

STRATFORD LIVESTOCK MARKET

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BLETSOES

◆LIVESTOCK AUCTIONEERS◆

Chartered Surveyors, Auctioneers
and Estate Agents
Tel: 01832-732241 Fax: 01832-733807
www.bletsoes.co.uk
E-mail: market@bletsoes.co.uk

January Professional Ponderings

Development Update

LOCAL PLANS UPDATE

Local Councils are under increasing pressure from the Government to produce up to date Local Plans, designed to set out how much growth there will be over the coming years (housing, jobs and infrastructure) and where this growth should take place. Different Councils are at different stages in this process and it can be a tricky task keeping track of each Councils progress, or lack of it! For those of you who regularly read the monthly ponderings, Bletsoes cover a wide area including Northamptonshire, Huntingdonshire, Bedfordshire, Cambridgeshire and the surrounding counties. Whilst Councils such as South Cambs District Council have already finalised their Local Plan (in late 2018), others such as East Northamptonshire Council, Central Bedfordshire and Bedford Borough are due to have their Local Plans examined in 2019. Should these Local Plans be deemed 'sound' and 'legally compliant' by the Secretary of State, then it is possible that these Councils will have adopted Local Plans by the end of 2019.

BIG ENOUGH TO COPE - SMALL ENOUGH TO CARE

Oakleigh House
High Street
Thrapston
Northamptonshire
NN14 4LJ

For market advice and your entries for next week, please ring the office or out of office hours ring:
Brian Pile on 07778 970628,
Alastair Brown on 07885 804450,
Shaun Barron on 07969 097704,
Paul Goodwin on 07753 895716,
Claire Worth on 07801 337583.



Bletsoes is the trading name of Henry H Bletsoe & Son LLP. Henry H Bletsoe & Son LLP is a Limited Liability Partnership registered in England & Wales under Partnership Number OC37136B. Regulated by RICS. Our registered office address is: Oakleigh House, Thrapston, Kettering, Northamptonshire NN14 4LJ.

Fellows of the Central
Association of
Agricultural Valuers



Once adopted, Local Plans determine the growth areas for the life of the plan, however, it is worth noting that these plans will be subject to monitoring, to ensure that they are delivering development and they should always be underpinned by a *'presumption in favour of sustainable development'*, in line with National Planning Policy.

YEARLY OVERVIEW

The team at Bletsoes has had an extremely busy 2018, working on everything from small scale planning jobs such as new farm houses and conversion of farm buildings, right through to concluding the sales of large "strategic sites". During the course of the year, the team successfully sold land at Northampton for 142 dwellings, Willingham, Cambridgeshire, for 64 dwellings, along with land in Orwell for 49 dwellings and right at the death of 2018, Alistair concluded a deal on a ransom strip in Hertfordshire which is linked to the development of 1,100 homes. In addition to this, the marketing of land at Needingworth for 120 dwellings is about to reach a conclusion and land is currently under offer in Ramsey for 14 dwellings and North Crawley for 2 dwellings. The team also completed on the sale of 75 acres of land for employment development in Raunds, Northamptonshire.

2019 looks like being another exciting and busy year with the team getting involved in a number of new planning opportunities. Despite the fears over a slowdown in the property market, due to the dreaded BREXIT, we are still seeing a strong demand for small, medium and large scale development opportunities in the regions we operate within. Alistair and I will soon be introducing to the market a large scale development opportunity in Wellingborough for up to 600 dwellings and this may well be an 'acid test' for the market. We are intrigued to see how the housebuilders will approach this site.

As mentioned by Ginni Farbon in the November ponderings, the Government are focusing on bringing forward development between Oxford - Milton Keynes - Cambridge, known as the Brain Belt or Oxford Cambridge Corridor. With this, comes a window of opportunity for landowners and this has led to a spike in calls, as people are being approached by promoters and house builders eager to capitalise on the Government's drive to improve connectivity between the two cities. This government initiative is hoping to produce up to a million new homes in

the area by 2050, along with infrastructure to include a new express roadway link and the completion of east/west rail links, between the two cities.

It's not just the Brain Belt where the Government are pushing for new homes. The current Conservative Government was elected in 2017 with a manifesto pledge to meet the 2015 commitment to deliver 1 million homes by the end of 2020 and to "deliver half a million more by the end of 2022." Whether these numbers are achievable or just another failed target remains to be seen, however, the Bletsoes team will do our bit to deliver all forms of development on client land. So, if you have been approached by a developer/promoter or alternatively feel there might be an opportunity on your land, whether it's a single barn conversion, new agricultural dwelling or strategic urban extension, please do not hesitate to contact a member of the Planning and Development team, who will happily advise.

