

The Market Report

Professional Ponderings - October 2025

As per the latest Housing Insight Report from Propertymark to the end of July 2025, using data provided by Letting Agents across the United Kingdom; Tenant demand saw a rise in July 2025 compared to the previous month, but a continuing drop in demand over the year average. The average number of new property instructions per branch increased slightly in July 2025 with the average number of properties available for rent increasing during the same period.

Propertymark reports that demand continues to outstrip supply, with an average of just over 6 interested parties for each available property in July 2025. Data shows that rents remained static in July 2025 overall, and the average monthly rent in England was £1,398.

The Renter's Rights Bill continues to work its way through parliamentary process (slightly slower than first predicted). The Bill was debated by MP's on the 8th September 2025 when it returned to the House of Commons for what is known as the "ping pong stage" - when amendments made by the House of Lords are considered. Whilst some technical changes were accepted, the Government declared it was determined to continue with the main elements of the Bill, as shown below.

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

Oakleigh House, Thrapston,
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Jake Wagstaff: 07487 526803

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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.



- Abolish Section 21 “no fault” evictions
- Expand possession grounds, so properties can be reclaimed when needed
- Strengthening tenants rights & protections
- Giving tenants the right to request a pet
- Applying a Decent Homes Standard
- Creating a database to gather critical information for landlords, tenants and councils
- Introduce a new Ombudsman service
- Making it illegal to discriminate against tenants in receipt of benefits, or with children
- New enforcement powers for local councils
- NEW Proposal - Expanding and applying “Awaab’s Law” to the private rental sector

The Bill is due to return to the House of Lords on 14th October 2025 for its final stage, before becoming law.

As an active member of Propertymark, Bletsoes will be kept abreast with full details of any proposed legislation put forward by the UK Government , including the implementation of the Renter’s Rights Bill and this information will be made readily available to our landlords clients. Just another reason to use Bletsoes Lettings Team for all your rental property needs, providing accurate and up to date information helping landlords stay compliant at all times.

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
Residential Lettings Manager



ANNOUNCEMENT

Mary Joan Nottingham of Great Addington, peacefully passed away on
29th August 2025, aged 90.

Widow of Fred, companion of Brian and cousin to John. Sadly missed.

Thrapston Forthcoming Events

Thursday 9th October

Prime & Cull Sheep

Saturday 11th October

Store & Breeding Cattle, Calves, Sheep & Pigs

Thursday 16th October

Prime & Cull Sheep

Saturday 18th October

Store & Breeding Cattle, Calves, Sheep & Pigs

Wednesday 29th October

Thrapston Collective Machinery Sale

See main advert for further information

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

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,

REPORT FOR THURSDAY 2ND OCTOBER

746 Prime Lambs

Trade held fast for the meat with lean lambs once again hard sold. Typically lighter meat lambs are in demand with a majority showing of heavier finished lambs. SQQ 311.78p/kg JB Elkington topped at 352p/kg and C Major topped the day overall at £200.

Highlights - JB Elkington saw a flyer with 33kg Texel at 352p/kg with 45kgs to £149. DCR Daglish saw a flying trade for their Lleyms with meat 37kgs to £125. M Grange had another top showing of Easycare Blue Texels seeing 43kgs to £149. J Gowling & Sons topped their best bred Charollais crosses to £167 for both meat and shape at 49kgs with the same stamp of lambs at 53kgs selling to £169. C Major saw the trade of the day with a sterling show of texels with 68kgs selling to £200 and followers at 60kgs to £189.

To		From		Average	
Standards (32.1-39kg)					
352p	£125	297p	£110	312p	£116
Mediums (39.1 - 45.5kg)					
348p	£149	293p	£120	311.6p	£135
Heavies (45.6 - 52kg)					
341p	£167	292p	£137	308p	£148.40
Over 52kg					
325p	£200	255p	£136	287p	£153.50

183 Culls

Meat and weight continue to fly with feeding sorts looking far harder sold on the week. Averaging £120.43. J Gowling & Sons topped the day with a best shape big framed Texel Ram selling to £214. P Cawley saw a smart show of Texel cross ewes topping to £196 and £191. WF Knight & Son saw their usual stamp of Continentals forward seeing shape and meat to £184 and thicker sorts to £160. GWM Farms drew a smart run of Continental and Texel Ewes with best shape meat to £179.50 and £175. Mowsley Hill Farms topped their meat Lleyms Ewes to £164.50. Guilford & Sons saw the best of the mule trade with meat ewes to £140. All meat sold over £125 with leaner sorts at £97 to £110. True feeders were £50 to

To	From	Average
£214	£46	£120.43

REPORT FOR SATURDAY 4TH OCTOBER

Pigs - Auctioneer Richard Spendlove

A well bred 8 month old Berkshire Boar from M Keymer made £95. Micro pig boars from R Shute made the journey from Kent worthwhile selling for £50 each. A Pittom sold Native bred Boars to £70. Store pigs £30 to £60 depending on size and breed.

