Farmers Guardian
Mart's the Heart
AWARDS 2022
KIVELLS - EXETER LIVESTOCK CENTRE
AUCTION MARKET OF THE YEAR

EXETER LIVESTOCK CENTRE

MARKET REPORT NOVEMBER 2026

Monday 9th November – Prime Stock Market



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The South Western Limousin Cattle Breeders' Club

are pleased to sponsor the

Top Price HOMEBRED Steer or Heifer

sired by a Pedigree Limousin

at the

Exeter Christmas Primestock Show

on

Monday 7th December

at

Exeter Livestock Centre

***

WESTCOUNTRY LIMOUSIN CATTLE
SOUTH WESTERN LIMOUSIN CATTLE BREEDERS CLUB

Chair – Kate Lanfear Tel: 07776 281841

Secretary – Diane Richards Tel: 07886 081701

Email: southwestlimousin@gmail.com

MONDAY 9TH NOVEMBER

44 PRIME & CULL CATTLE – 10:45 AM

Auctioneer: Simon Alford – 07789 980203

Prime Cattle to 392ppk and £2706 **Cull Cows to 264ppk & £2022**

Another mainly top quality entry of prime cattle more than met the trade with tremendous 636kg Bazadaise steers rising to 392ppk and £2489 and £2617 (672kg x 390ppk) for Adrian and Bradley Bowden in from Drewsteignton with other top notch steers also reaching 392ppk (twice) for Eric and Alex Dennis of North Tawton who saw their Limousin bullocks weigh in at 652 and 650kg and gross £2522 and £2544. Further well fed Limousin steers from Tom Yandle of Oxton realised a massive £2706 (702kg x 386ppk) with a super Charolais from Tom drawing £2383 (628kg x 380ppk). The better of a pair of well kept Aberdeen Angus bullocks sold by Nick Parkinson of Burrington returned him £2160 (640kg x 338ppk) followed by British Blue steers making £2069 (628kg x 330ppk) for Colin and Stephen Berry from Bow. The prime heifer section was headed by Tom Yandle with a fine run of British Blues reaching £2487 (652kg x 382ppk) and £2449 (632kg x 388ppk) followed by more sublime Limousins from Eric and Alex Dennis with their heifers rising to £2325 (594kgx 392ppk) and £2266 (582kg x 390ppk). Cull cows topped out at £2022 (804kg x 252ppk) for a very shapely British Blonde from Derek Arnold in from Morchard Road whilst Limousin cows reached £1739 (768kg x 227ppk) and £1702 (646kg x 264ppk) for Rob and Sue Greep up from Cornwood and Ben and Amelia of Ashburton respectively. Others ran to £1490 (658kg x 227ppk) for Adrian and Bradley Bowden with a trim Beef Shorthorn and £1486 (584kg x 255ppk) for a young grazing type Charolais cow from Ben and Amelia Watts.





1650 PRIME SHEEP & CULL EWES – 09.30 AM

Auctioneer: Russell Steer 07788 318701 & Sam Hutchings 07553 307293

Prime Spring Lambs to £200 & 383ppk **Cull Ewes to £212 & Rams to £185**

More sheep forward at 2209 in total with both sections slightly easier after last week's flying trades across the board. Averages still above those of two weeks ago so fingers crossed for a slow and steady increase leading up to Christmas.

1432 PRIME LAMBS

More forward and again a fairly mixed show although there were several good runs of fed lambs, be that heavies or handy weights. Trade a shade easier after last weeks jump but still taking no harm with all vendors seeming happy with their returns. Two vendors topped at £200, firstly Sue Veysey of Cullompton with a trio who had others at £197 whilst Richard Dare and family of Kilmington had a pen of 6 at £200 as well as other larger pens at £190, £189 & £187.50. Other overweights at £194 for Mary Curtis of Cadeleigh and £189 for The Sheep Show of Braunton as Denis Jones and family of Heasley Mill sold their best at £188 and another two pens at £184. 52kg lambs to £169.50 for J Seward & Son, Silverton and £169 for The Sheep Show as 51's reached £170 for both Tom Curtis of Cadeleigh and Tom Wotton and family of Moretonhampstead whilst some smart 49's peaked at £178 for Rich Berry of Kenn and £170 for Calhayes Farm Partnership of Luppitt. 47kg lambs to £169 for Dave Vennelle and family of Down St Mary and £163 for the Jones family of Barham, Heasley Mill as 46's sold to £162 again for Tom Wotton and family and £159 for Lauren James of Halwill. Some smart handyweights out of the shed from Rich Berry of Kenn saw a pen of 45kg continental bred lambs rise to £160 as well as 43kg Charollais at £164 and a single 41kg Texel that made £157 and a sale topping 383ppk. 44's to £156.50 for the Harris family of Kingswear as other 43's reached £153.50 for Robin Irwin of Kings Nympton and smart 42's sold to £149.50 & £149 for Martin & Russ Gillbard of Morchard Bishop. Most of the lighter weights would be better sold on a Friday with the Sampson family of Chudleigh selling the only pen of lights to go to kill being 38kg Beltex crosses at £139.50 and 367ppk. SQQ was 342ppk, back 5p on the week but still 5p better than two weeks ago with an overall average of 327ppk and £159.20 per head is only 30p less on the week.

