

The Market Report

OCTOBER PONDERINGS

Looking back at the last few Ponderings produced by the Planning and Development Team, there seems to be one recurrent theme and that is “uncertainty”. That has never been more true than it is now, as we write these Ponderings in October 2022. The dawn of a new government has brought turmoil to the markets, and despite heralding new policies seeking to promote economic growth, there is the very real prospect that the opposite may happen. Rising mortgage rates are likely to make it even more difficult for first time buyers to enter the housing market and, despite increases to the threshold from which Stamp Duty Land Tax is paid, there are many predicting that house prices will begin to fall. Coupled with inflationary pressures on build costs, there will undoubtedly be pressure on the viability of larger development sites which have to carry a high infrastructure burden.

Set against this is continuing supply side constraint, with good quality sites in short supply and slow to come to the market. In the Planning and Development Team we are pleased to report that sites which we have brought to the market in 2022, either with planning permission or longer strategic potential, have found a good body of interest amongst housebuilders and promoters. Sites will often take a long time to come through the planning process and short term economic uncertainty can be offset against the longer term need to have an available supply of land for housing, for which demand remains unabated.

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Once more the planning system seems to be a major obstacle to delivery and we are finding that many planning authorities are under severe resource pressure and are unable to deal with applications efficiently and on time. This is clearly something that the government will have to address if they are to unlock their economic growth aspirations. One measure muted in the recent “Mini Budget” was the introduction of Investment Zones to help drive growth and deliver housing. Warwickshire is one of the authorities in our immediate operating area which has been mentioned as a potential Investment Zone at this stage. Within designated Investment Zones, taxes may be lowered and planning restrictions will be minimised and streamlined. There is much more flesh to put on the bones and there will inevitably be tensions with a stated desire to maintain local support and deliver environmental gain, but the government’s intention is clear, in terms of the direction of growth that they wish to travel.

*Andrew Middleditch
Planning & Development*



Stratford Forthcoming Events

Friday 14th October

Farm Dispersal Sale - Horninghold, Leics
See main advert for further information

Tuesday 18th October

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

Friday 21st October

Farm Dispersal Sale - Cottenham, Cambs
See main advert for further information

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

REPORT FOR TUESDAY 11TH OCTOBER

630 Sheep forward today with prices a little better in all sections this week. Prices topped at £123.09 or 240p to average 230p in the lambs. The Cull Ewes sold to £118, and the Store Lambs sold to £87.50.

21 Standards – Sold to 225p for 37.5kg lambs from WE Budd & Son; AR & PR Whitmill sold 36.5kg lambs to 223p; and 33kg lambs from E Taylor sold 212p. Top price per head sold to £84.38 for WE Budd & Son; £82.84 for AR & PR Whitmill; and £79.80 for E Taylor.

To		From		Average	
225p	£84.38	200p	£69.96	220p	£82.22

225 Mediums – MJ Gillet & Partners topped this section with 42.5kg lambs selling to 236p; NK Butcher sold 42kg lambs to 234.5p; WS Gabb sold 45.5kg lambs to 234p; and L Beames sold 45kg lambs to 231.5p. Top price per head sold to £106.47 for WS Gabb; £104.18 for L Beames; and £103.28 for R Hall & Sons.

To		From		Average	
236p	£106.47	217.5p	£87.00	230.5p	£99.58

112 Heavies – MJ Gillet & Partners also topped in this section and the day with 47kg lambs at 240p; DM & A Andrews sold 51.5kg lambs to 239p; WS Gabb sold 46kg lambs to 234.5p; L Beames sold 48.5kg lambs to 233p; R Hall & Sons also sold to 233p with 47kg lambs; and D Shortt sold 49kg lambs to 230p. Top price per head sold to £123.09 for DM & A Andrews; £114.42 for WS Gabb; and £113.01 for L Beames.

To		From		Average	
240p	£123.09	218.5p	£105.57	231.7p	£111.27

2 Over 52kg – Just one pen forward from AR & PR Whitmill saw a pair of Suffolk lambs weighing 52.5kg sell to 224p or £117.60.

To		From		Average	
224p	£117.60	224p	£117.60	224p	£117.60

FOR SALE

Free Range Laying Hens £2 each
Banbury Area
For more information call 01295 730315

145 Store Lambs

J Page topped with his Charollais stores at £87.50 with others at £76; DT Rand sold a pen of Texel x lambs to £74 with others to £66; AR & PR Whitmill sold lambs to £72.50; AV Taylor sold Texel x lambs to £70; Abingdon & Witney College sold Texels to £68 and Suffolk x lambs to £67; and Kevin Elgar sold two ram lambs to £65.

