

The Market Report

Professional Ponderings - April 2025

As per the latest Propertymark survey to the end of January 2025, using data provided by Agents across the United Kingdom, Tenant demand saw a significant rise in January 2025 compared to the previous 3 months. The average number of new property instructions per branch saw another climb in January 2025 with the average number of properties available for rent staying broadly static during the same period.

Overall, Propertymark reports that demand continues to outstrip supply, with around 9 new applicants registered for each available property in January 2025. Data shows that rents also stayed broadly static across all nations compared to the previous month.

The Renters' Rights Bill continues to be the main topic of conversation in the Lettings industry, as it makes its way through parliamentary process. It will begin its Lords Committee Stage on the 22nd April 2025. The Committee stage is expected to conclude on the 14th May 2025 (these are provisional dates and may be subject to change)

Propertymark has lobbied for amendments on the following issues:-

- Court readiness to ensure the courts can cope with the extra workload following the removal of Section 21

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.



- The continued availability of fixed term tenancies
- Implementing measures to regulate short term lets
- Extending the student grounds for possession
- Ensuring provisions for pets are adequate

After the Committee Stage, the Bill will proceed to the Report Stage, which is likely to conclude before summer recess in July. This would mean that the Royal Assent for the Bill could be in the Autumn.

As an active member of Propertymark Bletsoes will be kept abreast with full details of any proposed legislation put forward by the UK Government, including 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, providing accurate and up to date information helping landlords stay compliant at all times.

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



LAND AVAILABLE FOR SALE

Land off Church Street and Nags Head Lane, Hargrave, Northamptonshire extending to approximately 25.92 acres (10.49 ha) of permanent pasture and grass ley available as a whole or two lots.

And

Land and Buildings off Occupation Road, Middleton, Northamptonshire extending to approximately 6.35 acres (2.57 ha) of permanent pasture available as a whole or two lots.

Contact

George Pullin - george.pullin@bletsoes.co.uk

Richard Spendlove - richard.spendlove@bletsoes.co.uk

NOTICE

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

Thrapston Forthcoming Events

Thursday 3rd April

Prime & Cull Sheep

Saturday 5th April

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

Smallholders Sale

Single Vendor Poultry Sale

Sale of Pet Food & Sundries

Thursday 10th April

Prime & Cull Sheep

Saturday 12th April

Store & Breeding Cattle, Calves, Sheep & Pigs

Thursday 17th April

Prime & Cull Sheep

*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 19th April 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 27TH MARCH

185 Prime Hogs

A good trade for smart hogs and meat. Heavy hogs are a harder trade once again with 42kgs to 47kgs at clear premiums. SQQ 310.99p/kg. Corney & Sons topped the day at 324p/kg for best end Texels at 44.5kgs, with their Charollais at 48.5kgs to £146 and 55kgs to £158.50; E Dee topped the day overall at £164.50 for best meat Texel Mules at 56kgs, with their 45kgs to £143; LA Burton saw a smart show of meat Texel Lleys with 45kgs to £139 and 48kgs to £152; JR Smith & Son penned a quality run of Texel and Continentals with 45kgs to £138, 51.5kgs to £155.50 and 54kgs to £154.

| To | | From | | Average | |
|-------------------------|---------|------|---------|---------|---------|
| Standards (32.1-39kg) | | | | | |
| 316p | £120.00 | 303p | £106.00 | 305.2p | £109.50 |
| Mediums (39.1 - 45.5kg) | | | | | |
| 324p | £144.00 | 295p | £128.00 | 311.6p | £136.85 |
| Heavies (45.6 - 52kg) | | | | | |
| 317p | £155.50 | 290p | £135.00 | 300p | £146.98 |
| Over 52kg | | | | | |
| 294p | £164.50 | 281p | £90.00 | 288.9p | £153.58 |

125 Cull Ewes & Rams

Trade saw another lift again this week, with a limiting show of quality sold to blistering prices, averaging £133.47. E Dahm topped the day overall with Zwartble rams to £200 for big framed and best meat; S Ridd-Jones topped with their Continental ewes to £188 for meat; Mowsley Hills Farm saw a flying trade for Lley cross ewes at £185; AH Knight & Son penned a smart show of meat and lean meat Texel crosses in big frames selling to £180; D Ayres topped the Suffolk for the day with mid frame meat ewes selling to £170; EC Hartop topped the Mules for best meat at £161 with big frame leaner sorts selling to £148. All meat sold at £130 plus with the dearest sheep sold the leaner to feeding sorts at £90 to £120. True chancy, longest term and native bred types sold £55 to £75.

