

# The Market Report

## Professional Ponderings – July 2024

### Planning and Development

With the general election now just a few days away, and seemingly a racing certainty that Labour will win the election and form the next government with a significant majority, the Planning and Development Team thought we would take the opportunity to have a detailed look at Labour's policy position on Housing, as set out in their manifesto.

The general view from commentators is that Labour's manifesto, as well as their approach to the election, is one of caution with no significant policy announcements. It is perhaps therefore significant that Labour have put strong emphasis on a need to build more houses, which can be a divisive and unpopular issue. A key pledge in Labour's manifesto is the delivery of 1.5 million new homes over the next parliament (5 years) which is a significant figure, and it is worth noting that the required rates of construction to achieve this objective haven't been achieved since the post war period. Most in the development industry believe that a new Labour government will therefore have to act quickly to bring forward development. In their manifesto Labour outline that they will bring back mandatory housing targets, coupled with a 'strengthened presumption in favour of sustainable development' and these could be the main tools a Labour government would use to increase house building in the short term. It is also interesting to note that on a number of sites where we have agreed option or promotion agreements with

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

developers, the developers are already talking about starting to work up planning applications in anticipation of these changes.

Any readers currently involved in the planning process will know how challenging and slow the application process can be and Labour do talk about funding additional planning officers. Whilst I am sure this will be welcomed by all, the lead in time will be slow and local politics also has a bearing – on this point, Labour highlight that ‘where necessary Labour will not be afraid to make full use of intervention powers to build the houses we need’.

Over the longer-term Labour are planning a new generation of new towns and we believe that there are already direct discussions with developers regarding potential locations. Whilst new towns will deliver more supply, we know from other large schemes that we are involved in, that the lead in time from inception to delivery is very long. It is therefore unlikely that any significant contribution to the 1.5 million new homes will come from new towns in the first parliament of a new Labour government but perhaps the general policy thrust will help to bring forward consents on other large urban extensions/garden villages already in the system. There has been considerable chatter within the land and development industry about the possible use of Development Corporations and compulsory purchase associated with large development schemes. Labour’s manifesto comments that they will ‘reform compulsory purchase compensation rules to improve land assembly, speed up site delivery, and deliver housing, infrastructure, amenity and transport benefits in the public interest’. This is certainly an area that will need to be monitored if Labour forms the next government.

Another key area of policy, which again has the potential to be divisive and controversial, is the review and potential release of some land from green belt designations. This may open up development opportunities in areas where development has previously been constrained.

Housing/development appears to be one area where Labour has displayed a degree of boldness and are seeking a mandate from the electorate to significantly increase development. It is likely that affordable housing and opportunities for first time buyers will play a significant role in future developments if Labour are elected but hopefully Labour will also realise that development leads to economic growth and therefore, that there is a benefit to working with the private sector developers and landowners that hold the key to meeting their policy aspirations.

I should also comment that we have deliberately not considered the potential taxation of development land sales in this Ponderings. There are others much more

qualified than me who can analyse the state of the nation's finances and the future commitments that are required in terms of welfare, healthcare and adult social care. Labour is putting a strong emphasis on growth and improved productivity to help fund these future commitments, but most commentators seem to point to a need for some increased taxation. Traditionally receipts from development land sales are seen as an easy target!

If Labour do form the next government as expected, then there may be some opportunities created if a step change in planning policy does follow, but there may also be challenges that need to be navigated/addressed. Please contact the Planning and Development team about any planning or development matter and we will be happy to help you.

*Peter Moore - Partner  
Planning & Development*



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## **Thrapston Forthcoming Events**

**Thursday 4th July**  
Prime & Cull Sheep

**Saturday 6th July**  
Store & Breeding Cattle, Sheep & Pigs  
Smallholders Sale  
Hollowell Steam 2024 - Auction

**Wednesday 10th July**  
Online Timed Auction Starts - 12 noon  
*See main advert for further information*

**Thursday 11th July**  
Prime & Cull Sheep

**Saturday 13th July**  
Store & Breeding Cattle, Sheep & Pigs

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

## REPORT FOR THURSDAY 27TH JUNE

### 204 Prime Lambs

Trade back on the week alongside all other outlets. Quality is continuing at strong premiums. SQQ 340.24p/kg. JA & P Dickinson topped the day with 49kg Texels to £174 or 355p/kg, their 46.5kgs sold to £161 and 46kgs to £158.

