KIVELLS

HOLSWORTHY MARKET REPORT

Wednesday 4th November 2026

SALE TIMES

09:45 am - Draft Ewes followed by Finished Lambs
10:30 am - Store Lambs
09.45 am - Calves followed by Stirks
11:00 am - Store Cattle followed by Finished & OTM Cattle
11:00 am - Dairy Cattle



Holsworthy Livestock Market, New Market Road, Holsworthy, Devon, EX22 7FA
01409 253275

580 PRIME LAMBS, 45 DRAFT EWES AND RAMS - 09:45am

Auctioneer: Steve Prouse - 07767 895366

Ryan Walter - 07534 166251

PRIME LAMBS

Much larger entry met a very fast trade with 6 buyers in attendance with an overall average of 344.1ppk and trade went up around £5 to £6 a head. Top per kilo on the day was 362ppk for a pen of 43kgs to £155.50 from Mr A Vallance of Inwardleigh and 356ppk was realised by Dr S Walker of Bridgerule for their 44kgs to £156.50. Rob Johns of Bradworthy made 355ppk for his 44.2kgs at £157 and 2 other vendors at 353ppk, firstly Mark Dymond of Yarnscombe had his 46.4kgs to £164 and CC Littlejohns of Hartland had their 44.2kgs to £149. Numerous pens to £165 and over to a top of £175 for 58.2kgs and £169.50 for 52kgs all sold by CC Littlejohns of Hartland followed by £168.50 for 49kgs from R Jordan of Langaford. **MORE LAMBS WANTED NEXT WEEK PLEASE.**

WEIGHT	TOP		AVERAGE	
LAMBS	**Per head**	**P/Kg TLW**	**Per head**	**P/Kg TLW**
32.1-39	130	337	126	335.1
39.1-45.5	157.50	362	149	344.6
45.6-52	168.50	353	163.56	338
52+	175	325	170.60	308
Overall	168.50	362	159	344.1
EWES				
Light	164		131.28	
Heavy	187		182	



DRAFT EWES

Smaller entry with again nearly all lean ewes on offer and a flying trade for all. £187 was top for ¾ meat Texel ewes from Graham & Lindy Cowling of Bude and ½ meat Charollais x ewes to £164 from Mr A Vallance of Inwardleigh. Grazing ewes from £130 to £151.

STORE LAMBS

Small entry and a very fast trade but more are needed to fill buyers orders. Top on the day was £169 & £149 from S Lindsey of Hatherleigh, £149 was also realised again for Charollais x from H Tapp of Okehampton.

MORE EWES WANTED PLEASE !!

Entries invited for next week. Please contact Steve on 07767 895366 or Fieldsman Ryan Walter on 07534 166251

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377 CALVES – 09:45 am

Auctioneers: Tim Kivell & Sam Hutchings

A good run of young rearing calves forward which have again sold extremely well with the British Blues & Charolais selling to a premium.

MILK CALVES

MILK CALVES						
	Bulls			Heifers		
Breed	No	Top	Ave	No	Top	Ave
Friesian	12	540	266	-	-	-
Aberdeen Angus	30	600	458	20	590	392
British Blue	117	860	548	85	865	497
Hereford	15	602	442	25	550	379
Charolais	11	830	722	15	710	563
Limousin	11	700	513	11	540	435
Norwegian Red	2	290	290	-	-	-
Longhorn	5	340	286	11	540	435

D Philps & Sons, travelled up from Looe and led the way with a tremendous run of Charolais ranging from 6-8 weeks old with the best rising to £830, £810, £775 and £770. NJ & KC Bowden had similar aged Charolais away to £760 with the Wearing Family selling their month old Charolais bulls to £730 & £720 followed by 20 day old Charolais bulls to £725 for JR Frayne with all Charolais bulls forward averaging a pleasing £722/head. A fantastic line up of 117 British Blue bulls which parted at £860 for a reared sort for O Petherick with younger 5 week old bulls to £725 for AW Pomeroy & Son, £705 for Tredower Dairy, £705 Westcott Farm Partners, £700 for only 20 days old for MT Braunton, with 38 others over £600. Next was £700 given for a well put together Limousin bull for AJ & PE Nancekivell who sold another to £642. Aberdeen Angus bulls lacking in quality but still reached £600 for a good sort in from LJ & LE Luxton with NJ & KC Bowden selling a good run to £590, £580 and £530 with more at only 20 days old to £575 Martin Dairy Limited and month olds to £555 Ashwater Farms. Hereford bulls well contested for and rose to £602 for RWH Dilling, other £535 WA Raffe & Son and £510 for RK & CL Sainsbury. Heifers hit a strong £865 for a bundle of reared British Blues from O Pertherick & Son with younger British Blue heifers changing hands at £600 for WD Medland, £600 also BJ & S Thomas, £585 Luxton & Partners to £590, £580, £570, £560, £550 (x3) and £545 for a wonderful run in from Bradley Farming Limited with all 85 British Blue heifers today averaging not far off £500. A premium run of Charolais heifers saw great interest and realised £710 (x2), £690, £620 (x2), £590 (x3) and £580 in from D Philp & Son again, followed by an 18 day old Charolais heifer at £560 for BJ & S Thomas with all Charolais heifers forward averaging £562. D Philp back in selling well present Aberdeen Angus heifers at £590 with others to £500 for AJ & PE Nancekivell and also £500 for AW Pomeroy & Son. A decent offering of Hereford heifers reached £550 for Amble Dairy with others to £455 for Tredower Dairy. Just the one single Simmental heifer on offer which reached £605 for RWH Dilling followed by Limousin heifers to £540 for RJ & PE Nancekivell.