| To | From | Average |
|---------|--------|---------|
| £200.00 | £55.00 | £133.13 |

Bletsoes

— EST. 1881 —

Saturday 5th April 12.30pm

at Thrapston Livestock Market

A Single Vendor Sale of Poultry

A selection of over 300 Birds - To Include

Bantams – Silver Sussex, Polish, Gold Tops, Sumatra & Silkies

Large Fowl – Light Sussex, Jersey Giants, Legbars, Marans, Araucana, Welsummers & Blue Orpingtons

Hybrid Pullets – Bluebells, Warrens, Black Tails, Leg Horns, Crested Olive Egg Layers & Easter Eggers

Ducks – Runners, Cayuga, Cherry Valley, Khaki Campbells, Call & Mandarins

Mixed Peafowl, Turkeys & Geese

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



on behalf of Lincs Poultry & Waterfowl

Held in accordance with current APHA Rules

REPORT FOR FRIDAY 28TH MARCH

Thrapston Collective Machinery Sale

Another very successful sale this month, building up momentum at every auction, with more items forward at this sale. If you have any items for the sale you would like to sell. It pays to advertise in the catalogue, closing date for the catalogue is 10 days prior to the auction.

| | | | |
|--------|----------------------------|------|--------------------------|
| £8,000 | Isuzu Pick-Up | £700 | Self Propelled Saw Bench |
| £4,000 | Iveco Horse Box | £700 | I/W T/A Stock Trailer |
| £4,000 | Mercedes Van | £650 | Cattle Crush |
| £3,500 | I/W Tri-Axle Stock Trailer | £650 | Chipper |
| £2,500 | Stiga R-O-Mower | £650 | 4-Wheel Cart |
| £2,200 | Cougar Shredder | £620 | Tri-Axle Flat Trailer |
| £2,000 | MF 35 Tractor | £600 | Transport Trailer |
| £2,000 | Equi Trek Horsebox | £580 | Wessex Grass Picker |
| £2,000 | MF 50B Loader | £500 | Mini Convertible |
| £2,000 | Artic Trailer | £450 | Grass Harrows |
| £2,000 | Livestock Trailer | £420 | F/E Bucket |
| £1,800 | I/W Stock Trailer | £400 | Hayter R-O-Mower |
| £1,800 | I/W T/A Builders Trailer | £400 | Shelter |
| £1,800 | Horsebox | £400 | Vauxhall Meriva |
| £1,650 | Flail Cutter | £370 | Muck Fork |
| £1,500 | Transport Trailer | £350 | Container |
| £1,500 | I/W Stock Trailer | £320 | Man Cage |
| £1,250 | BSA Motorbike | £320 | 2-Furrow Plough |
| £950 | T/A Trailer | £320 | Topper |
| £900 | Husqvarna R-O-Mower | £320 | Cambridge Roller |
| £750 | Container | £280 | Countax R-O-Mower |
| £750 | Container | | |

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

COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre
Haldens Parkway
NN14 4QT

Friday 25th April 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 15th April to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450

REPORT FOR SATURDAY 29TH MARCH

Store & Breeding Cattle

Cows & Calves sold to £1790 from £900 for Charolais with an Angus calf at foot from SS Gawthroup & Son; and £1190 for a Simmental cow with a Limousin calf at foot from Corney & Sons Ltd.

Empty cows sold to £2010 for a Beef Shorthorn and £1460 for a Hereford from JC Brown.