Goats - Auctioneer Richard Spendlove

A large entry of goats with the start of a dispersal from GWM Farms Ltd with their scanned in kid Pygmy nannies topping at £135 from £120. Dairy bred yearling nannies to £85 from £79. Smaller stores to £72 from £40. Top honours of the day went to T Lucas for their Pedigree Toggenburg nanny to £168.

Calves - Auctioneer Richard Spendlove

Calves from JEG James lead the way topping at £500 for a British Blue heifer (1 month 11 days old) others £440 from £360 and their Bulls to £480 from £435 (all around 1 month old). Aberdeen Angus from the same home to £330 for Bulls and £295 heifers. Sunbeam Farms presented their first batch of the season saw their 1 month old British Blue Bulls top at £480 from £400, heifers £390 from £375. F H Pullin saw their named sire Aberdeen Angus (21 – 25 days old) to £270 from £265 and a heifer £200. Ayrshires from the same home to £125 from £85.

Equine - Auctioneer Richard Spendlove

A good entry of horses and ponies saw trade top at £1,250 for Annie a 12 year old cob. Ernie an 8 year old Mule sold for £250. A Palomino and White Shetland Stallion sold to £750.

Camelids - Auctioneer Richard Spendlove

An unexpected entry of 3 Female Alpacas sold for £170. Please help us to help you by letting us know if you intend to bring stock to the market, so that we can advertise accordingly to ensure stock is sold to their full potential.

Smallholders Sale - Auctioneer Richard Spendlove

Produce -

A small entry of eggs with a tray of Pekins £5 and 10 Copper Black Marans £5. Boxes of Apples £4.

REPORT FOR SATURDAY 4TH OCTOBER (CONT)

Sundries

Feed bins £20. Compressor £22. Chainsaw £20. Pigeon Trap £32. Qty pet dishes £13. Nets of Kindling £5. Plastic storage boxes £5. Rolls of plastic windbreak netting £15. Bundles of 20 Electric fence stakes £10. Lamb milk feeder £25. Sheep Troughs to £48. Sheep hurdles to £20 each from £19. Chicken Coop £10. Cordless sheep shears £75. Dog Box £80. Sheep Ring Feeder £105. Pony Trap £200.

Poultry

A Single Vendor Poultry sale on behalf of Anglia Poultry. **ALL SOLD PER BIRD.** Buff Orpington Pullets to £40. Goldline Pullets £20 from £12. Black Rock Pullets £20. Bluebell Pullets £30. Blue Eggs Laying Pullets £18. Call Ducks to £45 from £38. Cream Legbar Pullets £42. Indian Runner Ducks £30. German Owl Pigeons £20. Shamo Game Hen £80 from £55. Ko Shamo pairs to £40 from £30. Cuckoo Maran Pullets £35. Saxony Ducks to £40. Muscovy Ducks to £40 from £25. Pekin Pullets to £45 from £30. Fulvus Tree Duck £40. Blue Winged Teal £40. Emperor Geese £150. Guinea Fowl Keats to £20 from £12. Embden Geese to £65 from £60.

We have a **Single Vendor Poultry sale on 1st November** on behalf of Richard Hedges as part of a genuine reduction sale of his Poultry and Waterfowl. Further details to follow.

370 Store Sheep - Auctioneer Jake Wagstaff

A mixed entry forward with some stand out top quality but not the recently seen runs.

Store Lambs - CA Freemans topped the day with a smart showing of Texel and Beltex ram lambs selling to £150. L Morris topped their texels to £129.50. J Woodbridge & M Wallis saw well grown big frame lambs to £125 for Texels and £123 for Border Leicester crosses. PG Kettle topped at £119 for Southdown cross Hampshire ram Lambs. M Towler saw a well grown run of Lleyns lambs forward seeing highs of £118.50 with followers at £115. GJ Nichols topped their Texel mule lambs to £98 with followers at £85. Shorter term Hopper lambs sold £105 plus with mid term lambs £85 to £99. Longest term lambs were £48 to £65.

Feeding Ewes - A Harrod topped the day with Texel rams to £228 big framed, meat and shape. R Walvin saw Jacob ewes to £142 for meat. Lean meat sorts sold around £100 with true feeders in the £70's. Chanciest sorts sold early £50's.

Breeders - Tunnel Hill Farm topped with Texel shearling rams to £202. N Finch saw their 6 tooth Texel cross ewes sell to £177 with followers at £149, their full mouth mule ewes saw a strong trade at £138. Webb Hatherley livestock topped at £152 for Suffolks Theaves and £150 for mule Theaves all had lambed. PA Robinson saw Charollais cross double Theaves that had run with the ram forward selling to £148. R Laban saw their Dutch Spotted cross 6 tooth ewes sell to £142 and £136.