To	From	Average
£87.50	£46.00	£69.06

125 Cull Ewes & Rams

Still plenty about with a row and a half forward, prices topped £118 for Mules from J Page and a Continental from LP Vaughan; AV Taylor's Mules sold to £105.50; A North & Sons sold their Mules to £102 and £96; NK Butcher sold Continentals to £98; RJ White sold a Mule to £98; Kevin Elgar sold his ewes to £88, a ram to £72 and a wether to £70.

To	From	Average
£118.00	£15.00	£78.49

NEXT WEEK

Tuesday 18th October

A Special Sale of 5 Shearling Ram Lambs from P & M Careless.
If you have some to sell please contact us 1 week prior to the sale,
for advertising purposes.

CHARITY DAY AT STRATFORD

Tuesday 1st November

Come and sell a lamb for Charity!

We are looking for lambs to raise money for a number of Charities.

We will hopefully have a pen or two of lambs, if you would like to donate any kind of sheep. The money raised will be distributed to a number of Charities or Charity of your own choice.



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/>

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

LAND REQUIRED

Grasskeep, Land & Buildings to Rent.
Contact Matt on 07887 738235

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

www.methodist-swc.org.uk

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Bletsoes

EST. 1881

Friday 14th October, 10.30am

at Home Farm, Horninghold,
Market Harborough, Leics. LE16 8DQ

A Genuine Farm Dispersal Sale



Briefly to Include:

2005 **JOHN DEERE** 3420 Teleporter, 2000 **NEW HOLLAND** TM165
4WD Tractor with Front Linkage, **MITSHUBISHI** L200 Pick-up, **HONDA**
4x4 Quad Bike, **SPEARHEAD** Excel 645T Hedge Cutter, **MARSHALL**
10 Tonne Twin Axle Grain Trailer, **KUHN** KM305 Off Set Topper
A range of Arable Machinery to include Cultivators & Rolls
1999 **DOWDESWELL** 100 SER 5 Furrow Reversible Plough.
A large range of Sheep Handling, Penning, Feed Troughs & Equipment
A large selection of Workshop Tools & Effects
20' Shipping Container

on behalf of J & K Holmes

Contact Alastair Brown 07885 804450

Catalogue available online or by request

Bletsoes

— EST. 1881 —

Friday 21st October, 11.00am

at Kings Farm, High Street,
Cottenham, Cambs. CB24 8SA

A Genuine Farm Dispersal Sale



Briefly to Include:

2016 **MASSEY FERGUSON** 5470 Dyna-4 Tractor

2010 **MASSEY FERGUSON** 5445 Dyna-4 Tractor

1993 **MATBRO** Ts260 Turbo, 2021 **BW** Grain Bucket,

2017 **EASTERBY** Grain Trailer 10t, 2010 **EASTERBY** Grain Trailer 10t,

7t **FOSTER** Loadmaster Grain Trailer, 2015 12m **TEAM** Sprayer,

2016 3m **WEAVING** Shortdisc, 1997 **RECO SULKY** 6m Folding Suffolk

Coulter Drill, **DOWDESWELL** DP8 2+1+1, 3m **MASCHIO** Power Harrow,

A quantity of Grain Equipment to include Augers & Dryers

A quantity of Workshop Tools & Effects

on behalf of J Unwin

Contact Jake Wagstaff 07487 526803

Catalogue available online or by request

Bletsoes

— EST. 1881 —

Saturday 22nd October, 10.30am

at White House Farm, Bourton,
Buckingham. MK18 7DT

A Genuine Farm Dispersal Sale



Comprising of:

1986 **INTERNATIONAL CASE** 1494 Tractor,
2003 **ZETOR** 6341 4WD Tractor, 1999 **SAME** 80 Special 4WD Tractor,
FORDSON Super Dexta Tractor, 1980 **LANDROVER** Defender 90 TD5,
IFOR WILLIAMS Stock Trailer, 2020 **TEAGLE** Topper.

A large selection of Cattle, Sheep & Pig Equipment.

A range of Modern & Vintage Farm Machinery, Effects & Workshop Tools

A **MORRIS** Traveller & many barn finds yet to be seen

on behalf of H A Fricker & Sons

(Due to the sale of the farm)

Contact Alastair Brown 07885 804450

Catalogue available online or by request

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Mrs Nicola Clayton-Bailey BSc MRICS FAAV, Henry H Bletsoe & Son LLP
Oakleigh House, High Street, Thrapston, Northamptonshire NN14 4LJ
nicola.c-b@bletsoes.co.uk or 07801 257780 to discuss this role.

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— EST. 1881 —



Redlands Farm, Stanwick Northamptonshire

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— EST. 1881 —



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