57
<b>MV Rams</b>			
Suffolks	£525	£388.50	£465.94
Beltex	£126	£94.50	£102.38
Texel	£672	£105	£309.40
Charollais	£672	£420	£593.60
<b>Non MV Rams</b>			
Texel	£210	£210	£210
Charollais	£315	£315	£315
<b>Ewe Lambs</b>			
Suffolk	£125	£80	£114.35
Texel	£126	£77	£110.18
Charollais	£120	£120	£120
<b>Store Lambs</b>			
Suffolks x	£73.50	£73.50	£73.50
Texel x	£76	£61.50	£69.31
Charollais	£80	£61	£69.75



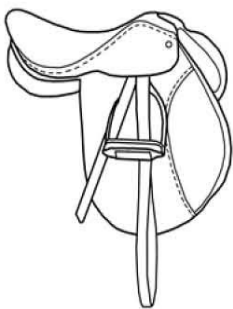
# Bletsoes

— EST. 1881 —

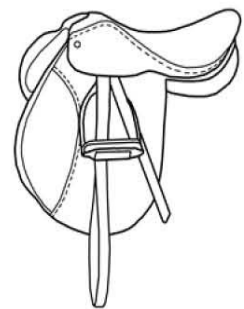
# An Auction

*of*

## Horse Tack & Equine



## Sundries



*on*

## Saturday 10<sup>th</sup> September at 1.00pm

*At Thrapston Livestock Market*

Entries by Monday 29<sup>th</sup> August  
for cataloguing & advertising purposes

For further information contact Beth Kitchener



# Bletsoes

— EST. 1881 —

## ONLINE TIMED AUCTION

### A Complete Farm Dispersal Sale

Starts: Thursday 15<sup>th</sup> September at 5pm  
Finishes: Tuesday 20<sup>th</sup> 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**

# Bletsoes

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## FRIDAY 16<sup>TH</sup> 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

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

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

01832 736757

# FORTHCOMING MACHINERY SALES

**Friday 23<sup>rd</sup> September**

Farm Dispersal Sale – Gt Gidding, Cambs

**Saturday 1<sup>st</sup> October**

Farm Dispersal Sale – Lower Quinton, Warks

**Friday 14<sup>th</sup> October**

Farm Dispersal Sale – Horninghold, Leics

**Friday 21<sup>st</sup> October**

Farm Dispersal Sale – Cottenham, Cambs

**Saturday 22<sup>nd</sup> October**

Farm Dispersal Sale – Bourton, Bucks

*Further details in the coming months*



# Bletsoes

— EST. 1881 —



## White House Farm, Bourton, Buckinghamshire

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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