DAIRY SIRED CALVES

Friesians a wonderful trade and an averaged £266/head to a top of £540 for a proper Friesian from GJ & MY Bate others £325 NJ & KC Bowden and also £325 for LJ & LE Luxton & Sons. Knapman Farms presented a useful run of Norwegian Red bulls which sold well to £290 and £285.



250 STORE CATTLE – 11:00am

Auctioneer: David Kivell - 07899 960272

Much more of an autumn trade this week with a lot of hair around. The stronger fed cattle sold well to a top of £2380 for a pair of 25mth old Herefords with condition from Messrs JRJ & L Quance of Shebbear who sold other Herefords to £2000 and Aberdeen Angus to £2080. Other stretchy 23mth Aberdeen Angus steers from Messrs PE & CJ Isaac of Ashwater to £1990. Several larger framed wintering type Continentals saw Charolais from Mr GW Bowden of Black Torrington top at £2250 for a 17mth steer, other 18mth Charolais to £2210 & £2000. A superb run of single suckled 19mth Simmentals from Messrs Cornborough Farms Ltd of Bideford topped at £1990 for (6), others to £1860. Those leaner 16-18mth steers that were smaller or lacking condition sold to £1500-£1800. Heifers to £1900 for (2) Aberdeen Angus at 24mths from Messrs JRJ & L Quance of Shebbear, other 24mth Aberdeen Angus heifers from Messrs IR & JA Johns of Bude to £1840. Smart Limousin heifers from Messrs T & J Adams & Son of Torrington to £1870 (3), a 25mth framey Limousin heifer from Messrs IR & JA Johns to £1860 and single suckled Simmental heifers from Messrs Cornborough Farms Ltd to £1720.

YOUNGER STORES

Buyers bidding hard for young well bred steers and heifers with 12mth Aberdeen Angus steers from Messrs PJ & SJ Hawking of Black Torrington to £1590, other Aberdeen Angus to £1360 and younger 10mth Aberdeen Angus from Mrs M Howrihane of Sutcombe realised £1340 (3). A lovely run of 11-12mth British Blue steers to £1520 (6) & £1440 (4) other well farmed 11-12mth British Blue steers from Messrs J & J Phillpotts of Launceston to £1440 (7) & £1430 (6). Young pure Limousin bulls (11mths) from Messrs AJ Quance of Shebbear to £1520 & £1490. **MORE YOUNG CATTLE REQUIRED!**

GRAZING COWS

£1300 was the top for a young Friesian from Mr S Bennett of Ashwater who sold others to £1010 & £970.

OTM WEIGHING COWS

Top today was 211ppk for a 696kilo Devon cow which made £1468 from Messrs T & A Mawtus of Clawton and top price per head was £1488 for a 744kilo 7 year old Hereford from Mr R Cook of Shebbear.

STIRKS - Auctioneer: Tim Kivell 07788281900

A smaller entry of stirks forward this week but another great trade with 6 month old reared Blues away to £920 for Henscott Barton LTD of Bradford who went on to sell 4 month old Blues at £820 and a pair of useful 5 month old weaned Friesians at £580 which looked very well sold. Brian Thomas came down for Umberleigh and parted with a sweet 6 month old Charolais bull to £900.



33 DAIRY CATTLE - 11.00 am

Auctioneer: Mark Bromell - 07966 430001

WEEKLY MARKET	Top	Ave
Freshly Calved Heifers	3100	2860
Freshly Calved Cows	2600	2032
In Calf Heifers due January-March	2100	1771
Yearling Heifers	650	633

A mixed quality entry saw a varied trade throughout but overall easier trade than recent weeks.