Happy New Year!

Tristan Peck

Development Surveyor

Forthcoming Special Sales

Friday 25th January at 10.00am

Thrapston Collective Machinery & Equipment Sale

Please forward your entries to Alastair

Tuesday 29th January at approx 11.30am

Collective Sale of In-Lamb Sheep

*Please forward your entries to Alastair, for
advertising & cataloguing purposes*

For further information regarding any of the sales

Please contact Alastair Brown - 07885 804450

REPORT FOR TUESDAY 8TH JANUARY

What a fantastic start to 2019 at Stratford market, with over 650 sheep entered and sold to include 502 Prime Hogs, 98 Cull Ewes and Rams and 54 Store Sheep. Trade in all sections strong from start to finish with all vendors leaving pleased with their returns and home for an afternoons work. More sheep could be sold every week at Stratford. To enter stock please call any of the team who will be happy to advise.

502 Prime Hogs

A great entry of hogs to start the year, with a strong trade throughout for all weights and types. Today 502 hogs sold to an **SQQ of 191p/kg** and **All In 189.5p/kg**. More are needed each and every week to fill growing buyers' requirements.

Super Lights (25.5kg-32kg) saw **M Rice** take the day's top pence per kilo at **218.3p** or **£65.49** for 30kg Continentals, with 32kg Suffolks from **WJ Barnett & Son** selling for £61.28 or 191.5p.

From		To		Average	
191.5p	£61.28	218.3p	£65.49	200.05p	£62.68

Lightweights (32.1kg-39kg) sold to **205p** or **£78.93** for 38.5kg Beltex from **RE Howe**. **Rex Taylor** sold 33kg Charollais to 194p or £64.02 with **D Parker** selling 37kg Texels to 191p or £70.67. Suffolks from **Andrew Taylor** at 37.5kg & 36.5kg both sold to 190p or £71.25 and £69.35. 36.5kg Texels from **D & A Kelly** sold to 189.5p or £69.17 with 38kg Texels from **WJ Barnett & Son** and **DJ Tomlin** selling to 189p or £71.82. **T Hill** sold 38kg Charollais at £71.44.

From		To		Average	
184p	£63.48	205p	£78.93	189.71p	£67.88

Mediums (39.1kg-45.5kg) saw **Sue Collett** top at **199p** for Blue Texels at 39.5kg, with Texels at 40kg from **D Parker** realising 196p equal to **M Ironmonger** for Texels at 42.5kg. 45kg Texels from Sue Collett sold to 195p again equal to M Ironmonger with 44.5kg Texels. 39.5kg Texels from D Parker sold to 195p with 44kg Charollais from **G & R Duckett** selling for 193.5p. **John North** sold 40kg Texels at 193p. Per head topped at **£87.75** for 45kg Texels from Sue Collett with 45.5kg Suffolks from **C & CM Ironmonger** selling for £87.36. M Ironmonger sold Texels to £86.78 at 44.5kg with 45kg Charollais from **Fred Heath** selling to £86.18.

From		To		Average	
187.5p	£74.66	199p	£87.75	191.14p	£81.62

Heavyweights (45.6kg-52kg) sold to **193p** for 46.5kg Texels from **M Ironmonger** with 46kg Suffolks from **OD Plunkett** selling to 192p. 46kg Charollais from **Pip Careless** sold to 190.5p with another pen from Pip at 47.5kg selling to 190p. **G & R Duckett** sold 47kg Charollais at 190.5p with 46kg Suffolks from **M Rice** selling to 190p. Per head topped at **£92.81** for 49.5kg Texels from **Sue Collett** with 52kg Suffolks from **RE Howe** selling to £92.04. 50.5kg Suffolks from Pip Careless sold to £91.91 with 49.5kg Suffolks from OD Plunkett selling for £91.82.

From		To		Average	
169p	£86.48	193p	£92.81	186.48p	£89.90

Overweights (52kg Plus) just one pen selling to **£86.73** for **John North** for 59kg Charollais.

