

# The Market Report

## Professional Ponderings - September 2025

***Telecoms, where do Landowners now stand and how recent decisions in telecoms case law will impact landowners.***

The telecommunications market in the UK is fast-paced, with the evolution of technology, a case law minefield, and a growing demand on landowners, which has made telecommunications a difficult property type to understand and navigate.

The Electronic Communications Code (The Code) was introduced in December 2017 to provide more statutory powers for operators to install, maintain, and operate their equipment on private and public land. The legislation aimed to make the rollout of electronic networks easier, in order to facilitate the building of robust networks.

A key part of the 2017 legislation is the valuation mechanism for determining rents. The Code is based on a “no network assumption” model, which means that the rent for hosting telecommunications equipment on private land is based on the value to the landowner, without considering the presence or benefit of the equipment. This has resulted in lower rents paid by operators, being more in line with rents paid by utility companies.

Since the December 2017 inception, over a thousand disputes have been brought to courts and tribunals. This has presented a large body of case law for landowners to try to decipher and understand how this constantly changing market might impact them.

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

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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.



Over the last year, there have been several important decisions made by the Upper Tribunal (Lands Chamber) 'UTLC' and the First Tier Tribunal 'FTT'.

The most welcome part of these decisions determined that inflation should apply to all previous tribunal decision rents, from the date of the original decision.

EE & H3G vs AP Wireless (July 29, 2024), referred to as Vache Farm, was beneficial for landlords, where the UTLC awarded a rent of £1,750 per annum. The subject site was considered an unexceptional greenfield site with no clear Alternative Use Value (AUV). Based on previous rulings, the increase of £1,000 per annum has been gladly received in the market.

Before the Code's royal assent, operators lobbied for a longer notice period on the basis that they were unable to replace an existing installation within a 12-month notice period. The Code provides for an 18-month notice period in order for the operators to be able to find, acquire and build a replacement site, in order to reduce the impact on the public. In practice, this notice period is often extended to allow operators to increase the time they have for their replacement site to be as close to operational as possible and will take proceedings to court. It is tactics like this that have created such a hostile landlord and tenant relationship, especially where the intention is genuine.

The Vache Farm case also awarded a landlord redevelopment break clause. This was often a highly disputed clause in negotiations with operators. This clause provides that the landlord may terminate by giving 18 months' notice, expiring on the fifth anniversary of the term or any subsequent anniversary of the term commencement date, where the landlord intends to redevelop all or part of the site and cannot reasonably do so, while the equipment is in place.

This clarity from the tribunal is refreshing, providing much-needed clarity to all parties and, importantly, supporting genuine redevelopment for landowners.

In quick succession, Vache Farm was followed by the On Tower vs AP Wireless Ewefields Farm decision, released August 5, 2024, where the FTT determined the rent on 14 sites.

Using Vache Farm as the starting point, the FTT determined the rent for 10 of these sites at £1,750 per annum, confirming the fact that £1750 should be considered the normal for unexceptional greenfield sites. The FTT determined a further two of the sites to be at £2,000 per annum, where 'hope value' was applied, as the sites reflected the potential for a more profitable future use or development. In this case, EV charging and storage and the other being 'semi-rural'.

The final two sites were determined at £2,500 per annum. The FFT applied the definition of 'grey-field' to one of the properties, creating a new interesting classification of the site. The other property was in proximity to a consented residential scheme, and so 'hope value was applied'.

These decisions have been a useful step forward for landowners, starting to tilt the balance towards a more landowner-friendly approach to hosting telecommunications equipment. Whilst it is still clear that the Code is still in place to benefit the operators, these cases show an important shift from the FTT and the ULTC in considering the impact of the legislation and the impact of hosting this equipment.

Clearly, the major sticking point is still the valuation model and the rent that it produces. Maybe it is time that we consider a more holistic valuation model. One that considers the entire network's function, its status as a vital utility, and its broader economic and social benefits, which would align better with the UK's digital connectivity ambitions. After all, if the valuation model and rents it generated accounted for the true requirement for connectivity, which the UK is crying out for, landowners would be more willing to supply land for this purpose.

If you have telecommunications equipment on your land and wish to discuss, please call the team at Bletsoes and ask to speak to Will Simpkins.