Topping the sale at £3100 was a freshly calved heifer *'Oxenacres Trackster Lisa'* yielding 37Kgs on behalf of Martin & Di Webber of Drewsteignton. Messrs H Burrows & Son of Woolacombe sold a pedigree heifer *'Glendene Benz Alice 2'* at £2950 and another *'Glendene Bertha 188'* at £2850. Messrs WF Parsons & Son of Pyworthy continued their Herd Dispersal realising £2800 for a fresh heifer. Messrs RK & CL Sainsbury of Launceston sold a consignment of British Friesian freshly calved cows to a top of £2600 with others to £2500.

In calf heifers topped at £2150 for *'Priscott Ikon Kess 7'* due January for Messrs R Ford & Son of Barnstaple. Messrs Cherry of Bodmin sold a consignment of heifers from their pedigree *'Tappen'* herd due February/March to pedigree Hereford which saw a top of £1850 (x2) with others to £1800.

Mr M Dunn of Okehampton sold a consignment of yearling heifers born Spring 2026 to a top of £650.

FORTHCOMING DAIRY SALES:

TUESDAY 10 NOVEMBER - EXETER LIVESTOCK CENTRE

Dispersal Sale of 370 Holstein Friesian Dairy Cattle from JS Rodda of Penzance. Comprising 250 freshly calved Cows and Heifers and 120 Bulling Heifers. Herd Average—9,870Kgs 3.99%BF 3.69%PTN cc99. Vaccinated for BVD, IBR, Lepto and Bluetongue. Cows grazed from Spring to Autumn. All cows Johnes screened negative. Cubicles & rotary parlour milked. Catalogue available soon.

WEDNESDAY 11 NOVEMBER – HOLSWORTHY LIVESTOCK MARKET

Sale of Dairy Cattle. To include a consignment of 15 fresh calvers from Mr AW Pomeroy of Dinworthy, Bradworthy. **PLUS** other fresh calvers from regular vendors and a consignment of In Calf Heifers due in the Spring.

FRIDAY 13 NOVEMBER - EXETER LIVESTOCK CENTRE

Sale of Dairy Cattle. Entries invited for cataloguing.

WEDNESDAY 18 NOVEMBER - HOLSWORTHY LIVESTOCK MARKET

Sale of Dairy Cattle. Entries invited for cataloguing.

TUESDAY 24 NOVEMBER - EXETER LIVESTOCK CENTRE

Cowdray Dispersal Sale of 400 NMR Recorded Holstein Friesian Dairy Cattle to be sold on behalf of Cowdray Estate, Cowdray Park, Midhurst, West Sussex. The sale comprises 280 predominantly autumn-calved cows & heifers, 60 bulling heifers & 60 heifer calves. Herd average: 10,400kg 4.50% BF 3.71% PTN cc119. Cubicle housed and milked through a herringbone parlour High-health herd – BVD free and vaccinated for Lepto, IBR and Bluetongue

DATES FOR THE DIARY

Machinery

14 - 21 OCTOBER - October Timed Online Sale

7 November - HOLSWORTHY MARKET - Monthly Live & Online Collective Sale of Machinery & Implements

5 December - HOLSWORTHY MARKET - Monthly Live & Online Collective Sale of Machinery & Implements



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HOLSWORTHY MARKET HEALTH HUB

MARKET HEALTH HUB HOLSWORTHY

Your Local Farming Health Hub at Holsworthy Livestock Market

Market Nurse

- FREE service offering clinical assessment and referrals - no appointment needed!
- Every Wednesday - 8am-10am/12pm-4pm - Penbode Hut

Healthcare Assistant

- Providing mini-health checks e.g. blood pressure, blood sugar, BMI
- 3rd Wednesday of the month - Market Café

Community Navigator

- Connecting you to local organisations and support
- 2nd Wednesday each month - Market Café/Kivells Mobile Auction Office

Find us on Facebook @ Holsworthy Market Health Hub

COAST&COUNTRY PRIMARY CARE NETWORK imagine if KIVELLS University of Exeter NHS Cornwall Partnership NHS Foundation Trust

KIVELLS

Development Land and Planning





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MNAEA
Director
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.

