

The Market Report

Professional Ponderings - March 2026

In January of this year, the UK Government set out its final policy position on updates to the Minimum Energy Efficiency Standards (MEES) for the private rented sector (PRS). Following consultations in 2024 and 2025, the final position now gives Landlords and Agents alike the opportunity to plan and meet the new standards by 1 October 2030.

The main changes will be to raise the minimum energy efficiency standard required for the private rented sector, from an EPC Band E to an EPC Band C and to change the way in which property energy performance is assessed by using multiple metrics rather than the current single metric. It is anticipated that EPCs featuring the new headline metrics will be introduced in the second half of 2026.

The final policy position contains the following main changes:

- to introduce a single compliance date of the 1st October 2030 for the new standards
- to use a Dual Metric standard when assessing a property, with a Fabric Performance standard (i.e. windows & insulation) and either a Heating System standard or a Smart Readiness standard (i.e. solar panels).
- raising the cost-cap to £10,000 with a 10-year validity period for exemptions, if more than £10,000 would need to be spent on upgrades.

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

Oakleigh House, Thrapston,
Northamptonshire NN14 4LJ

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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.



- allow for properties with a current EPC C to be recognised as compliant under the future standard until the current EPC expires. This includes private rented homes graded C or above against the Energy Efficiency Rating (EER) on EPCs produced before 1 October 2029
- increasing the number of exemptions available and amending current exemptions
- Short-term lets will not be included within the scope of PRS MEES regulations, with more engagement required before any further consideration

Further information can be found via the following web address [Improving the energy performance of privately rented homes: 2025 update - GOV.UK](https://www.gov.uk/government/news/improving-the-energy-performance-of-privately-rented-homes-2025-update)

It is also worth noting that Landlords can still apply to the Boiler Upgrade Scheme, with grants available of up to £7,500, dependent on heating equipment used.

As an active member of Propertymark Bletsoes are kept abreast with full details of any changes in legislation put forward by the UK Government, and this information will be made readily available to our landlords. Just another reason to use Bletsoes Lettings Team for all your rental property needs, providing accurate and up to date information helping landlords always stay compliant.

If you would like some more information on the types of service the Bletsoes Lettings Team offer, then please do get in touch and a member of the Team will be more than happy to help.

Teresa Mutton MARLA
Residential Lettings Manager



NOTICE

To ensure your entries are listed in the Saturday Store Sale Catalogue, please book in your stock by 3.30pm on Friday.

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Thrapston Forthcoming Events

Thursday 5th March

Prime & Cull Sheep

Saturday 7th March

Smallholders

Store & Breeding Cattle, Calves, Sheep, Goats & Pigs

Single Vendor Poultry Sale - 1pm

See main advert for further information

Thursday 12th March

Prime & Cull Sheep

Saturday 14th March

Store & Breeding Cattle, Calves, Sheep, Goats & Pigs

Wednesday 18th March

A Genuine Sale of Surplus Agricultural Machinery

Walworth Farm, Southam CV47 2SR

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

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, and you will be charged if you haven't signed it. It is in the Market Office!

REPORT FOR THURSDAY 26TH FEBRUARY

108 Prime Hogsgs - Auctioneer Jake Wagstaff

Numbers short of demand with a strong trade forecast. All weights saw a lift with the SQQ at 339.53 and overall average at 317.38. Guilford & Sons topped with Texels to 379p/kg and A Taylor topped overall at £178 for 57.5kg Continentals.

Highlights - W Hammond saw a smart showing forward with their usual stamp of Beltex at 39kgs selling to £138, with 45kgs to £153.50 and 47kgs to £165. P A Wilford saw a smart meated run of Continentals at 45kgs to £147 and Suffolks to £145 at 44kgs. Grange Farm penned best meat Texels at 40kgs selling at £145 and 52kgs to £158.50. R W Spencer topped with Texel mules at £175.50 for 68kgs.