PRIME LAMBS

Weight	No.	Top £'s	Top ppk	Av. £'s	Av. ppk
25-32	11	97.00 (-18.00)	323 (-60)	97.00 (-6.00)	323 (-50)
33-39	74	139.50 (+2.00)	367 (+1)	125.03 (-4.61)	333 (-10)
40-45	382	164.00 (+4.00)	383 (+18)	148.45 (-3.10)	344 (-3)
46-52	573	178.00 (-2.00)	363 (+1)	160.51 (-1.44)	329 (-5)
53+	392	200.00 (+3.00)	335 (-5)	177.06 (-3.15)	313 (-2)
		Top		Average	
EWES	748	£212 (-68)		£141.31 (-7.71)	
RAMS	29	£185 (-107)		£128.45 (-26.10)	

***** VAN or Farm Assurance NOW A MUST FOR ALL SPRING LAMB PRODUCERS please with all major firms requiring one or the other. Without it you are severely disadvantaged!*****

***** Please remember VAN's only last a year – please make sure your's is up to date. *****

748 CULL EWES & 29 RAMS/WETHERS

A larger show of ewes and like the lambs probably not the quality this week, but not making excuses, trade was less. No pure ewes forward meaning a pen of Suffolk x Mule ewes from the Murrin family of Monkokehampton topped the day, late in the sale making £212 whilst Tom Wotton and family had a single Texel x ewe at £210 and five pens from 4 different vendors claimed £200. Othe large pens of Suffolk crosses to £199 for the Jones family of Barham with plenty of other heavy crossbred ewes £175 to £195 and perhaps £8 to £10 less on the week. Mules a touch harder too with lots of business £145 to £155 with the best £165 to £168. Plainer and leaner sorts still well received with lots of business £110 to £135 and the best of the hill ewes today still breaking the £100 barrier whilst plainer and leaner sorts of these back in the £50's and £60's. Tups a touch stickier too as the upcyclers run out of time, with John Cowell of Black Dog selling a trio of Dorset's at £185, both Dave Crocombe of Muddiford and Josh Sibley of Beaminster at £170 and several other worked sorts £130 to £160. Ewe average is back nearly £8 on the week at £141.



Your levy, your industry, your future

An evening with AHDB Beef & Lamb



Free to attend including a light supper

Join us for an evening of insight, discussion and industry updates with the AHDB Beef & Lamb team.

Hear about the priorities shaping the sector, how your levy is being invested and the opportunities ahead for British beef and lamb:

- Creating opportunities for British beef and lamb in international markets
- Promoting the role of red meat in a healthy, balanced diet
- How your levy is being invested to support the industry

You'll also have an opportunity to ask questions and share your views.

Speakers include:



Prys Morgan
Beef & Lamb Sector Director

Jonathan Eckley
International Trade Development Director





Kate Arthur
Head of Nutrition and Health

26 November 2026, 6.30pm–9pm

The Devon Hotel, Exeter

To secure your place, visit **ahdb.org.uk/events** or scan the QR code.

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The South Western Limousin Cattle Breeders' Club

are pleased to sponsor the

Top Price HOMEBRED Steer or Heifer

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Chair – Kate Lanfear Tel: 07776 281841

Secretary – Diane Richards Tel: 07886 081701

Email: southwestlimousin@gmail.com

FORTHCOMING SALES

MONDAY 9TH NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Prime Stock Market

TUESDAY 10TH NOVEMBER – EXETER LIVESTOCK CENTRE
Dispersal Sale of 370 Holstein Friesian Dairy Cattle from JS Rodda of Penzance

FRIDAY 13TH NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Store Market to include Annual Show & Sale of Native Bred Suckled Calves and Stirks plus Sale of Dairy Cattle