Will Simpkins  
Planning & Development



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](mailto:eddie.smith@talk21.com)

### NOTICE

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

# Thrapston Forthcoming Events

**Thursday 18th September**

Prime & Cull Sheep

**Friday 19th September**

Farm Dispersal Sale

*see main advert for further information*

**Saturday 20th September**

Bedford Michaelmas Show & Sale

Store & Breeding Cattle, Calves, Sheep & Pigs

**Wednesday 24th September**

Thrapston Collective Machinery Sale

*See main advert for further information*

**Thursday 25th September**

Prime & Cull Sheep

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

# FCN

THE FARMING  
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NETWORK

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**Helpline:**

**03000 111 999**

**e-Helpline:**

**help@fcn.org.uk**

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

## **REPORT FOR THURSDAY 11TH SEPTEMBER**

### **524 Prime Lambs**

A surprise lift at the end of the week with all weights of meat in demand. A quality showing on the whole and more buying power in the alleys made the trade. More numbers are needed to meet buyer demand. SQQ 312.89p/kg. Overall average 304.74p/kg. C Stancombe & Son topped the day at 349p/kg for Beltex lambs. KS Lee and S Hobbs topped the day overall at £174.

**Highlights** - C Stancombe & Son saw a flyer with best end Beltex lambs selling to £150 for 43kgs; CP Hankins & Son topped their show of Charollais cross Cheviot Texels at £150 for 45kgs with 45.5kgs to £147.50; F & SM Stamper penned their usual Beltex lambs at 50kgs selling to £163 with 49kgs to £158; C Hammond saw a strong show of Texel and Charollais crosses selling to £157 for 49.5kgs; KS Lee saw a best end show of Charollais Suffolks at 54.5kgs selling to £174 with 48kgs of the same stamp best meat to £150; A Hobbs topped level with Texel crosses at 65kgs to £174 also and 55kgs to £154.

To		From		Average	
Standards (32.1-39kg)					
333p	£130	333p	£130	333p	£130
Mediums (39.1 - 45.5kg)					
349p	£150	295p	£122.50	312.8p	£134.80
Heavies (45.6 - 52kg)					
330p	£163	291p	£137	310.8p	£147.78
Over 52kg					
319p	£174	266p	£152	297.3p	£162.48

### **146 Cull Ewes & Rams**

Trade looks to have bounced back to coincide with a better showing of culls. Averaging £118.61. F & SM Stamper topped the day with Texel cross ewes to £203.50 with leaner meat of the same stamp to £175; KS Lee topped the Suffolk ewes with big framed best meat at £196 and followers to £180; J Towers saw their Texel crosses to £189 with followers at £180; JD & JA Miles topped the Mule ewes at £157 for big framed meat; George Thompson Farms saw their thick Lleyn ewes top at £151 with second pens to £150. All meat big framed ewes sold above £130. Lighter frame half meat sold £80 to £99 with true light weight feeders in the £60's.

To	From	Average
£203.50	£60.00	£118.61

## **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 27th September 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

## **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.

Please ensure you sign the Wash Out Declaration Form if you are washing out at home. This is a DEFRA requirement, you will be charged if you haven't signed it. It is in the Market Office!

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

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



## **REPORT FOR SATURDAY 13TH SEPTEMBER**

### **Store & Breeding Cattle - Auctioneer Jake Wagstaff**

J Towers saw a smart show of empty Shorthorn cows with one cow at 65 months selling to £1580 and another at the same age with a steer calf at foot sell to £2200. J Patrick saw Dexter cows that had been run with the Shetland bull at 138 months sell to £200.

Charles Hopperton topped the steers with Limousins at 19 months selling to £2210 with younger followers at 17 months to £2160. AJ Day & Son saw a flying trade with Hereford steers at 22 months selling to £2180 and Limousin heifers at 18 months to £2200, the same home topped with Angus steers to £2100 at 17 months. SL Fletcher saw another show of Salers forward with steers at 11 months to £1740 and 14 months to £1710. PR Wilderspin penned their homebred Limousin crosses at 17 months seeing highs of £1460 and £1430. J Handy saw a younger show of Hereford heifers forward with 6 months selling to £640.

### **1710 Store & Breeding Sheep - Auctioneer Jake Wagstaff**

**Store Lambs** - a lift in the trade this week with an influx of new buyers in the alleys, following a flush of grass. All in average saw £89.61. E Packwood topped the day at £146 for best end Texels. B Garley saw their short term hopper fed indoor lambs top to £123.50. J Grace saw their usual Texel crosses top to £121 with followers at £110.50 and £103.50. ATC Lepper & Son drew another run of big frame Charollais crosses selling to £120, £119 and two pens at £106. Smart bred mid frame lambs sold on the high £80's to mid £90's and longest term small frame lambs were in the £50's.

**Feeding Ewes** - another smart trade for power, with a bit more confidence in the leanest feeders. Averaging £120.21. D Stanley topped with Dutch Spotted ewes to £250 and Pentelow Farms saw Beltex rams to £216 and Texel to £175, their Continental ewes topped at £198 and £187 with Suffolks to £180.50. D Wood saw their best of the native breeds with Southdown Wethers to £110. NP & MJ Russell saw their Continental ewes to £90. J Grace saw lean big frame of Mules to £77.50.

