

# The Market Report

## Professional Ponderings - May 2024

May seems to have crept up on us. We are now well into Spring 2024 and looking towards the summer months, which will hopefully bring us brighter and more promising weather! Typically, Spring has always been a busy time of year for the Agricultural Team, who are normally occupied with submitting Basic Payment Scheme (BPS) claims on behalf of clients before the May deadline. As BPS is gradually phased out between 2024-2027 with the replacement of de-linked payments, the Agricultural Team are no longer required to make BPS claims on behalf of clients from 2024 onwards, however exciting new instructions across all areas of our professional work means that we remain extremely busy and this shows no signs of slowing down.

In particular, we were pleased to have launched three exciting new properties to the market at the end of April:

- 114.90 acres (46.50 hectares) of commercial and productive grade 2 arable land at Thurleigh, Bedfordshire – available as a whole or in 2 lots and offered with a Guide Price of £1,200,000 for the Whole - [Bletsoes Sales Particulars - Land at Thurleigh.pdf](#)
- 298.32 acres (120.71 hectares) of commercial and productive arable land at Broughton, Cambridgeshire – available as whole or in 6 lots and offered with a Guide Price of £2,870,000 for the Whole - [Sales Particulars - Land at Broughton, Cambridgeshire.pdf](#)

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

Oakleigh House, Thrapston,  
Northamptonshire NN14 4LJ

Alastair Brown: 07885 804450  
Jake Wagstaff: 07487 526803

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- 0.64 acres (0.26 hectares) of Paddock Land off Walgrave Road, Old, Northamptonshire, suitable for a variety of uses and may have longer-term development potential subject to obtaining the necessary planning consents – available as a whole and offered with a Guide Price of £75,000 - [Land off Walgrave Road - Sales Particulars.pdf](#)

Although these properties have only recently been launched, they have generated a significant number of enquiries from a range of prospective purchasers. The interest received demonstrates the continued confidence in the agricultural land market. The forthcoming general election, may of course bring uncertainty to some, but the fact remains that the market is showing no signs of slowing down and prices being paid for agricultural land remain at the same strong levels that were experienced in 2023. The key to achieving a successful sale of any property is working with an agent that you can trust, who understands the intricacies and nuances of the market at a 'local scale'. As a firm founded in 1881, we have been successfully selling and purchasing agricultural land and farms on behalf of clients for more than 140 years, and we combine excellent knowledge of the land market with a tailored and individual approach that takes into account the clients objectives in order to negotiate the best possible deal. If you would like to get in touch for an informal discussion about the sale or purchase of agricultural property, please do not hesitate to contact the Agricultural team on 01832 732241 to see how we can assist you.

In other news, there have been significant changes to Permitted Development Rights which will take effect from 21<sup>st</sup> May 2024, and these ultimately look to make it 'easier' for farmers and landowners to develop without requiring a full planning application. In particular, changes to Class Q (conversion of agricultural buildings to dwellinghouses) include:

- An increase in the maximum number of dwellings from 5 to 10
- An increase in the combined maximum floorspace from 865 sq.m to 1,000 sq.m, although the maximum size of any dwelling is now 150 sq.m.
- The ability to extend beyond the curtilage of the agricultural building on any hard surface by up to 4m in any direction, which was present on or before 24<sup>th</sup> July 2023.
- Buildings no longer in agricultural use may now also qualify for Class Q - buildings on an existing established agricultural unit and former agricultural buildings that were previously part of an established agricultural unit are now capable under the legislation of converting to dwellinghouses.

It is somewhat reassuring that the government are actively seeking to support farmers and landowners, and increasingly recognise the importance of farm diversification projects and the ability to utilise assets in order to generate investment for other areas of the farming business. The Agricultural Team work closely alongside our Planning and Development Team when assisting with the purchase and sale of agricultural property, as we recognise the importance of planning policy and the impact that this can have during the sales process and ultimately on values. It will be interesting to see how our clients will be able to benefit from these changes and we look forward to continuing to assist with a range of projects and schemes for new and retained clients.