**Highlights** - WF Knight & Son continue with best end Continental lambs seeing 42.5kgs to £145 and their 40.5kgs to £143; R Swinfen & Sons had another top draw of best Texel crosses seeing 41.5kgs to £144 for two pens; I Birden saw a smart draw of Dutch Spotted cross lambs at 42.5kgs selling to £144, JI & JA Claypole hit the same highs with their Texel cross Cheviots for 42kgs.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
338p	£130.00	337p	£128.00	337.3p	£129.17
<i>Mediums (39.1 - 45.5kg)</i>					
353p	£145.00	326p	£132.00	340.8p	£140.20
<i>Heavies (45.6 - 52kg)</i>					
355p	£174.00	343p	£158.00	348.4p	£164.17

### Cull Ewes & Rams

Trade unchanged on the week with demand still high for culls. All in average £105.38, just as high as it has been for the ewes. SJ Leedham topped the day with Texel ewes to £136 for lean meat; TJ Collins & Sons saw a smart trade for lean meat Charollais ewes; I Sargent saw their Texel ewes to £124; Cambridge University Farm saw a strong entry of Mule ewes forward with the best trade for lean meat at £125. All ewes sold over £85.

To	From	Average
£136.00	£85.00	£105.38

#### **B&R Jones Farming**

- **Fencing - livestock, electric, rails, stiles, gates**
- **Hedgelaying**
- **Livestock services, including all sheep work such as shearing, crutching, worming, foot rotting. Can provide handling pens but happy to work with your equipment**
- **General farm services including flailing, grass harrowing, loader work, field maintenance**

Brian (07866631047) & Ruth (07487848961) Jones  
Email: [brjonesfarming@gmail.com](mailto:brjonesfarming@gmail.com)  
[www.brjonesfarming.uk](http://www.brjonesfarming.uk)



## 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 13th July 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

For further information contact Andrea 07866 803798 [Andrea@fcn.org.uk](mailto:Andrea@fcn.org.uk)

### NOTICE

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



**PRE EVENT DINNER**  
**PRE EVENT FARM TOUR**  
**SEMINARS & MARKETING**  
**SHEEP BREED SOCIETIES**  
**COMPETITIONS** INCLUDING NEXT GENERATION SHEPHERD OF THE YEAR & TORNADO FENCING COMPETITION  
**TECHNICAL & POLICY INFORMATION**  
**ENVIRONMENT & CONSERVATION**  
**TRADE STANDS**  
**WORKSHOPS**  
**SHEEP DOG SALE**

**NSA** [www.sheepevent.org.uk](http://www.sheepevent.org.uk)

# SHEEP EVENT

UK Sheep Farming: A positive future

**Tuesday 30th July 2024**

THE THREE COUNTIES SHOWGROUND  
MALVERN, WORCESTERSHIRE, WR13 6NW

9:00AM - 5:00PM

EARLY BIRD  
TICKETS £18.75  
BOOK ON  
WEBSITE

Free entry  
for NSA  
members

[www.sheepevent.org.uk](http://www.sheepevent.org.uk)

A company limited by Guarantee, Registered in England, Registration No. 37818,  
Registered charity in England and Wales (249255) and in Scotland (SC042853)

Further information from the website or organiser Helen Roberts:  
T: 01691 654712 M: 07976803066  
[helen@nationalsheep.org.uk](mailto:helen@nationalsheep.org.uk)

## REPORT FOR FRIDAY 28TH JUNE

### **Thrapston Collective Machinery Sale**

Another busy sale this month saw 800 lots go under the hammer, no large tractors this month but a large selection of Trailers sold extremely well, along with a range machinery. More call for smaller items this month in the miscellaneous section. If you have something to sell, we have some excellent buyers that travel many miles to the sale to purchase all types of machinery and effects.