Store Cattle sold to £3200 and £3000 for 21 month Charolais from O Black and 32 month Charolais heifers to £2750; 11 month Hereford heifers sold to £900 for R Booth; JSW Handy sold 24 month Beef Shorthorn steers and £970 for British Blue heifers; R Wood & Son sold 13 month Hereford heifers to £1520; Campworth sold 12 month Angus heifers to £1500 and £1420 for 11 month Limousin heifers; R Frank sold Saler heifers to £1680; Oak Tree Farming sold a Hereford heifer to £1580, 11 month Limousin steers to £1540 and Angus heifers to £1510; J Andrew & Son sold Angus steers to £2200 and £2000 and heifers to £1820; 20 month Longhorn steers to £2340 from £2000 from the Longhorn Estate Farm; BC & MB King sold 11 month Beef Shorthorn steers to £1780 and heifers to £1520; TL Pilsworth sold Saler steers to £1050 and £780 for heifers; JA & P Dickinson sold Limousin heifers to £2080 from £1500; T Hinch sold a 6 month Angus heifer to £720; DLJ Hughes sold Devon steers to £1400 from £950; A Bartlett sold a 13 month Hereford heifer to £1420; Webb Hatherley Livestock sold 6 month British Blue steers to £750, Angus steers to £740 and Friesian steers to £560; Fineseasons sold 12 month Hereford steers to £1420; J & D Bavington sold 20 month Simmental steers to £1720 from £1470.

Pigs

Small weaned Berkshire pigs sold to £40 from £30 for Courteenhall Farms; larger white pigs from GWM Farms Ltd sold to £70 from £65; and In-pig gilts sold to £20 from B Cranwell.

GRAZING LAND AVAILABLE

Approximately 3.78 acres of grazing land available to rent in Old Weston.

Fencing required to make stock proof.

Please contact Alex Abrahams at alex.abrahams@bletsoes.co.uk
for further details.

358 Store & Breeding Sheep

Store Lambs - trade eases with a decent show forward averaging £89.60. JK & JM Breare topped with a tremendous Beltex lamb at £178; S Trubshaw saw a special show of Pedigree Shropshire ewe lambs topping to £168; SGC Hill saw a final draw with their smart mid frame Charollais lambs to £110 and Suffolks to £107; F Baker saw a healthy run of mid frame Suffolks to £100 with Continental Mules to £95 and £87.50; CJ Harris sold Herdwick ram lambs to £82 and ewe lambs £80. Longest term chancy sorts sold around £50.

Feeding Ewes - JK & JM Breare topped with Texel ewes to £140 and £135; L Di Caprio saw Suffolk ewes to £128 with rams at £116 and £98; P Grey saw Grey Faced Dartmoor ewes to £120.

Cade Lambs - another week at the top of the country with thirty-four cade lambs averaging £36.09. RA Bounds topped with well grown Continentals to £40 and £38; R & M Arrowsmith saw eighteen Suffolk lambs sell to £38; T Addison sold Texel crosses to £35.

Ewes with Lambs - a trade that needed to be seen to be believed. P Fraser saw the start of their Texel dispersal fly with highs of £232 a life or £696 an outfit for theaves with twin lambs at foot, their doubles theaves with twins topped to £230 a life or £690 and outfit, their broken mouth ewes sold to £180 a life with twins at foot; Jones & Sons Manor Farm saw another consignment of their Welsh Mule ewes at an absolute flyer with 4-crop ewes and single Texel lambs selling to £135 a life with their 3-crop ewes and twin Suff/char at foot selling to £128 a life or £384 an outfit, more are forward from the same home next week. GWM Farms Ltd penned a smart show of Continentals with 6-tooth ewes and single lambs selling to £140 a life, with full mouth ewes to £100 a life; GC Morris & Son saw broken mouth Suffolk ewes and single lambs to £115 a life; P Grey topped their Grey Faced Dartmoors to £300 an outfit.

THRAPSTON & DISTRICT FAT STOCK SHOW SOCIETY

We shall be holding our AGM on Tuesday 8th April at 6pm,
in The Garden Room at Oakleigh House, High Street, Thrapston.

We are always looking for new committee members with new ideas and
suggestions. If you would like to get involved with the Show,
please do get in contact.

Secretary: Beth Kitchener

07736 143630 / beth.kitchener@bletsoes.co.uk

SATURDAY 5TH APRIL

GOATS

H Smith

2 Pygmy Nannies
3 Pygmy Billies

2 & 3 Years
12 Months

M P & M A Carter

2 Pygmy Billies

8 Months

STORE & BREEDING SHEEP

Pytchley Farms Ltd

1 Suffolk x Mule Ewe with 2 Ewe Lambs at Foot
1 Lley Ewe with 2 Lambs at Foot - *1 Ram & 1 Ewe*
1 Lley Ewe with Ewe Lamb at Foot
1 Charollais x Mule with Ewe Lamb at Foot

K Toone - Farm Assured

4 Registered Pedigree Jacob Ewe Lambs
Heptavac P Plus, Wormed with Cydectin - March 2025

STORE & BREEDING CATTLE

R A Ford

5 South Devon Steers

10 Months

J A & P Dickinson

4 Limousin Steers

14-18 Months

S A C Holgate

30 Store Cattle

15-25 Months

C Attle - TB4

20 British Blue & Blonde Steers & Heifers

17-20 Months

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.