### **NOTICE**

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

**Ewes Lambs** - a flying trade on the ewes lambs this year with full confidence going forward. G Tew topped the day at £270 for a pen of Dutch Spotted ewes lambs of serious strength. Wilkinson Brothers saw comparable highs with their Dutch Spotted lambs topping to £180. Texel crosses saw a strong demand with M Voss topping to £160 for lambs with good stretch. WG Childs & Sons saw their usual draw of power with smart shaped lambs to £150. R & M Arrowsmith penned a uniform run of Suffolk Mules selling to £135 for three pens. M Voss hit the saw highs for clean headed long lambs. RC Howes saw a late entry of Charollais and Continentals selling to £162, £160, £155 and £150 for smart shape.

**Theaves** - a hard trade on the top quality with many buying to budget, the season has taken its toll on all ewes this year with a credit to all vendors getting their sheep sale ready. **Suffolks** - Conington Farms topped the day with powerful theaves at £215, £200 and £195. Mid range theaves sold in the £170's and some at £150. **Texels** - R & M Arrowsmith topped with a serious showing of power seeing best shape and size theaves to £290. SJ Hubbard topped their Texels to £285, J Woodbridge & M Wallis saw their theaves to £255. J Gowling & Sons topped big framed Texel crosses to £250. **Continental**s - TA Stubbs penned their usual run of power seeing Charollais crosses to £270 for several pens. **Mules** - GA Royans & Son topped the day with a serious show of stretch and power seeing their best pen to £230 with followers at £220. Conington Farms saw the same highs with big framed theaves at £220 and following on to £190 and £180. JA & P Dickinson saw their Mules top to £215. RR Angood & Son saw smart bred theaves to £210 with Scotch Mules to £205. ATC Lepper & Son saw a strong run forward with highs of £210.

**Feeding Ewes** - Pentelow Farms topped with Mule full mouth ewes to £220 for best end strength with followers at £150. LC Threadgold saw Suffolk cross double theaves at £172. JE Parsons topped to £110 for Jacobs at 6 tooth and full mouth.

#### **Pigs - Auctioneer Richard Spendlove**

A litter of Pietrain x from PA Woodward saw the Gilts to £58 and the Boars to £45.

#### **Goats - Auctioneer Richard Spendlove**

More Goats than expected, topping at £113 for Boer x wethers from A Pratt with their Alpine nannies to £110. A Boer billy from MP Tokley made £112 with others from the same home £45 – £90 dependant on size and finish.

#### **NOTICE**

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



### **Calves - Auctioneer Richard Spendlove**

Chellington Partners had a lovely run of quality calves topping at £555 for British Blue Bulls from £490 and their heifers to £480 from £400, Herefords from the same home saw bulls to £410 and £440 for the heifers. FH Pullin & Sons Ltd saw £370 for their British Blue bull, Herefords to £305 from £250. Newlands Farm sold two little Aberdeen Angus x Jersey heifers to £100. Stirks from Croft Farming saw their Longhorn Bull to £460 and Shorthorns to £400 from £200. A good entry expected for next week alongside the Bedford Michaelmas Show.

### **MV Shearlings - Auctioneer Richard Spendlove**

A fantastic trade throughout with a unheard of 98% clearance with only two rams failing to meet their reserves.

The sale started with some MV Pedigree Blue Texel Shearlings from Jess Breare to 280 guineas from 235gns.

### **MV Rams - Auctioneer Richard Spendlove**

The MV Rams topped at 720gns twice for Messrs AD & RM Thomas for their Charollais from 550gns. Texels in strong demand with M & L Blakemore & Son to 660gns for their Shearlings from 600gns, their aged rams sold to 520gns from 395gns. Suffolks from Neil Pamplin saw their Ram Lambs to 370gns from 340gns. Andrew Pinny saw 520gns for each of his Texel shearlings. Dutch Spotted shearlings from BL Farming to 40gns from 350 gns and their Dutch Spotted x Berrichon 320gns.

### **Non MV - Auctioneer Richard Spendlove**

The non MV rams took the trade of the day with Texels from Mrs P M Bonner to 800gns from 520gns. Craig Forsyths Charollais in strong demand with his 2 shear to 495gns and his Shearlings flying away to 600gns from 520gns. Cheviots from Richard Williams all going to the same home at 500gns each. Mrs J Pringle's Dutch Spotted met fierce bidding to sell to 520gns. The Ludgate family sold older Beltex rams to 300gns and their Texel Shearling to 410gns.