### **Some of the prices achieved**

£4,100.00	I/W Stock Trailer
£2,900.00	I/W Flat Trailer
£2,850.00	I/W Stock Trailer
£2,800.00	Yamaha Jet-ski
£2,300.00	McConnel Hedgecutter Head
£2,100.00	Combi Crush & Weigh Cells
£2,000.00	Box Trailer
£2,000.00	Grey Fergy Tractor
£2,000.00	Bomford Hedgecutter
£1,300.00	Brian Jones Transport Trailer
£1,200.00	Volvo XC90
£1,160.00	Cub Cadet R-O-Mower
£1,100.00	I/W Hb505 Horse Box
£1,100.00	T/A Grain Trailer
£1,050.00	I/W T/A Builders Trailer
£1,050.00	Topper
£1,000.00	Site Office
£1,000.00	Fourtrak
£1,000.00	Fourtrak
£950.00	Fordson Major Tractor
£850.00	Skeleton Trailer Red
£850.00	I/W HB505 Horse Trailer
£850.00	Grain Trailer
£800.00	JD R-O-Mower
£770.00	Bucket
£600.00	Quad Bike
£580.00	Bale Spike
£550.00	Shredder Pto Driven
£550.00	I/W S/A Trailer
£520.00	Boats & Trailer

## **REPORT FOR SATURDAY 29TH JUNE**

### **Store & Breeding Cattle**

Two Cows that had run with the bull from SL Fletcher sold to £1190 for a 69 month Angus cow and £1180 for a 45 month Lincoln Red cow.

An entry of Blonde steers and heifers from Northen & Son sold to £1550 for a 26 month heifer with others £1380, £1370 and a £1000 to average £1336 and £1410 for the steers aged 15 months from £1040 to average £1211; 5 month Angus steers sold to £370, an 8 month Belted Galloway bull sold to £425, 6 month Belted Galloway heifers sold to £385; 17 month Holstein steers sold to £820, 16 month British Blue steers sold to £820; RD Holland sold 12-16 month Limousin steers to £1030 from £790 and 8-16 month Limousin heifers to £880 from £770; Two 16 month Simmental steers sold to £1050. A good entry for the time of year. More are needed to fulfil the buyers requirements.

### **Store & Breeding Sheep**

**Store Lambs** - a real show of quality forward this week with S Goodship topping at £127.50 for Romney Charollais, with a following pen at £124; R Martin topped at £112 for Texel ram lambs.

**Ewes & Lambs** - E Burton saw a smart draw of Shetland cross ewes with theaves and singles to £70 a life and broken mouthed ewes with doubles to £48 a life.

**Feeding Ewes** - driving just as hard as the cull trade, Heleben Settlement topped the day with Texel ewes to £122.50 and Mules to £97; R Martin saw the trade of the day with Charollais ewes of small frame to £117. True feeding Suffolks to £97 and £92, with the same home seeing Jacobs to £55 and Herdwicks to £44.

### **Goats**

A Surprise today, two Pygmy x goats turned up, a yearling wether sold to £50 and a 4 month Billy to £15.

### **Equine & Tack Auction**

In the equine section prices sold to £1890 for young unbroken Connemara Filly, a 12 year old Section A Gelding sold to £997.50; Coloured Cobs sold to £945, Section A types sold to £525, a young grey Gelding Cob type sold to £441, and a Shetland Stallion sold to £136.

The tack sale saw a very good clearance with all sorts on offer to include saddles, bridles, rugs, brushes, and plenty of whips. A great place to come and purchase some bargains. The next sale is the end of August. Contact us for more information.