Breeding and Store Cattle - Auctioneer Jake Wagstaff

Cows & Calves - Aberdeen Angus second Calvers with heifers calves at foot sold to £1700, A Pittom penned a smart run of genuine Pedigree Belted Galloways PD'd back in calf 5 months with bull calves at foot selling to £1480 with the heifer outfits topping to £1680.

Barren Cows - another unbelievable week with a trade hard matched in the country. Knox & Burman topped the day with an outstanding British Blue cow at 11 years old non farm assured selling to £2940! With Charolais off the same farm coming to £2360 and leaner Blue Crosses to £1890.

Store Cattle - R Booth started the day with younger cattle seeing Hereford heifers at 7 months old sell to £690 and £680. Knox & Burman topped with a Limousin bull at 11 months selling to £1420. LA & PL Ellis & Gottschalk saw their 10 month old Blue Cross Steers to £950. RA Bounds saw their first draw of best frame Hereford Simmental Steers at 18-20 months with the top end selling to £2070, closely followed at £2040 and £1960. R Martin saw their first draw of the season with Charolais at 23 months topping to £2100, with British Blue steers at 25 months selling to £1780 a matching bunch of Blue heifers at 16 months sold to £1140. RA Ford penned their usual stamp of South Devon steers well grown at 17 months selling to £1760. JP Watts continued their draw this week with their Limousin heifers with a strong following selling to £1720 at 18 months. A&I Fraser penned a smart shape run of Limousin and Charolais seeing their steers top to £1900 for 16 month old Limousins with their heifers to £1460. M Skinner saw their Simmental steers in forward condition with big frames sell to £1930 at 17 months with followers at £1910 x 2 and £1890.

NOTICE

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

SATURDAY 11TH OCTOBER

CALVES

Chellington Partners

23 British Blue, Aberdeen Angus & Hereford Bulls & Heifers 2-3 Weeks

JEG James

2 British Blue Bulls 2 - 3 Weeks
9 Aberdeen Angus

Sunbeam Farms TB4

7 British Blue Bulls 4 - 6 Weeks
2 British Blue Heifers 4 - 6 Weeks
1 Aberdeen Angus Bull 4 - 6 Weeks

JO Williams

7 British Blue Calves 3 Weeks

STORE & BREEDING SHEEP

LA Hogue

30 Texel Mule Theaves
*Ran dry, BT vaccinated, Hep P,
Electric Fence Trained . Will be Golden Fleece and Bloom dipped*

Pentelow Farms

26 North Country Mule Theaves - 15 had lambs
Hep p, klik extra, Zolvix

PA Walker

16 North Country Mule Theaves
Ran dry, Hep p, Klik extra, Zolvix

GWM Farms

24 Texel x Flock age Ewes
All straight in the bag

AW & GM Rigby

25 Texel x & Dutch Spotted x Store Lambs

R Gunnett

13 Suffolk x Store Lambs

M Johnson

7 Store Lambs

STORE & BREEDING CATTLE

TN Thompson - TB4

3 Aberdeen Angus Steers
2 Aberdeen Angus Heifers

10 - 13 Months
21 & 27 Months

SJ Branson

38 British Blue, Simmental, Limousin, Charolais
Steers & Heifers
Suckler Bred

16 - 20 Months

Philipson Estates

12 Aberdeen Angus Steers
12 Aberdeen Angus Heifers

17 Months
17 Months

PJ Charles Livestock

14 Saler Heifers
6 Charolais Heifers
2 Limousin Heifers

17 - 18 Months
26 - 29 Months
26 - 29 Months

RA Bounds

14 Hereford x Steers & Heifers

18 -24 Months

MJ Skinner

3 Limousin x Steers
4 Limousin x Heifers

All 18 - 19 Months

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!

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.

Bletsoes

— EST. 1881 —

An Auction



of
Horse Tack & Equine
Sundries
on

Saturday 25th October at 1.00pm

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

Entries by Monday 13th October

NO entries will be accepted after this date

For further information contact Beth Kitchener 07736 143630

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— EST. 1881 —

COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre
Haldens Parkway
NN14 4QT

Wednesday 29th October 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 19th October to be included in the catalogue

Auctioneer in Charge: Jake Wagstaff 07487 526803

Bletsoes

— EST. 1881 —

Your Future Is Our Business



Rural
Property
Sales &
Purchases



Renewable
Energy &
Compulsory
Purchase



Business
Succession
Planning



Promotion &
Sale of
Development
Land



Livestock &
Machinery
Sales

Our experienced team is here to help you.

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

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