### **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.

## **SATURDAY 20TH SEPTEMBER**

### **CALVES**

#### **Chellington Partners - TB4**

14 British Blues All 2-3 Weeks  
8 Hereford & Angus

#### **JEG James**

2 Aberdeen Angus Bulls All 2-3 Weeks  
3 British Blue Bulls  
5 British Blue Heifers

#### **F H Pullin & Sons Ltd**

2 Aberdeen Angus Heifers 5 Weeks  
1 Friesian Bull 4 Weeks  
1 British Blue Bull 4 Weeks  
1 Aberdeen Angus Bull 4 Weeks

#### **G B Sear & Sons**

1 British Blue Bull 4 Weeks  
1 British Blue Heifer 4 Weeks  
2 Beef Shorthorn Bulls 4 Weeks

### **STORE & BREEDING CATTLE**

#### **T N Thomson - TB4**

1 Aberdeen Angus Cow with steer calf at foot 14 Years & 1 Month

#### **J F Fountain & Son - TB4**

1 Pedigree Charolais Cow with Heifer Calf at Foot 14 Years & 5 Months  
1 Pedigree Charolais Cow with Bull Calf at Foot 11 Years & 4 Months  
2 Pedigree Charolais Cows 11 & 13 Years  
1 Charolais Bull 7 Years  
*Cows have been running with the Bull*

#### **J Patrick**

2 Pure Shorthorns - 1 Bull & 1 Steer 7 Months

#### **Charles Hopperton - TB4**

3 Aberdeen Angus x Steers 18 Months

#### **G B Sear & Sons - Farm Assured**

3 British Blue Heifers 18-20 Months

### **STORE & BREEDING SHEEP**

#### **C Stubbs**

20 North Country Mule Theaves - Ran Dry  
*Heptavac P, Footvax*

#### **J I Holmes**

19 Texel x 6-Tooth Ewes  
7 Texel x Full Mouth Ewes  
*All correct in the bag*

#### **E Packwood**

1 Southdown Shearling Ram

**A separate catalogue is available for the Bedford Michaelmas Show & Sale**

# Bletsoes

— EST. 1881 —

**Friday 19<sup>th</sup> September 10.30am**

at New Farm, Upton End Road, Shillington,  
Hitchin. SG5 3PE

## **A Complete Farm Dispersal Sale**



### **To Include:**

**CASE INTERNATIONAL 956XL with TRIMA 1620 Loader,**  
**CASE INTERNATIONAL Maxxum 5140 Powershift,**  
**CASE INTERNATIONAL 895 XL,**  
**LELY Hi-Trac125 Self Propelled Sprayer,**  
**DEUTZ FAHR M2680 Combine, 2 x Grain Trailers,**  
**WEAVING Tine Drill 4m, EINBOCK 3m Discs, SIMBA Rolls,**  
**VADERSTAD 620 Rollex, Grain Bins & Equipment,**  
**Workshop Tools & Equipment**

**on behalf of Mr R Ramsay**

Inserts Accepted – Please contact the Auctioneers

**Contact Jake Wagstaff 07487 526803**

Catalogues will be available online or by request

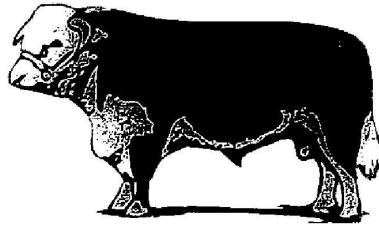
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[www.bletsoes.co.uk](http://www.bletsoes.co.uk)

01832 736757

**Catalogue Available Online**

# **BEDFORD LIVESTOCK SHOW SOCIETY**



## **Michaelmas Show** **Saturday 20<sup>th</sup> September 2025** **at Thrapston Market**

**Please come along and support our Show**  
**Entries invited for Breeding & Store Animals**  
**Cattle, Sheep, Pig and Goat Sections**

## **Dinner & Dance** **Friday 21<sup>st</sup> November 2025** **at Bedford Blues Rugby Club** **6.00pm for 7.30pm**

**Presentation to Winners**  
**Cups, Trophies and Prize Money**

**For Entries & Dinner Tickets please contact:**

Bletsoes: 01832 732241 / Mark Blakemore: 07802 291171  
Charles Tomkins: 07801 420747 / William Saunders: 07711 089677

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

## COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre  
Haldens Parkway  
NN14 4QT

**Wednesday 24<sup>th</sup> September 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 14<sup>th</sup> September to be included in the catalogue

Auctioneer in Charge: Jake Wagstaff 07487 526803



# Bletsoes

— EST. 1881 —

## An Auction



**Saturday 25<sup>th</sup> October at 1.00pm**

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

Entries by Monday 13<sup>th</sup> October

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

For further information contact Beth Kitchener 07736 143630

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# Bletsoes

— EST. 1881 —

## Your Future Is Our Business



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Our experienced team is here to help you.

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