## SATURDAY 6TH JULY

### STORE & BREEDING CATTLE

#### Webb Hatherley Livestock

20 Aberdeen Angus x Steers & Heifers

7-9 Months

#### C E Hancock & Son

18 Store Cattle

15-25 Months

#### S A C Holgate

32 Store Cattle

17-27 Months

### PIGS

#### H Harbour

1 Large White Sow with a Litter of 7 Piglets

2 Years

### DONKEYS

#### F Sleightholme

1 Young Male Donkey

10 Months

### HORSES

#### M Mackley

**Sampson** - 14.2hh Gelding, 9 years old. Beautiful mover on the flat. Jumps courses 80cm over show jumps and cross country fences. Has done unaffiliated competitions, hunter trials, fun and beach rides. Snaffle mouth. Forward going. Hacks alone or in company. Good in traffic. Clean legs. No lumps/bumps/sarcoids. Would suit teen/young adult. Not spooky, jumps fillers and goes into water. Works on the bit in all 3 gaits. Good to shoe/box/clip.

### NOTICE

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

### 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.



## DATE FOR YOUR DIARY

**Friday 19th July**  
Farm Dispersal Sale at Lutton  
*Further details coming soon*

## NOTICE

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

## FOR SALE

Willoughby Static Caravan - Herald 28 - 28' x 10'  
Free on collection, can help load. Contact Thomas on 07860 577596

## LAND FOR SALE

SPLASH LANE, CASTOR, PETERBOROUGH  
In all about 37.46 acres (15.16 hectares) of permanent pasture with the potential for environmental uses.  
For sale as a whole. Please contact  
Verity Garlick at [verity.garlick@bletsoes.co.uk](mailto:verity.garlick@bletsoes.co.uk)  
for further information.



## LAND TO LET

### CASTOR, PETERBOROUGH

Approx. 5 acres of Permanent Pasture at Castor, Peterborough available on a short term Farm Business Tenancy agreement or Grazing Licence.  
For more information, please contact Verity Garlick at [verity.garlick@bletsoes.co.uk](mailto:verity.garlick@bletsoes.co.uk)



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)



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## Thrapston 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

Quantity of second hand telegraph poles, various sizes from 6M to 11M,  
all stripped and clean of metal. Based near Peterborough,  
Loading Available, Buyer Collects, All Enquiries - 07753 119451

## UK Challenge Event – 27 – 29 June 2024

Thank you everyone for your support and sponsorship for the UK Challenge Event which took place last week. David, Ellen and Thomas Bletsoe took part in the BDFA Team and were challenged across 7 stages over 3 days and nights with physical, mental and organisational challenges. It was a tiring and challenging few days but also great fun (looking back, maybe not always at the time).

Team BDFA was a charity team running for the Batten Disease Family Association, one of the charities supported by the Beefy Foundation. The team was made up of family members directly affected by Batten Disease and in particular running for 3 very special girls. We were so proud to be running for the BDFA who have helped us as a family with our journey through this terribly cruel condition.

After all the stages we finished 34<sup>th</sup> out of 70 teams and won the prize for the most funds raised by an individual team. Thank you so much to everyone who sponsored us, which really helped to motivate us through the darker moments of the challenge. I have never run so far, on so little sleep, but will never forget the challenge and have formed very close and special links with other amazing families struggling through the Batten Disease journey.

As a team we have raised over £9,000 before gift aid is added on, which will make such a difference to a small charity like the BDFA. We are so appreciative of everyone who has helped us. If you wish to support, you can still sponsor us at

<https://www.justgiving.com/page/david-bletsoe-1714310611592>

(justgiving.com). All the funds raised will be given by the Beefy Foundation to the BDFA.

Thank you.



THANKS TO OUR SPONSORS:



# PRE- HARVEST FARMER'S BRUNCH

## FREE EVENT

We're excited to extend a warm invitation to all our hardworking local farmers for a special pre-harvest gathering.