NOTICE

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

**One Day Course / Driver cpc Training Day / Certificate of
Competence Assessment
Welfare of Animals during Transport**

To be held at
Thrapston Livestock Auction
Market Road, Thrapston, Kettering,
Northamptonshire. NN14 4JU
Sunday 27th April 2025 9.00am – 5.00pm
£95 + VAT including lunch and refreshments

**For those wishing to take their Certificate of Competence assessment there will be an
additional charge of £50 + VAT**

This one day workshop has been arranged by Food and Farming Compliance Ltd. to provide an update and refresher training on the requirement of the laws to protect animals during transport and to provide 7hrs International & National Driver cpc Periodic Training

On completion of the course, there will be the opportunity for course members to take the assessment paper for their Level 2 - Certificate of Competence - Award in Animal Transport by Road (Short Journey). Cattle, Sheep, Pigs, Goats, and Horses.

JAUPT - Joint Approvals Unit for Periodic Training

Approved Course: Welfare of Animals during Transport (CRS11778/2040)

For further information or assistance and to book your place

Contact Nigel Durnford at Food and Farming Compliance Ltd.,

Telephone 01666 577723

E-mail: nigel.durnford@foodandfarming.co.uk

C A Lime Ltd

07919 335891/07491 218572

Suppliers & Spreading of Agricultural Lime/ Renewable Fertiliser - Agri-Plastics Recycling



REDEVELOPMENT OPPORTUNITIES

LILFORD



LILFORD SAWMILL, LILFORD NORTHAMPTONSHIRE,
PE8 5SG

Three Former commercial buildings with Planning
Consent for conversion into a total of three
dwellings.

Overall Site Area 0.18 Hectares (0.44 acres)

Guide Price: £550,000

For Sale by Private Treaty as A Whole

YAXLEY

99 MAIN STREET, YAXLEY, PE7 3LP

Former equestrian centre with three-
bedroom dwelling.

Potential for Redevelopment Subject
to Planning Permission

Approximately 1.87 ACRES (0.75
hectares)



Inviting offers for the property, including proposals for option or promotion agreements and unconditional freehold purchase.

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

www.bletsoes.co.uk

Contact Will Simpkins for further information:
01832 732241 / will.simpkins@bletsoes.co.uk



rural communities
mental health
foundation

Making a positive impact, together

Through education, training
and support, we're here to
help everyone have better
mental health.



Scan to
discover more.
rcmhfoundation.org
Follow us on @  

The Rural Communities Mental Health (RCMH) Foundation is a charity registered in England and Wales. Charity number 1207654.

HENRY SAUNDERS

AGRICULTURAL SERVICES



Agricultural Contractors

Established for over 15 years,
we have grown to offer a
range of services:

- Combining
- Ploughing & Cultivations
- Direct / Min-till & Conventional Drilling
- Spraying
- Fertiliser Application
- Silage & Hay Making
- Umbilical Slurry Application
- Round & Square Balers & Wrappers
- Straw & Hay Baling
- Hedge Cutting & Verge Mowing
- Flail Mowing & Mulching
- Muck Spreading & Hire
- Carting & Yard Clearance

Land wanted to farm, agreements can be tailored.

07748 140502 | 07786 311824

saunders.agricul@btinternet.com

Winsey Farm, Sharnbrook, Bedford



Bletsoes

— EST. 1881 —

An Auction



Saturday 26th April at 1.00pm

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

Entries by Monday 14th April

NO entries will be accepted after this date

For further information contact Beth Kitchener 07736 143630

Agricultural & Development
Consultants, Chartered Surveyors,
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www.bletsoes.co.uk

01832 736757

NOTICE

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

Bletsoes

— EST. 1881 —

Need help letting your property?



Local property
experts



No set up
fees



Members of
ARLA & RICS



Fully managed
or let only
services available



City centre
flats to large
farmhouses

Our experienced team are here to help you.

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

01832 732188
estateagents@bletsoes.co.uk