MONDAY 16TH NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Prime Stock Market

FRIDAY 20TH NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Store Market to include Monthly Catalogued Sale of Beef Breeding Cattle to include Morrisons Supported Sale of Beef Shorthorn Cattle plus Fortnightly Pig Sale

MONDAY 23RD NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Prime Stock Market

TUESDAY 24TH NOVEMBER – EXETER LIVESTOCK CENTRE
Sale of Dairy Cattle

FRIDAY 27TH NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Store Market to include Monthly Sale of Organic Cattle & Sheep, 3rd Autumn Catalogued Show & Sale of Suckled Calves & Stirks plus Sale of Dairy Cattle

MONDAY 30TH NOVEMBER – EXETER LIVESTOCK CENTRE
Weekly Prime Stock Market

TUESDAY 1ST DECEMBER – EXETER LIVESTOCK CENTRE
Monthly Sale of TB Restricted (Orange Market) Cattle

FRIDAY 4TH DECEMBER – EXETER LIVESTOCK CENTRE
Weekly Store Market to include Annual December Sale of In Lamb Ewes and Empty Ewe Lambs plus Fortnightly Pig Sale

MONDAY 7TH DECEMBER – EXETER LIVESTOCK CENTRE
Weekly Prime Stock Market including Christmas Prime Stock Show & Sale

FRIDAY 11TH DECEMBER – EXETER LIVESTOCK CENTRE
Weekly Store Market to include Late Season Show & Sale of Suckled Calves & Stirks, Christmas Cracker Ewe Sale, Christmas Stocking Filler Sale of Dairy Cattle

MONDAY 14TH DECEMBER – EXETER LIVESTOCK CENTRE
Weekly Prime Stock Market

TUESDAY 15TH DECEMBER – EXETER LIVESTOCK CENTRE
Carol Service join us from 6.30pm for mince pies & mulled wine before the Service sta

KIVELLS

Development Land and Planning





Oliver Keates
BSc (Hons) Dip TP, MRTPI
Head of Development Land and Planning Services
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Managing Director
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07581 006203



Sam Turner
MNAEA
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07951 240305

Your Development Land and Planning Team here at Kivells have housebuilders and developers who are interested in the right sites – from small family run builders who are looking for just 10 plots to large national housebuilders who want sites for 100 plus houses.

If you own land on the edge of a large village or town with good access and road frontage, we would be delighted to chat with you about your land and if there is a chance of planning for housing development in the future. With the recent reforms to the planning system, this could be an opportunity to add value to your land that could work harder for you.

Contact your Development Land and Planning Team today to discuss your options.