To		From		Average	
Standards (32.1-39kg)					
379p	£138	338p	£121	349p	£131
Mediums (39.1 - 45.5kg)					
363p	£153	327p	£129	337p	£141
Heavies (45.6 - 52kg)					
351p	£165	282p	£145	308p	£151
Over 52kg					
310p	£178	229p	£155	281p	£163

27Culls - Auctioneer Jake Wagstaff

Same story as the Hogs numbers short for demand with an average of £141.14. Grange Farm topped to £179 for Texel crosses and £166 for Suffolks. A Taylor saw Texel with lean meat to £160.50. Mowsley Hills Farm saw their usual stamp of Lleyns fly to £150 and £148. All meat sold at £130 plus with leaner feeding sorts £120 plus.

To	From	Average
£179	£120	£141

Lambing Assistant Required

12th - 30th April
In Aldwinckle

Please contact Karen
Home Answer machine 01832 720288
Whats App message 07719530907

REPORT FOR SATURDAY 28TH FEBRUARY

183 Store Cattle - Auctioneer Jake Wagstaff

G Hartley Webb started the day with a well fleshed Hereford barren cow selling to £1900. S F & J H Wagstaff saw their 6 year old Simmental stock bull for sale through no fault of its own fly to £3400.

A serious day of quality in the pens this week on the stores with runs from several farms an absolute credit to them and focusing the buying power ringside.

B C & M B King drew their usual stamp with a well grown run of Blonde cross steers forward at 11 months and TB4 the first two pens sold to £1900 with followers at £1710 and £1700. W B K Smith & Son followed well with a well grown run of Simmental steers at 11 months topping to £1900 and £1890 with their heifers selling well at £1540 and £1500. J O Williams saw a first time showing in the stores with 12 month steers selling to £1360 and heifers to £1280. G B Sewell & Partners saw a welcomed return with Blonde heifers at 13 months flying to £1740, with their bulls at £1540. R A Ford continue their run of South Devon cross Angus with a full run of heifers this week at 10-11 months and reg sires selling to £1310, £1270 and £1150. M Holben had their first draw of the season with a flying start at £2000 for best shape Blue steers at 13 months, followed with similar goods selling to £1900 and £1700.

O Brewin saw a flying trade for quality with Charolais cross steers at 10 months soaring to £2000, their Limousin heifers at 9 months sold well to £1410. Corney & Sons continued their run this week with Limousin steers at 11 months topping to a fantastic £2080. J Bottesch continued this weeks trend of quality seeing Limousin steers at 14 months fly to £2380, with a serious run following at £2120, £2120, £2020 and £2000. C R & S M Barnwell drew a frame prize this week with a uniform run of Blue cross steers at 18 months selling to £1980, £1940 x 2 and £1900. J C Kirbyshire saw their usual stamp of well grown steers forward with Hereford crosses to £2180 at 22 months and Simmental at 20 months to £1880. A J Moulding drew another run of heifers this week with a stronger showing forward, Angus heifers at 25 months topped to £1840 with Simmentals at 24 months flying to £2080.

NOTICE

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

Cade Lambs - Auctioneer Richard Spendlove

Demand still strong for Cade Lambs with a big entry forward. Hyde Lane Farms taking the top spot with lambs to £55 from £52. New Vendor P F Baker had a great trade with their Continental x lambs to £53 from £52.

Pigs - Auctioneer Richard Spendlove

Mini One Plant Hire Ltd presented a selection of Large White's strong Gilts to £63 from £50, Boars £48. In Pig Sows £50.

181 Store Sheep - Auctioneer Jake Wagstaff

Store Lambs - shorter numbers with no drop in demand averaging £126.28. P R Rogers topped at £144.50 for short term Texel crosses. J K & J M Breare saw a flyer with Southdowns to £140. W G Childs & Son penned their usual stamp with Texel crosses selling to £140, £136 and £134. All well grown frame just needing further finishing. J E J Harrison & Son topped their uniform run of Lleyns to £130, with followers at £129 and £128.