From		To		Average	
147p	£86.73	147p	£86.73	147p	£86.73

98 Cull Ewes and Rams

A trade similar to pre-Christmas levels for a show of ewes well over double what was booked in, please call the team with all sheep for sale. Trade topped at **£79** for Suffolks from **KJ Ryland** with similar types from **Ted Mawby** at £76, Texels from the same home sold to £69. **James Keller** sold Suffolks at £66 with Texels at £66 from Ted Mawby. Mules today to **£65** from Ted Mawby with others to £63 from KJ Ryland and £61.50 from **J Page**. Rams today to **£68 twice**, for a Suffolk from **Andrew Taylor** and a Beltex from **Mick Hall**.

From		To		Average	
£7.00		£79.00		£57.28	

54 Store Hogs

Stores, a flying trade and more could easily have been sold to vendors' advantage. Trade topped at **£79.50** for Suffolks from **DM & A Andrews** with another pen from the same home at £72. **C & CM Ironmonger** sold Suffolks to £74.50 with others Suffolks from **Roger Righton** selling to £69.50. **Tristian Hill** sold Texels at £58.50. Long keep lambs all trading at £35-£50.

From		To		Average	
£30.00		£79.50		£64.88	

HAY, STRAW & FODDER SALE

Saturday 12th January
at

Thrapston Livestock Market

Please contact Alastair Brown on 07885 804450

Produce, Fur & Feather, Hatching Eggs & Miscellaneous items

The usual range on offer today, and trade strong throughout all sections. Take a look at the tables below to see the prices some of the items made, along with the variety on offer each and every week. Please contact Auctioneer Brian Pile for further information on 07778 970628.

Fur & Feather	Prices
Bluebell Pullets	£11.00
Baby Rex Rabbits	£6.00
Dutch Doe	£3.00
Antwerp Smerles	£1.00
Pomeranian Pouters	£1.00
Perkin Hen	£1.00
Cockerels	£1.00
Sundries & Miscellanea	Prices
Generator	£105.00
Rotovator	£45.00
Nail Gun	£24.00
Strimmer	£22.00
Fridge	£21.00
Box of Tools	£20.00
Dewalt Drill	£18.00
Basket	£16.00
Fishing Rod	£16.00
Hedge Cutter	£16.00
Chainsaw	£15.00
Saw	£14.00

Plants & Shrubs	Prices
Bird Bath	£10.00
Logs	£5.25
Planted Pot	£3.50
Kindling	£2.50
Lavender	£1.50
Watering Can	£1.00
Fresh Produce	Prices
Brace of Rabbits	£3.50
Brace of Ducks	£1.50
Brace of Pheasants	£1.50
Cauliflower	£1.25
Potatoes	£1.25
Onions	£1.00
Carrots	£1.00
Leeks	£1.00
Stem Sprouts	£1.00
Cabbages	80p
Hatching Eggs	Prices
Tray of Duck	£5.00
Tray of Hen	£4.25
Goose	£1.25

MORE SHEEP ARE REQUIRED

Prime Sheep, Store Lambs & Cull Ewes
We have the buyers!

For further information regarding any of the sales, or entries,
please contact Alastair Brown - 07885 804450

BLETSOES

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Thrapston Market Report 2019 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

Adverts Booked for 3 Concurrent Weeks –
20% Discount

Adverts Booked Once a Month for 12 Months –
25% Discount

Adverts Booked in Conjunction with Show Sponsorship –
Up to 50% Discount

Adverts Booked in Conjunction with the Purchase of Posters in
Market – Up to 50% Discount

The Thrapston and Stratford Market Reports are distributed to over 1050 farmers and small holders each week via post and email, and can also be accessed on our website.

For further information, or to place and advert,
please contact Beth Kitchener on 01832 732241

Dates For Your Diary

Tuesday 29th January

Sale of In-Lamb Sheep

Tuesday 26th February

Sale of In-Lamb Sheep

Tuesday 2nd April at 12noon
Collective Machinery & Equipment Sale

Tuesday 16th April

Sale of Ewes with Lambs at Foot

Tuesday 14th May

Sale of Ewes with Lambs at Foot

Tuesday 28th May

Spring Lamb Show & Sale

Tuesday 25th June

Summer Lamb Show & Sale

Wednesday 7th August

Field Sale of Store Lambs

Tuesday 10th September

Sale of Breeding Sheep & Rams

Tuesday 1st October at 12noon

Collective Machinery & Equipment Sale

Tuesday 3rd December

Prime Stock Show & Sale

Tuesday 17th December

Christmas Poultry Sale

For Entry Forms, Sale Catalogues, Sale day prices and Sale Reports

Please visit

www.bletsoes.co.uk

**For further information regarding any of the sales
Please contact Alastair Brown - 07885 804450**