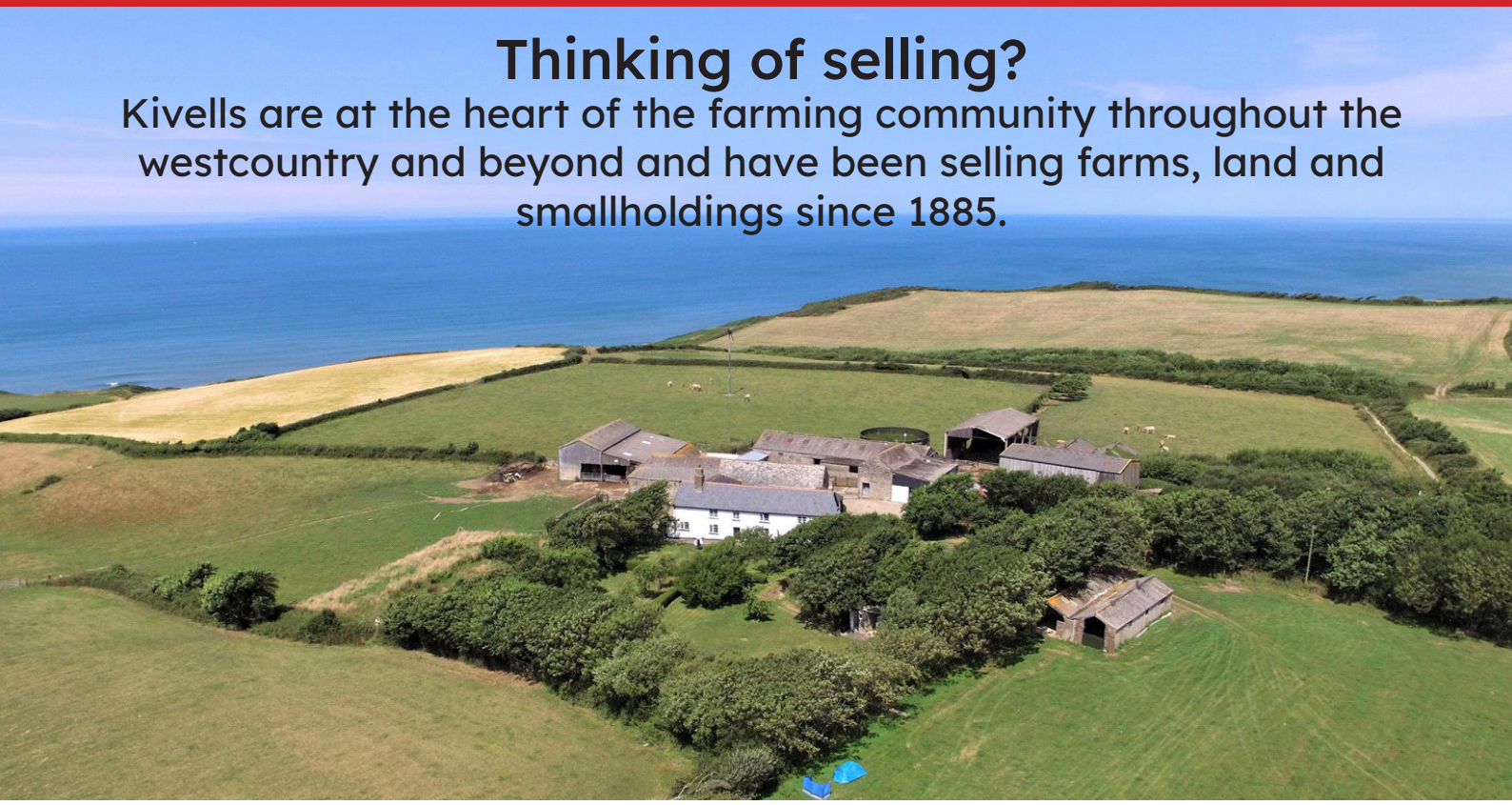
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Farms | Land | Smallholdings

Thinking of selling?

Kivells are at the heart of the farming community throughout the westcountry and beyond and have been selling farms, land and smallholdings since 1885.



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- Added value with advice on Tax, Planning and Stewardship

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With 140 years of industry experience, we pride ourselves in providing friendly and professional advice on all aspects of selling your farm, land or smallholding.

Holsworthy 01409 259547
Launceston 01566 776886
Exeter 01392 252262
Liskeard 01579 345543

Farms **For Sale**

KIVELLS

Lower North Coombe Farm
Stockleigh Pomeroy, Crediton





A versatile, 131 acre mixed farm in the heart of Mid Devon, with a substantial farmhouse and an extensive collection of outbuildings.

- Grade ll listed farmhouse, currently arranged as a five-bedroom main house and a three-bedroom annexe
- Adjoining barn and stores, together with a large garage
- Impressive range of traditional and modern farm buildings
- Sought after, Mid Devon location within easy access to Crediton and Exeter
- Freehold with vacant possession available
- In all about 131.38 acres of good quality arable and pasture land on Devons red soils
- EPC - E

Guide Price: £2,150,000

Exeter Farms & Land Department
ben.hancock@kivells.com | 07760 887581



Farms **For Sale**

KIVELLS

Stowford Park
East Putford, Holsworthy





A productive and well-equipped 118 acre agricultural holding with extensive modern farm buildings with development potential, quality pastureland and a substantial four-bedroom dwelling.

- Attractive and spacious four-bedroom bungalow (subject to an Agricultural Occupancy Condition)
- Extensive range of modern agricultural buildings, providing useful accommodation for livestock, machinery and fodder storage
- Planning consent for the development of the site into three dwellings
- Predominantly level to gently sloping pastureland with good access
- Commanding views over the surrounding countryside
- In all about 118 acres
- EPC - D

Offers in excess of £2,000,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms **For Sale**

KIVELLS

Landabethick
Blisland, Bodmin



- Charming, 6 bedroom detached farmhouse
- Excellent range of traditional farm buildings suitable for a variety of uses
- In all about 77 acres comprising a combination of good agricultural land and woodland
- Parking, garaging and workshop space
- Unrivalled, private position at the end of a private drive
- Freehold with vacant possession available
- EPC: D



Guide Price: £1,350,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms **For Sale**