All Mid to big framed lambs sold above £122. Smallest frame lambs were £90 to £115.

Feeding Ewes - C Smith Topped with a shearling Texel ram at £190.

P D & PA Roff Texel crosses with meat to £166 and Suffolks to £151. J K & J M Breare topped their thick Dorset ewes to £162 with cross bred to £158 and £151. W G Childs & Sons saw a lean meat run of Continentals selling from £80 to £127, frame depending.

Thrapston Market Report 2026 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 an advert,
please contact Hanneke Soans on 01832 732241 or hanneke.soans@bletsoes.co.uk

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

CONGRATULATIONS TO CHRIS

We are delighted to confirm that on Saturday 28 February 2026, our Senior Partner Mr Christopher Bletsoe celebrated his 90th birthday. Although Chris has experienced a few health problems of late, he hosted an open day for family at his home on Saturday which provided a good opportunity for a catch up.

As many of you will know, Chris dedicated his working life to our firm and was noted throughout the region for his sound technical expertise and knowledge and his relentless pursuit of a good result for his clients.

Chris also sold in Thrapston Market over many years and in his heyday was noted as an excellent Auctioneer.

Over the years the rest of us at the firm have tried to follow his example of constantly building on our technical knowledge and experience with a view to achieving the best possible result on behalf of our clients.

Congratulations Chris on achieving your milestone birthday and we all look forward to seeing you again on our weekly online Teams meeting and office social gatherings.

Alistair Brodie

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SATURDAY 7TH MARCH

CALVES

J E G James

1 British Blue Bull	3-4 Weeks
3 Aberdeen Angus Bulls	3-4 Weeks
1 Aberdeen Angus Heifer	3-4 Weeks
2 Holstein Friesian Bulls	3-4 Weeks

STORE CATTLE

Keyston Farms - TB4

1 Devon x Heifer	33 Months
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Stimson Company

2 British Blue Heifers	13 –20 Months
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GOATS

Fenland Goats

2 Boer Nannies with 3 Nanny Kids at Foot

S Shah

1 Boer Nanny with Boer kid at Foot

PIGS

C Banks & S Squibb

4 Pietrain x Saddleback Weaners	9 Weeks
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K Ives

6 Saddleback Weaners	8 Weeks
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STORE SHEEP

Stockyard Farm

14 Suffolk x & Texel x Ewes with Texel Lambs at Foot

D Stanley

5 Hebridean Ewes 3 Years
In lamb to Dutch Spotted Due April
2 Hebridean Hogs
1 Dutch Spotted x Hogg
1 Dutch Spotted Ewe
In lamb to Dutch Spotted Due April
3 Mule Feeding Ewes

Bletsoes

— EST. 1881 —

Saturday 7th March – 1pm

at Thrapston Livestock Market

A Single Vendor Poultry Sale

A Selection of over 300 birds available to include Wyandottes, Orpingtons, Booted Bantams, Guinea Fowl, Old English Game, selection of Ducks and Toulouse, Pomeranian and Sebastopol Geese & Turkeys

A full list of entries will be available online or sent by request



on behalf of Luke Smith

Held in accordance with current APHA Rules

Agricultural & Development
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THRAPSTON LIVESTOCK MARKET SMALLHOLDER SALE

*Start: Produce at 9.30am, followed by
Hatching Eggs and Sundries*

SATURDAY 7TH MARCH

Market Road, Thrapston, Northamptonshire. NN14 4JU

For Further Information

please contact a member of the Market Team 01832 732241

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Is Grant Funding Available To You?

Join us to talk about Grant Funding that is available.

The Agricultural team will talk you through:

- Farming Equipment & Technology Fund (FETF)
 - Sustainable Farming Incentive (SFI)
 - Capital Grants



Thrapston Livestock Market, Café
Wednesday 11th March 2026, 3pm – 4.30pm
Tea & Cake provided

Places are limited. Please RSVP by Monday 9th March to secure your place.

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