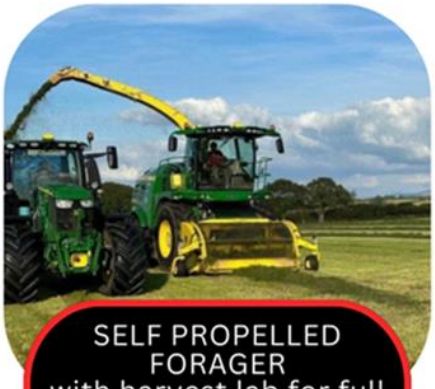
If you own land on the edge of a large village or town with good access and road frontage, we would be delighted to chat with you about your land and if there is a chance of planning for housing development in the future. With the recent reforms to the planning system, this could be an opportunity to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

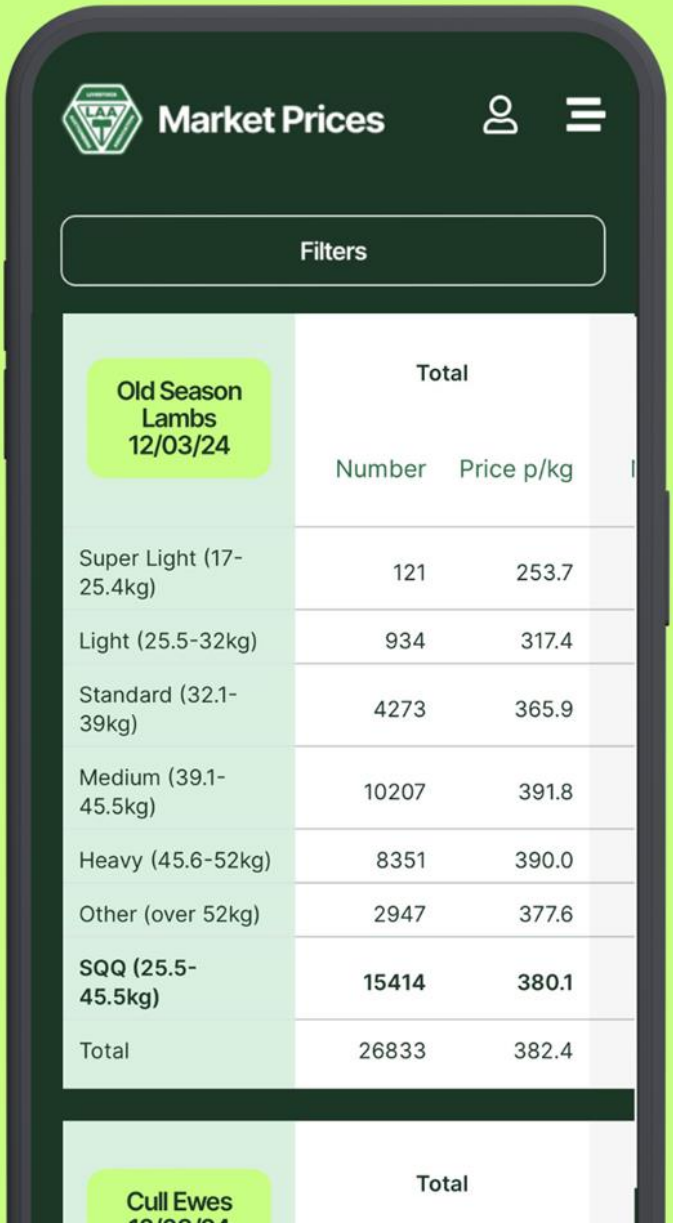
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*Usually found on your sales invoice or statement.

marketprices.laa.co.uk

Market Prices



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



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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

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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

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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

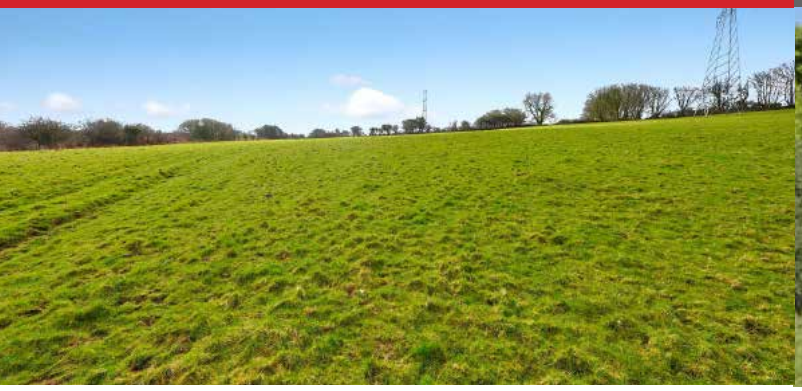


Approximately 12.26 acres in two separate field parcels both down to permanent grassland, previously grazed with livestock.

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



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







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

Part Holmcroft

Tregreenwell, Bodmin | Auction Guide Price £65,000-£75,000

For sale by public auction - Wednesday 18th November



Some 7.80 acres comprising a useful block of permanent pasture, which is divided into three gently sloping fields. Ideal for those with equestrian interests or those who wish to rear livestock.

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

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 known as Three Corner Field
Lifton | Guide Price £50,000



Approximately 3.00 acres comprising a gently sloping triangular shaped pasture paddock
Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

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
Sale Agreed

KIVELLS

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 included.

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

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

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

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