

# The Market Report

## AUGUST PONDERINGS

### The Management of Residential Properties

Good letting agents should be trained and experienced professionals that are able to offer services and advice that can make all the difference to landlords and tenants alike. Bletsoes are very proud to say that we fall under this category and as Propertymark members, we are expected to follow a strict code of conduct and are regularly assessed to ensure we are meeting all the required standards. As Propertymark members we are also required to undertake at least 12 hours of continuing professional development per year, through additional training and revision. Continuing professional development forms a significant part of how we demonstrate our professionalism as well as abiding by the rules of membership. Continued development is a key factor in ensuring Bletsoes stand out from the rest.

As a member we are also kept abreast of any new legislation heading our way or any changes in current legislation. This allows us to keep our landlords informed every step of the way and assist where necessary.

For any new landlord there are a few things to be considered before letting a property, the main ones being:-

- MEES (Minimum Energy Efficiency Standards) – All residential rental properties need to have an energy performance assessment and be able to achieve an energy performance rating of at least an “E” or above before they

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

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can be let. An energy performance certificate (EPC) is renewed every 10 years. If a property scores an “F” or “G” rating and third party funding is unavailable, landlords must use their own funding to cover the cost of improving their property to EPC band “E” before it can be let. This requirement is subject to a spending cap of £3,500 for each property, an exemption can be applied for in certain circumstances. The government have advised their wish is to raise the standards even further, with a proposed minimum rating rising to at least a “C” by 2030 and a proposed increase in the spending cap. There is expected to be further consultation on this matter. Bletsoes will be contacting those landlords affected in due course.

- Electrical Installation Condition Report – From the 1st July 2020, all new tenancies require an electrical assessment and safety report. The assessments and report are renewed every 5 years.
- Landlord’s Gas Safety Certificate – rental properties with any gas appliances must have annual gas safety checks and a landlord’s Gas Safety Certificate. The checks and certificate are renewed annually.
- Smoke and Carbon monoxide alarms – rental properties must have a smoke alarm on each floor and a carbon monoxide alarm for any solid fuel combustion appliances, such as open fires and wood burners. New regulations will come into force from the 1st October 2022 and the main changes are as follows;-
  - All landlords must ensure a carbon monoxide alarm is provided in any room used as living accommodation which contains a fixed combustion appliance, such as gas boilers (excluding gas cookers)
  - All landlords will be legally obliged to ensure smoke alarms and carbon monoxide alarms are repaired or replaced once they are informed and the alarms are found to be faulty.

Whilst this may all seem very overwhelming and confusing at times for any landlord, our advice is to not panic. If a landlord chooses our Fully managed service, Bletsoes will ensure you and your property are legally compliant before and during any tenancy. We also provide a reminder service for landlords who choose our Let only service, reminding them of their responsibilities.

If you would like to discuss either of our management services in more detail, then please do not hesitate to contact our Lettings team who would be more than happy to assist you.

# Thrapston Forthcoming Events

## Wednesday 3rd August

Stratford Field Sale of Store & Ewe Lambs

*At Stratford Livestock Market*

## Thursday 4th August

Prime & Cull Sheep

## Saturday 6th August

Store & Breeding Cattle, Sheep & Pigs

Fur, Produce & Sundries

## Thursday 11th August

Prime & Cull Sheep

## Saturday 13th August

Farm Dispersal Sale - Orton

Store & Breeding Cattle, Sheep & Pigs

*For further information contact  
Alastair Brown or Jake Wagstaff*

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## REPORT FOR THURSDAY 28TH JULY

### 421 Prime Lambs

Trade sees a national slip this week with all markets down on the week. Numbers forward in the markets and the slowing of meat sales are leading factors with export troubles also contributing. Once again a two tier trade was on show with heavy meat lambs fast sold and light lean lambs in small demand. SQQ 231p/kg, overall average 232.56p/kg. JR Smith & Son topped the day with tremendous Texel and Charollais lambs at 46.5kgs selling to 258p/kg or £120, the rest of their run followed suit in quality with four more pens at £120; NC & S Sheppard & Son topped lambs in the lump with best meat, thick Suffolks at 50.5kgs selling to £126, with the rest of their run to £123.