KIVELLS

Weeke Farm
Spreyton, Crediton



- Substantial Grade II Listed 4/5 bedroom farmhouse
- Extensive range of traditional barns with potential for alternative uses, subject to obtaining the necessary consents
- Versatile range of modern, general purposes agricultural buildings
- Produce pasture and woodland
- Private yet accessible rural setting with excellent access
- In all about 54 acres
- EPC: F



Guide Price: £1,200,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms **For Sale**

KIVELLS

Trehere Farm
Trewidland, Liskeard



- Substantial four bedroom (all en-suite) modern house enjoying extensive country views
- Range of buildings currently comprising a livery yard with potential for alternative uses
- Approximately 36.51 acres of pasture, amenity woodland and a sand school
- Wonderful rural location yet conveniently situated close to several villages and the town of Liskeard
- EPC: D



Guide Price: £995,000

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543



Farms **For Sale**

KIVELLS

North Hayne Farm
Shillingford, Tiverton



- Attractive and spacious five bedroom farmhouse with extensive living accommodation
- Superb range of traditional outbuildings with potential (STP)
- Productive pastureland, woodland and river access
- In all about 37.36 acres
- Freehold with vacant possession available
- EPC: F

Guide Price: £975,000



Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms **For Sale**

KIVELLS

Southmoor Farm
Winnards Perch, St Columb



- A superbly presented residential farm in a sought-after North Cornish location
- Well presented, five bedroom detached property in fantastic condition
- Versatile outbuildings
- Productive pasture and woodland
- Sought after location with easy access to the North Cornish coastline
- In all about 33.54 acres
- EPC E [50]



Guide Price: £825,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms **For Sale**

KIVELLS

Patchacott Farm
Patchacott, Beaworthy



Residential and stock farm with some development potential.

Lot 1

- Set in a quiet rural hamlet location
- Four bedroom farmhouse (AOC)
- Range of farm buildings, including barns with potential
- 3 acres
- EPC D (66)
- Further land available



Guide Price: £695,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Development Site **For Sale**

KIVELLS

Development Site, Lower Newton Farm
Zeal Monachorum, Crediton, Devon



- Valuable residential development opportunity
- Range of agricultural buildings with planning permission for demolition and creation of three new build, detached four and three bedroom dwellings
- Potential under extension of Permitted Development Rights for retention and conversion of the existing buildings (Clarkson's Law – Maximum 10 dwellings), subject to planning
- Additional land available



Guide Price: £450,000

Exeter Farms & Land Department
simon.alford@kivells.com | 01392 252262



Land
For Let

KIVELLS

Land at Paddon Farm
Shebbear, Beaworthy





105.70 acres to rent under a 5-year Farm Business Tenancy commencing 25th March 2027

- Good road frontage, ring fenced block
- Predominately level and gently sloping nature of commercially sized and conveniently shaped fields.
- For the avoidance of doubt no buildings are included in the tenancy
- To be let via informal tender, with tenders closing 12 noon 8th February 2027
- Location – Postcode: EX21 5RD What3words: greet.cubed.directs

Holsworthy Farms and Land
toby.theobald@kivells.com | 01409 253275



Land For Sale

KIVELLS

Land at Higher Reedy Mill

Trewidland, Liskeard | Guide Price £50,000



Approximately 4.39 acres of pasture land, accessible off a quiet parish road close to the village of Trewidland in a quiet rural location with far reaching views.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land at Stoke Canon

Exeter, Devon | Offers in Excess of £375,000



A highly productive run of level arable and pastureland with livestock handling pens extending to just under 46 acres.

Exeter Farms & Land Department
simon.alford@kivells.com | 01392 252262

Land at Criftoe Farm

Tregonetha | Guide Price £675,000 - £700,000



Approximately 64.98 acres of quality cropping land and amenity woodland and a useful modern farm building (with potential for alternative uses (STPP).

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land Off Yorke Road

Dartmouth | Guide Price £195,000

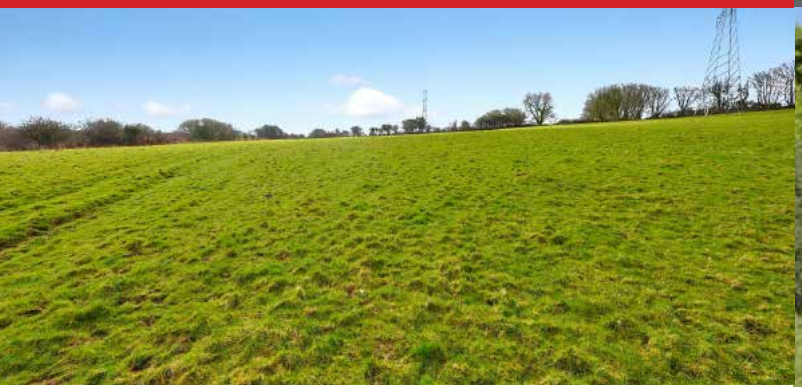


Approximately 12.26 acres in two separate field parcels both down to permanent grassland, previously grazed with livestock.