*Alex Abrahams*  
*Graduate Rural Surveyor*



## **Stratford Market Report 2024 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)

*Bletsoes do not endorse any of the products or services advertised in the market reports*

## **FOR SALE**

2 Border Collie Bitch pup's,  
both parents **isds** registered bloodlines,  
Inc Kevin Evans Red Spot ,  
Aled Owen Cap & R Hutchinson Sweep.  
Microchip, Wormed and first vaccination  
Ready now. A Kirkham 07710 823688



# Stratford Forthcoming Events

## Tuesday 14th May

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

## Tuesday 21st May

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

## Tuesday 28th May

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

## Tuesday 4th June

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

*For further information regarding any of the sales  
please contact the Market Team*

We look forward to you joining us for light refreshments at

### BEDFORDSHIRE

#### YFC RALLY

Saturday 18th May 2024

Manor Farm, Pertenhall

MK44 2AZ

### NORTHAMPTONSHIRE

#### YFC RALLY

Saturday 25th May 2024

Park Farm, Brigstock

NN14 3NG

01832 732241  
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## REPORT FOR TUESDAY 7TH MAY

### Prime Lambs

J Bourne & Son topped the day with a quality showing of Texels, seeing their 41kgs to 435p/kg topping overall with 46kgs to £189.98; E & M Wainwright saw best end Charollais lambs to 430p/kg for 40.5kgs and 43kgs to 428p/kg. SQQ 429.33p/kg.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
430p	£167.70	430p	£167.70	430p	£167.70
<i>Mediums (39.1 - 45.5kg)</i>					
435p	£184.04	418p	£167.20	429.3p	£179.35
<i>Heavies (45.6 - 52kg)</i>					
413p	£189.98	413p	£189.98	413p	£189.98

### Prime Hogs

E & M Wainwright topped with best meat Charollais crosses at 363p/kg for 44kgs, with their Texel crosses to £194.30 for 67kgs; MJ & IJ Gibbs saw best end Continentals to £184.25 for 55kgs; W Stock & Son topped the day overall with Charollais hogs at 68kgs to £194.48. SQQ 351.31p/kg.

To		From		Average	
<i>Mediums (39.1 - 45.5kg)</i>					
363p	£159.72	317p	£142.65	351.3p	£155.45
<i>Heavies (45.6 - 52kg)</i>					
356p	£172.89	323p	£158.27	335.8p	£165.22
<i>Over 52kg</i>					
335p	£194.48	240p	£144.00	295.5p	£181.1p

### Store Lambs

GD Kilmister saw a smart show with mid frame Continentals to £125 and Suffolks to £120.

To	From	Average
£125.00	£101.00	£113.22

### Cull Ewes & Rams

Meat and weight continue to drive the trade with an all in average of £108.67. E & M Wainwright topped with big frame Texel Mules to £163; W Steel saw their Texel crosses to £151; S Collett topped their run with smart Lleyne ewes seeing the meat to £145 and leaner sorts at £80. Easycare feeding sorts were seen at £70.

To	From	Average
£163.00	£37.00	£108.67

## **Plants, Produce, Hatching Eggs & Sundries**

*Every week at 10am at Stratford. An indoor Auction.*

*Doors open for collection at 7am*

*The Café is open from 8am*

We would be grateful of your entries for any of the sections. If potential buyers know what is in the sale prior to the auction, they have more chance of coming to the sale. If you would like to advertise your items presale to prospective buyers, please contact us.

### **TUESDAY 14TH MAY**

#### **Entries to Include:**

BRINSEA Incubator with auto Turner  
ELTECH 250 Chick Brooder  
Quantity of Feeder & Drinkers  
Quantity of Wire Poultry Cages

### **DATE FOR YOUR DIARY**

#### **Saturday 15th June**

Farm Dispersal Sale - Banbury, Oxfordshire

*Further details next week*

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.

[richardwilde.FCN@gmail.com](mailto:richardwilde.FCN@gmail.com)

### **FOR SALE**

5 Bearded Collie Puppies - 1 Bitch & 4 Dogs  
All Brown & White. Good Working Parents, both can be seen.  
Ready end of May  
Ring John on 07870753249 - £750