Highlights of the day saw SGC Hill and their best end Texel Suffolk lambs selling to £125 for 50kgs with further pens of the same best end quality reaching £123, £118, £118 and £105; WF Knight & Son continue to draw smart lambs with their Continental Beltex at 46kgs selling to £113 over three pens; L Reilly penned a smart run of Texels with the biggest pen at 49kgs selling to £110; Lloyd Walton penned a run of big framed Charollais crosses with the heaviest at 48.5kgs reaching £110. Lighter lambs topped with FE Harris & Sons seeing their Charollais Mules at 45kgs topping at £107.50; George Thompson Farms saw a smart run of Continentals finished to 45kgs at £105, with their 42.5kgs making the same price.

To		From		Average	
<i>Lights (25.5 - 32kg)</i>					
232p	£73.00	232p	£73.00	232p	£73.00
<i>Standards (32.1 - 39kg)</i>					
216p	£82.00	216p	£82.00	216p	£82.00
<i>Mediums (39.1 - 45.5kg)</i>					
250p	£107.50	209p	£85.00	231.4p	£98.87
<i>Heavies (45.6 - 52kg)</i>					
258p	£126.00	213p	£100.00	239.8p	£115.49

### FOR SALE

Sprocker Spaniel Pups

4 Dogs - 2 x Red, 1 x Liver & 1 Liver & White

Both parents are working dogs. Tails have been legally docked by vet.

Ready end of July. Contact Nick 07714 240064

## 167 Cull Ewes & Rams

Prices slightly ease on the week, trade on the whole still very strong with leaner ewes far outperforming fat. Average saw £96.58. A Cox topped the day with a prime Suffolk ewe at £136; Grange Farm topped with a similar style of Continental ewe, big frame and lean meat, selling to £135.50; Kelton Farms topped their run with Suffolks to £135; P Stiles penned big framed Scotch Half Bred ewes topping at £130; with SGC Hill reaching the same price for Suffolks; D Barnett Farms topped the Mules for the day seeing their leaner pen sell to a thumping £122 for thirteen ewes.

To	From	Average
£136.00	£39.50	£96.58

### BUCKINGHAMSHIRE COUNCIL - CALL FOR SITES EXERCISE

Buckinghamshire Council are currently working on the preparation of a new local plan for development through to 2040. As part of this process the Council have begun a 'Call for Sites' exercise which will help them identify what land is available for both residential and economic development in Bucks. The Council now welcomes submissions to the 'Call for Sites' and this process runs until the 11<sup>th</sup> September 2022. Please note that the Council might still accept sites after this date.

The Planning & Development team at Bletsoes are happy to discuss any potential land within the confines of Buckinghamshire Council that you feel might be suitable for development and assist you with the 'call for sites' exercise. Parcels of land that are positioned in or on the edge of the built-up area of a town/village should be submitted. Land that is isolated and detached from settlement boundaries is less likely to be positively considered as part of this process.

We look forward to hearing from you and please do not hesitate to make contact, should you have any questions.

*Bletsoes Planning & Development Team*

### NOTICE

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

## REPORT FOR FRIDAY 29TH JULY

### **Collective Machinery Auction**

Our monthly sale soon comes round with another sale of 500+ lots forward, which is about the normal for the time of year. A 1000 lots could quite easily be sold on the day, as prices were exceptional for the goods on offer.

**Vendors Please Note** – If you have any items to sell it would be much better to advertise them in our presale catalogue, this would be advantageous to encourage buyers to come to the sale, rather than looking in a catalogue with 100 lots forward for sale. Vendors entry forms are available on our website and please forward any pictures of the items that can be added, FREE of charge to the catalogue, which is sent out to an extensive mailing list and posted on our social media platforms.