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land at Polskeys Farm

Roche, St. Austell | Guide Price £495,000



Approximately 59.18 acres of pasture and conservation land accessible off a quiet parish road with mains water connected, a useful livestock building and yard.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land at Four Beeches Farm

Sourton, Okehampton | Guide Price £224,000



Approximately 26.25 acres of productive pasture land with easy access to the A386. Suitable for amenity, equestrian and traditional farming.

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land For Sale

KIVELLS

Land at Kelynack

St. Just, Penzance | Guide Price £130,000



A 13.54 acre block of predominantly level agricultural land in a superb position

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land at Little Petherick

St. Issey, Wadebridge | Guide Price £75,000



Some 2.21 acres comprising a pretty level pasture field with a bank of steeper woodland on its eastern boundary.

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land
For Sale

KIVELLS

Land at Crylla
Minions, Liskeard



An excellent ring fenced block of some 141.4 acres of pasture land on the edge of Bodmin Moor.

- Productive run of pasture land
- Amenity woodland
- Natural water
- Freehold
- In all about 141.4 acres

Guide Price: £1,400,000



Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Collective
Property Auctions

KIVELLS

2026 Auction Dates

Wednesday 18th November

2027 Auction Dates

Wednesday 27th January
Wednesday 3rd March
Wednesday 14th April
Wednesday 19th May
Wednesday 30th June
Wednesday 28th July
Wednesday 8th September
Wednesday 13th October
Wednesday 17th November

Thinking of selling by auction? Contact our experienced team today for a FREE, no obligation auction appraisal

Land for **Auction**

Wednesday 18th November, 7.00pm

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 0DE

KIVELLS

Land known as The Former Sheep Wash

Thorverton, Exeter | Auction Guide Price £5,000

For sale by public auction - Wednesday 18th November



Approximately 0.05 acres comprising a former village sheep wash, historically used as a dip for washing sheep before shearing and sale, a concrete yard area, and grass verge.

Exeter Farms & Land Agency

Exeter@kivells.com | 01392 252262

Woodland at Penville

Egloskerry, Launceston | Auction Guide Price £30,000-£40,000

For sale by public auction - Wednesday 18th November



Extending to some 6.08 acres, the Woodland at Penville is gently sloping and features a mix of native species including mature trees, shrubs and undergrowth, all providing a diverse habitat for wildlife.

Holsworthy Farms & Land Agency

Farms@kivells.com | 01409 259547

Previous **Auction Results**

Wednesday 7th October

KIVELLS

Land at Sticklepath

Okehampton | Auction Guide Price £15,000

SOLD: £28,000



An attractive parcel of approximately 6.17 acres offering excellent amenity and recreational appeal and comprising a mix of open grassland, established woodland, scrub and watercourses.

Exeter Farms & Land Agency
Exeter@kivells.com | 01392 252262

Land at Shilstone

Throwleigh, Okehampton | Auction Guide Price £175,000

SOLD: £265,000



Some 18.31 acres comprising an attractive block of mainly level pasture land, including a small area of rough grazing.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Land and Stables at Wotter

Plympton, Plymouth | Auction Guide Price £65,000

SOLD: £78,000



A unique coastal holding extending to some 47.48 acres with a former agricultural yard area in an unrivalled position on the North Cornish coast.

Exeter Farms & Land Agency
Exeter@kivells.com | 01392 252626

Land at the Blue Ball

Clyst St Mary | Auction Guide Price £170,000-£180,000

SOLD: £210,000



7.21 acres of predominantly level pasture with a range of buildings and concrete yard, situated in a highly accessible location on the edge of Exeter.