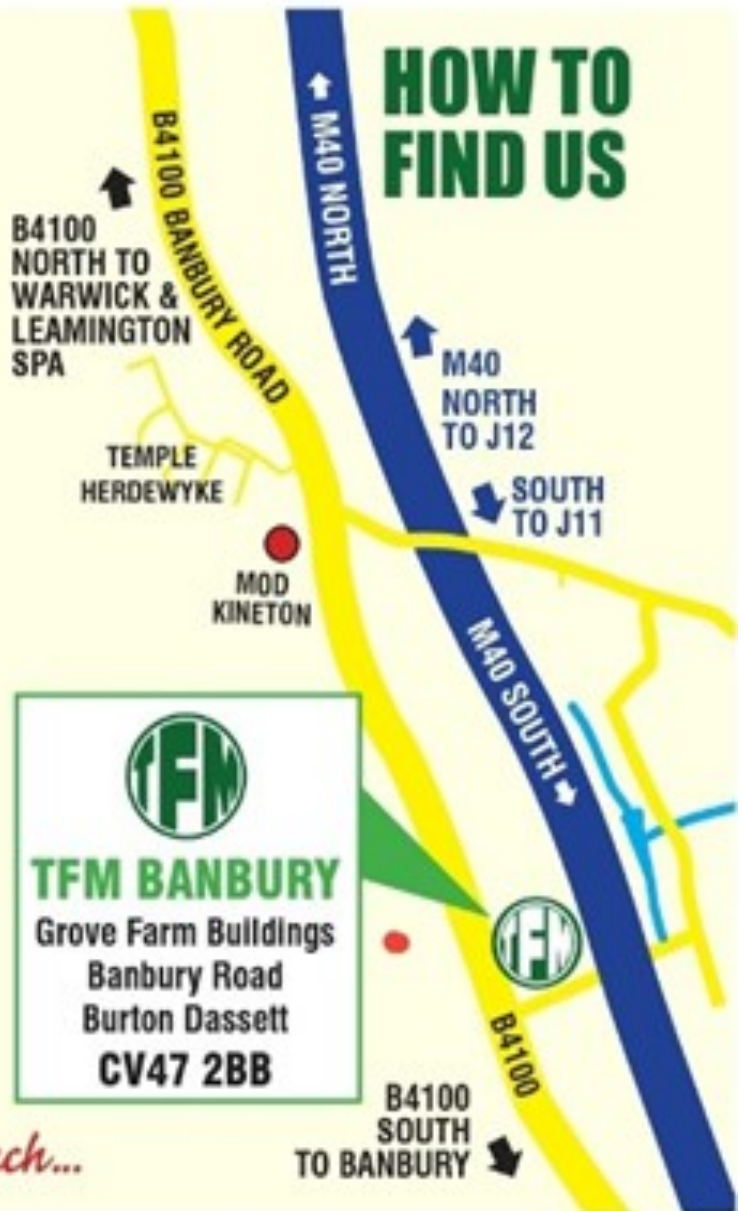




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[www.tfmsuperstore.co.uk](http://www.tfmsuperstore.co.uk)

## COLLECTIVE MACHINERY & EQUIPMENT SALE

Haldens Parkway, Thrapston

**Friday 31<sup>st</sup> May 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 21<sup>st</sup> May to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450



**Bletsoes**  
— EST. 1881 —

# Arable Land Thurleigh, Bedfordshire

In all about 114.90 acres (46.50 hectares)  
For Sale as a Whole or in 2 Lots



[alex.abrahams@bletsoes.co.uk](mailto:alex.abrahams@bletsoes.co.uk)

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

01832 732241

# Bletsoes

— EST. 1881 —

## Land at Broughton Cambridgeshire

In all about 298.32 acres (120.71 hectares)  
Predominantly commercial arable land.

For Sale as a Whole or in 6 Lots



[richard.spendlove@bletsoes.co.uk](mailto:richard.spendlove@bletsoes.co.uk)

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

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# Bletsoes

— EST. 1881 —

## An Auction



**NO** entries will be accepted after this date

For further information contact Beth Kitchener

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

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

01832 736757

## Grants Available in 2024

DEFRA have published a summary of grants available to look out for in 2024.

Grant	Important Dates
SFI Annual Health & Welfare Review	Applications Open
Laying Hen Housing for Health & Welfare	Open in Spring-Summer 24
Cattle Housing for Health & Welfare	Open in Autumn 24
Farming Equipment & Technology Fund 2024:	
Grant to Improve Productivity	Two application windows will open later in 2024
Improve Slurry Management	Two application windows will open later in 2024
Improving Farm Productivity (Round 2)	Those invited to make a full application have until 30 June 2025
Slurry Infrastructure Grant	Closed. Open again later in the year
Water Management Grant	Round 2 - Deadline for Full Applications end October. Round 3 open later in the year.
Harborough Rural Grant Scheme	Applications close 27 <sup>th</sup> September

Contact the Agricultural Team on 01832 732241 for more information.