### **Top Prices Achieved**

£1,250.00	4' Stock Trailer	£130.00	2F Plough
£850.00	Trailer	£125.00	Lawn Scarifier
£700.00	Hydraulic Lift	£100.00	3F Plough
£540.00	INDESPENSION Trailer	£90.00	Wheels & Tyres
£500.00	BOLENS Ride on Mower	£90.00	Generator
£500.00	KAWASAKI Quad Bike	£85.00	MTD Ride On Mower
£360.00	Quantity of Wood	£80.00	HONDA Ride On Mower
£350.00	Bomb Trailer	£75.00	SOLWAY Bin
£290.00	Rotavator	£75.00	LANDROVER Top
£250.00	Metal Work Bench	£72.00	Concrete Mixer
£220.00	Tipping Trailer	£70.00	Wood Burner
£200.00	HAYTER HERRITAGE Ride On Lawnmower	£70.00	Wheel Barrow
£200.00	2F Plough	£60.00	Nail Gun
£200.00	Small Car Trailer		HAYTER HARRIER 48 Lawnmower
£170.00	Plough Spares	£60.00	Metal Car Trailer
£160.00	Plough Spares	£55.00	Rocking Horse
£150.00	MF Ride On Lawnmower	£50.00	Garden Ornaments
£150.00	KARCHER Pressure Washer	£50.00	Welder
£140.00	Garden Rotavator	£50.00	X-Country Jump
£130.00	Hydraulic Ram	£50.00	Sash Clamp

### **WANTED**

Hardstanding Yard with Barn to Rent.  
All areas considered. Contact Ryan 07889 227921

## SATURDAY 6TH AUGUST

### BREEDING & STORE CATTLE

#### S A C Holgate

35 Store Cattle

15-25 Months

#### C E Hancock & Son

22 Store Cattle

17-27 Months

### STORE & BREEDING SHEEP

#### J L Hammond

7 Beulah x Ewe Lambs

12 Hampshire x Ewe Lambs

### PIGS

#### R Clarke

3 Pure Welsh Sows - *In-Pig to Pure Welsh Boar*

1 Pure Welsh Boar

1 Cull Sow

10 Pure Welsh Weaners

12 Weeks

### HORSES

#### L Owers

Jade - A 5 year old dark bay with white socks Pedigree Miniature Shetland filly.

Nectarine - A 2 year old Skewbald Pedigree Miniature Shetland filly.

## Thrapston 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)

## **REPORT FOR SATURDAY 30TH JULY**

### **Finished Cattle**

An entry of six finished Continental steers (Non-Farm Assured) from EF Wootton & Son sold to £1968 or 240p taking an average of 221p or £1727.37 with an average weight of 782kg.

There is plenty of demand wherever you sell them, we can too at Thrapston. If you have some to market why not come and try us?

### **Store Cattle**

A few more than we usually see at this time of year and with the local grass situation, plenty of buyers are looking for store cattle as they look short in numbers around the country.

14 month South Devon steers from RA Ford topped at £1065 and his Angus steers 10 months sold to £1010, other younger South Devon steers 10-13 month sold to £980 from £900, while his Aberdeen Angus heifers 13-16 months sold to £875; R Munns sold his entry to £1060 for two 14 month Limousin steers, 19 month Angus steers sold to £995, £955 from £930 and a Bunch of Blue steers 20 months sold to £890; R Booth sold Charolais heifers 10 months to £575 and a older bunch to £580, his two Hereford heifers sold to £520; PJ Walton sold a 15 month Hereford steer to £710 and three 13-15 month Hereford steers to £635.

### **Calves**

Record prices seen at Thrapston today with a 28 day old British Blue heifer from JEG James selling to £505, their other entries of bull calves a Blue, a Limousin and an Angus sold to £200 and their Wagyu bull calf sold to £150.

### **Pigs**

An entry of fifteen weaned pigs from B Cranwell sold to £21 to average pence shy of £20 per head.

### **Goats**

Two Boer wether goats sold to £54 with entries from M Ikin.

### **NOTICE**

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



## 211 Store & Breeding Sheep

Confidence continues in the store lambs with trade looking dearer on the week. All in average for the day saw £75.51. MA Britten topped the day overall with a smart showing of big framed Charollais crosses selling to £99 with further pens at £88 and £84; J Bland penned the first lambs of the day with their Texels in forward condition selling to £94; RJ Garley penned a sterling run of Texel stores, tight skins in bright form topping to £83.50 with mid £70's for the rest of the run, the same home saw a pen of seventeen cade lambs (fed indoors) sell to £66, looking the trade of the day! RJ Garley will continue to bring runs of lambs in the coming weeks.