Exeter Farms & Land Agency
Exeter@kivells.com | 01392 252262

Previous **Auction Results**

Wednesday 7th October

KIVELLS

Birchwood
Exbourne, Okehampton



For Sale by Public Auction on Wednesday 7th October, 7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

- A rare opportunity to restore a charming 3 bedroom property
- Private location
- Range of versatile outbuildings
- In all approximately 2.13 acres
- EPC - F



Auction Guide: £175,000 - £195,000
SOLD: £280,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Previous **Auction Results**

Wednesday 7th October

KIVELLS

Landulph House
Landulph, Saltash

For Sale by Public Auction on Wednesday 7th October, 7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

- Impressive Grade ll Listed residence in need of substantial renovation and modernisation
- Retaining a wealth of original character and period features
- Superb potential to create a beautiful family home
- Set within generous and established grounds of 2.43 acres
- Bordering the River Tamar with far reaching views
- EPC - Exempt due to Grade ll Listing





Auction Guide: £525,000 - £550,000
SOLD: £540,000

Liskeard Estate Agents
liskeard@kivells.com | 01579 345543



Farms
Sale Agreed

KIVELLS

Vennbrook
Varley Farm, Prixford, Barnstaple



- 100 acre residential and stock farm
- Attractive, well proportioned bungalow (AOC). EPC C
- Useful range of livestock and storage buildings
- Ring fenced pasture land
- Superb views

Guide Price: £1,800,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547

Lower Creason Farm
Mary Tavy, Tavistock



With wonderful far reaching views over Bude Bay on the North Cornish coast, Oxenpark comprises:

- Traditional four bedroom farmhouse. EPC - F
- Superb collection of traditional and modern outbuildings
- Productive pasture, woodland and amenity/conservation land. In all about 83.66 acres
- Within Dartmoor National Park. No public rights of way. Frontage to the River Tavy

Guide Price. £1,250,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Farms
Sale Agreed

KIVELLS

Sandenbury
Tregadillett, Launceston



- Smallholding in a lovely rural, yet accessible location
- Three bedroom bungalow (AOC) in need of modernising
- Range of pole barns
- Just over 40 acres of pasture land including some woodland
- A fantastic blank canvas
- EPC: D

Guide Price: £650,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547

Tre Golow
Bratton Clovelly, Okehampton



- Well-located rural smallholding
- Three-bedroom bungalow
- Range of modern farm buildings
- Some 27 ½ acres of productive pastureland
- Wonderful views towards Dartmoor National Park
- EPC - E

Guide Price: £775,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547

Farms
Sale Agreed

KIVELLS

East Coombe Farm
St. Pinnock, Liskeard



- Three bedroom, two bathroom, three reception room character detached house
- Splendid private location, with far reaching rural views
- Outbuildings with significant potential for alternative uses
- Located in rural East Cornwall between the wide expanses of Bodmin Moor and the South Cornish coastline
- In all 45.50 acres of land and woodland. EPC: E & D

Guide Price: £900,000

Liskeard Farms & Land Department
liskeard@kivells.com | 01579 345543

Gratton Hill Farm
Milton Damerel, Holsworthy

A former dairy farm occupying an attractive rural setting, with a three-bedroom farmhouse, a range of adaptable farm buildings and approximately 73½ acres of pasture, arable and a small area of woodland. For sale as a whole or in two lots

Lot 1: Farmhouse, Buildings and just over 57½ acres of pasture/arable and a small area of woodland. **Guide Price:** £975,000
Lot 2: Approximately 16 acres of pasture land. **Guide Price:** £150,000
As a whole: £1,125,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms
Sale Agreed

KIVELLS

Barton Moor
Meshaw, South Molton, Devon



- Three bedroom detached bungalow (AOC). EPC: 23 Band F
- Range of modern farm buildings with Class Q Permission for five dwellings
- Desirable and accessible location
- Freehold with vacant possession available
- In all about 4.22 acres

Guide Price: £495,000

Exeter Farms & Land Department
ben.hancock@kivells.com | 01392 252262

View Farm
Bratton Flemming, Barnstaple

- Compact ring fenced farm with 34 acres
- Private setting
- Five bedroom dormer bungalow (AOC)
- Range of versatile outbuildings
- Superb views
- EPC: C

Guide Price: £875,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms
Sale Agreed

KIVELLS

Holland Park Farm
Livaton, South Tawton



- Impressive three bedroom contemporary farmhouse (AOC). EPC - B
- Extensive range of modern and traditional outbuildings
- Traditional stone and cob barn
- Productive pasture and woodland
- Private yet highly accessible location within Dartmoor National Park
- In all about 34 acres

Guide Price: £900,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Oxenpark Farm
Hersham, Bude

With wonderful far reaching views over Bude Bay on the North Cornish coast, Oxenpark comprises:

- A three bedroom farmhouse, attached two bedroom holiday cottage, detached two bedroom barn conversion with holiday use, one bedroom barn conversion with holiday use or residential occupation, and a lodge with residential use
- Range of adaptable farm buildings set around a yard and a wind turbine (on a feed in tariff)
- Just over 16 acres
- EPC - D, C, C, C & D

Guide Price. £1,395,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Land
Sale Agreed

KIVELLS

Land off Blackacre Lane
St Columb | Guide Price £150,000 - £155,000



Approx 12.87 acres comprising a single enclosure of gently sloping land currently in a temporary ley.