It's time to enjoy some good food, and gear up for the busy harvest ahead

**THURSDAY, JULY 11TH,  
FROM 10 AM TO 12 PM**

**YELVERTOFT READING ROOM**

**BOOK ONLINE OR  
EMAIL TO RSVP**



Please include any dietary requirements when booking

YOUR HOST: MILLY FYFE FROM ORCHARD FARM



RSVP TO: [HELLO@MILLYFYFE.COM](mailto:HELLO@MILLYFYFE.COM)

[WWW.NOFUSSMEALSFORBUSYPARENTS.COM](http://WWW.NOFUSSMEALSFORBUSYPARENTS.COM)



## ONLINE TIMED AUCTION

### Vehicles, Garage & Horticultural Equipment

Starts: Wednesday 10<sup>th</sup> July at 12 noon  
Finishes: Monday 15<sup>th</sup> July from 12 noon



### Approx 400 Lots to Include:

5 x LWB & SWB **Land Rovers** & Spares, Garage Equipment, Welders, Near New **Eurotek** Wheel Balancer & Tyre Changer with Tyres, **Howard Price** Self-Propelled Gang Mower, New & Used Garden Lawnmowers, Garden Strimmers, Blowers & Hedge Cutters. (*Makers include **Etesia, Grillo, Stihl, Countax, Mountfield, Honda, Hayter***)  
Indian Stone, Bricks, Slates & Paving. New Timber, Posts, Edging & Feather Boards,  
2017 4Ton Four Post Garage Lift, Heavy Duty Racking.  
2012 **Peugeot** Transport Van with Beaver Tail.  
2003 **Iveco** Dailey Unijet Van with Cherry Picker/Access Platform  
2017 **Mercedes** Sprinter Van, Twin Axle **Ifor Williams** Plant Trailer

**on behalf of W & A C Brooke-Clarke**  
**Medbourne, Leicestershire**

# Bletsoes

— EST. 1881 —

## COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre  
Haldens Parkway  
NN14 4QT

**Friday 26<sup>th</sup> July 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 16<sup>th</sup> July to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450



# Bletsoes

— EST. 1881 —

Unofficial Eastern Region Early Breeders'

## **SALE OF PEDIGREE SOUTHDOWNS**

**Saturday 27<sup>th</sup> July at 12.30pm**

*Judging at 11.30am*

**To include MV & Non MV Sections**

Entry Forms are available by request or online

All Entries **MUST** complete and return an Entry Form

***Entries Close Sunday 14<sup>th</sup> July***

For further information contact Alastair Brown – 07885 804450

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

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TWO DAYS OF TRADITIONAL ENTERTAINMENT FOR ALL THE FAMILY

# HOLLOWELL

**STEAM 2024**

**35TH YEAR**

**AND HEAVY HORSE SHOW**

**Saturday 6th & Sunday 7th July**

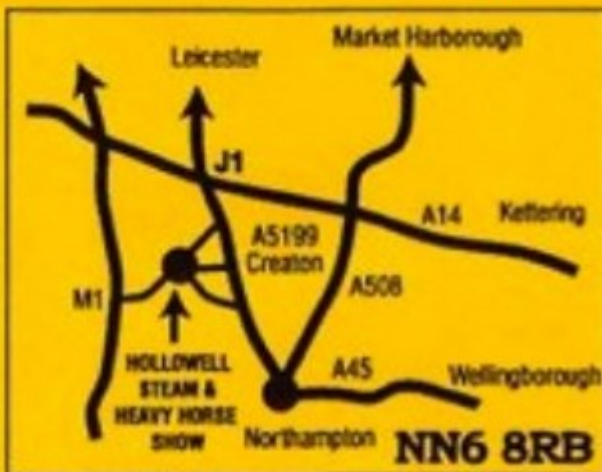
*Supporting local Charities & Good Causes !!!*

**Saturday Only**

**Auction 10am**

**Sunday Only**

**Dog Show 10am**



**Entry Prices:**

**Adult £12.00**

**Children (5-16) £6.00**

**Children (0-4) Free**

**OAP £9.00**

**[www.hollowellsteam](http://www.hollowellsteam)**