Feeding ewes saw the trade of the day with an average of £68.24. MA Britten once again topped with Charollais cross ewes selling to £100; S Gawthroup saw their run of Texel Continental ewes selling to fine form with bright lean ewes topping at £94. The leanest ewes continue to look the dearest sold, regularly in the high £60's and £70's. Bottom end trade still saw Mule ewes to £42, showing the buying power on form for the day.

### **DATES FOR YOUR DIARY**

**Wednesday 24th August**

Sale of Breeding Sheep & Rams

**Wednesday 14th September**

Sale of Breeding Sheep & Rams

**Saturday 8th October**

Sale of Breeding Sheep & Rams



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CONTROL, COMMITMENT AND CARE

## Horses & Tack

Four ponies entered sold exceptionally well with prices to £520 from £280 for foals. A Massive crowd gathered to watch!



Over 500 lots of tack forward today drew a large crowd with an excellent clearance for all vendors. A Sinclair Horse trailer sold to £1700, a Western Saddle sold to £290 and the tack sold to and many above the vendors expectations.

### Top Prices Achieved on the day

£1,700.00	SINCLAIR Horse Trailer	£25.00	6' LEGACY Stable Rug
£260.00	Western Trail Saddle	£25.00	DUBLIN Jacket
£95.00	17" Dressage Saddle	£25.00	7'3" WEATHERBEETA Stable Rug
£75.00	Trail Saddle		18" WORLD BEATER Saddle
£70.00	Webbing Pony Harness	£25.00	17" WINTEC Saddle
£70.00	Western Saddle	£25.00	DINKY Chaps
£50.00	Driving Harness	£24.00	COB Size Saddle Clothes
£48.00	Pony Size Western Saddle	£22.00	DUBLIN FOUNDATION Jod Boots
£42.00	6'3" TEMPEST Turnout Rug	£22.00	BREYER Horse Ambulance
£42.00	Cow & Calf Picture		2 x EQUUS Mini Bridles
£40.00	CABOTSWOOD WARWICK Boots	£22.00	EQUUS TOE SHIELD Jod Boots
£40.00	CHAMPION VENTAIR SKULL Hat	£22.00	DUBLIN RESOLUTE Jod Boots
£40.00	ARIAT HERITAGE Zip Boot	£20.00	CHAMPION VENTAIR Hat
£40.00	PREMIER Equine Fly Rug		CHARLES OWEN Young Rider Hat
£40.00	WESTERN Round Skirt	£20.00	5'9" LEGACY COMBO Stable Rug
	Rumuda Saddle Pad	£20.00	6'6" SHIRES Rain Sheet
£32.00	CABOTSWOOD HENLEY Boots	£20.00	4'6" KADENCE Mini Turnout Rug
£32.00	ARIAT GRASMERE Long Boots	£20.00	Gipsy Print In Frame
£30.00	USG Long Leather Boots	£20.00	WESTERN HEADSTALL
£30.00	7' LEGACY Stable Rug		Rawhide Reins
£30.00	CHAMPION GRAND PRIX Hat	£20.00	
£30.00	BARBOUR Long Wax Coat	£20.00	
£26.00	COB Driving Harness		

**Watch this space for the date of the next Tack Auction**



# We look forward to seeing you at The Blakesley Show

Join us for light refreshments  
Saturday 6th August 2022

Longwell, Maidford,  
Towcester, NN12 8HH

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01832 732241

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saunders.agricul@btinternet.com

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# Bletsoes

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## SATURDAY 13<sup>TH</sup> AUGUST

at Dropshort Lodge, Orton, Northants. NN14 1LL

## A Farm Dispersal Sale



### **Briefly to Include:**

Tractors, Trailers, Cultivating Equipment & Farm Implements.  
Vintage Machinery & Effects.  
Workshop Tools & Spares

**on behalf of J & A V Hunt**

**Contact Alastair Brown 07885 804450**

Catalogue available online or by request

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# Bletsoes

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## COLLECTIVE MACHINERY & EQUIPMENT SALE

Haldens Parkway, Thrapston

**Friday 26<sup>th</sup> August 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 15<sup>th</sup> August to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450

# Bletsoes

— EST. 1881 —

# 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*