Liskeard Farms & Land Agency
mark.bunt@kivells.com | 01579 345543

Land at Trethew
Lanlivery, Bodmin | Guide Price £210,000



Extending to approximately 19.31 acres, the Land at Trethew comprises a substantial single enclosure of productive pasture.
Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land at Chudleighs Barn Holding
Liskeard | Guide Price £100,000 - £125,000



Approximately 20.19 acres of pasture and amenity land with pretty stream frontage and some woodland.
Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land forming Part Home Park
Ipplepen, Newton Abbot | Guide Price £250,000



Approximately 17.57 acres providing an area of secluded pastureland and woodland.
Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land at Viverdon Down
St. Mellion, Saltash | Guide Price £465,000



Just under 45 acres of productive pasture land in a very accessible location with lovely far reaching views.
Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land known as Gardeners Field
Sandford, Crediton | Guide Price £60,000



Approximately 3.71 acres comprising an agricultural field offering versatility for a variety of uses.
Exeter Farms & Land Agency
exeter@kivells.com | 01392 252262

Land
For Sale

KIVELLS

Land at Higher Troswell
Troswell, North Petherwin

An excellent block of approximately 99½ acres of highly productive grassland, ideally situated in a sought-after and well-regarded farming area. Available in two lots.

- Two blocks of level and gently sloping pasture
- Direct parish road frontage and lane access
- Natural water supply
- Freehold with vacant possession available

Lot 1 - Approximately 55.01 acres
Guide Price: £475,000

Lot 2 - Approximately 44.53 acres
Guide Price: £400,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547





Land
Sale Agreed

KIVELLS

Land at Hood
Dartington, Totnes



A substantial block of Grade 3 arable and pasture land extending to 116.49 acres in all. Available as a whole or in two lots.

- Productive run of Grade 3 arable and pasture land
- Well connected with multiple direct road access points
- Freehold with vacant possession available

The Whole | Approximately 116.49 acres of productive arable and pasture land
Guide Price: £1,055,000

Lot 1 | Approximately 65.79 acres of productive arable and pasture land
Guide Price: £595,000

Lot 2 | Approximately 50.70 acres of predominantly productive arable land together with small areas of permanent pasture
Guide Price: £460,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Land
Sale Agreed

KIVELLS

Land & Buildings at Horwood
Horwood, Bideford



Just over 166 ½ acres of productive arable land and a useful range of modern agricultural buildings.

- LOT 1: Just over 132 acres of arable land with a range of modern farm buildings. **Guide Price: £1,600,000**
- **LOT 2:** Circa 34 ½ acres of arable land in a single level field. **Guide Price: £400,000**

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land and buildings Mucksey Lane
Exbourne, Okehampton



A unique development opportunity sat within 27.85 acres of Grade 2 arable land with river frontage. Full planning permission has been granted for the demolition of the existing building and the construction of a substantial four-bedroom dwelling. Further details can be found on the West Devon Borough Council planning portal under

Guide Price: £475,000
Exeter Farms & Land Agency
ben.hancock@kivells.com | 07760 887581

Land
Sale Agreed

KIVELLS

Land at Barkingdon
Staverton, Totnes



A productive block of highly accessible Grade 2 and 3 agricultural land in a favoured location.

- Productive run of versatile agricultural land
- Combination of Grade 2 and 3 soils
- Highly accessible with multiple direct road access points
- Freehold with vacant possession available

The Whole | Approximately 73.12 acres of productive arable land
Guide Price: £800,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

AOC Property
For Sale

KIVELLS



Tregovenek Bungalow, Attwood Lane, Pensilva, Liskeard, Cornwall PL14 5QU

Kivells have been instructed to market Tregovenek, a detached three/four bedroom bungalow in a quiet rural location, close to the village of Bolventor, with good size outside space. The bungalow is subject to an Agricultural Occupancy Condition.

Enquiries to W M Bunt BSc MRICS FAAV, Kivells, 7-8 Bay Tree Hill, Liskeard, Cornwall PL14 4BE