



# EXETER LIVESTOCK CENTRE

# MARKET REPORT

## April 2025

**Monday 7<sup>th</sup> April – Prime Stock Market**



**EXETER LIVESTOCK CENTRE**  
**FORTHCOMING**  
**SUCKLED CALF & SPRING**  
**CONTINENTAL CATTLE SALES**

**7th March 2025**

**1st Spring Judged Sale of Continental & Continental  
Cross Store Cattle**

**21st March 2025**

**2nd Spring Judged Sale of Continental & Continental  
Cross Store Cattle**

**11th April 2025**

**“Heart of Devon” 13th Anniversary to include  
3rd Spring Judged Sale of Continental &  
Continental Cross Store Cattle, Show,  
Sale of Suckled Calves & Stirks &  
SW Charolais Show & Sale of Bulls & Females**



**EXETER LIVESTOCK CENTRE**

Matford Park Road, Exeter, Devon, EX2 8FD

01392 251261

[livestock@kivells.com](mailto:livestock@kivells.com)

[www.kivells.com](http://www.kivells.com)



Monday 7<sup>th</sup> April

**31 PRIME CATTLE & CULL COWS – 10:45 AM**

Auctioneer: Simon Alford – 07789 980203

**Prime Cattle to 384ppk and £2797 Cull Cows to 366ppk and £2865**

The lack of numbers forward was certainly more than made up by the returns achieved in the cattle pens on Monday when we saw some outstanding bred and turned-out prime and cull cattle come back at some very impressive figures. Finished steers topped out at 384ppk for a super 638kg British Blonde bullock from Adrian and Bradley Bowden, Drewsteignton which also grossed them £2445. Highest total money realised in the prime cattle section was a whopping £2797 (844kg x 332ppk) given for a giant of a South Devon steer from Steve Harris of Littlehempston who saw others with similar comments rise to £2745 (768kg x 359ppk). Very decent South Devon crossbred steers sold on behalf of Rob Corkery in from Higher Metcombe peaked at £2413 (664kg x 364ppk) whilst the better of his heifers of the same breed sold to £1937 (574kg x 338ppk). Over thirty month prime saw a neat Devon steer (35m) reach £1725 (600kg x 288ppk) for Chris and Naomi Hammett in from Colyford. Some exceptional cull cows on offer this week, not least in the form of an extraordinary suckler bred British Blue cross from Mark Davis of Burlescombe which was just about as well covered as you will find a barrener to be. She weighed in at a mighty 784kg and at an impressive 366ppk came back at a new centre record for a cull cow of £2865. Plenty of other top notch beef bred cow prices to report including South Devons to a creditable £2342 (832kg x 282ppk) for David Heath of Sherford and Limousins realising £2241 (788kg x 285ppk) for Peter Hooper of Bovey Tracey. Also, a splendid British Blonde from Adrian and Bradley Bowden drew a considerable £2157 (686kg x 315ppk) followed by a smart Aberdeen Angus cow off the same farm which levelled out at £1844 (660kg x 280ppk). Charolais sold readily and to £2104 (732kg x 288ppk) and £2058 (716kg x 288ppk) for Richard Player, Thorverton and LG Pincombe of Mariansleigh respectively whilst dairy bred British Blue cows ran to £2010 (760kg x 265ppk) for Peter Hooper and a stout Devon bred barrener from Phillip Trump in from Luton, Chudleigh reached £1816 (674kg x 270ppk)



**Penbode**  
Farm Vets

- Competitively priced farm medicines
- Dairy and beef fertility clubs
- 24/7/365 veterinary cover
- Livestock fertility testing and advice
- VetTech services
- In-house labs and lambing bays

[www.penbodevets.co.uk](http://www.penbodevets.co.uk)  
Holsworthy | Bradworthy | Stratton | Launceston | Camelford



**KIVELLS**  
[www.kivells.com](http://www.kivells.com)

**Rural Professional**

Exeter 01392 252262  
Holsworthy 01409 253275  
Launceston 01566 776886  
Liskeard 01579 345543

**Your Kivells Rural Professional Department offer a complete valuation and rural service.**

- ✓ Capital Grants
- ✓ Compensation
- ✓ Renewables Advice
- ✓ Sustainable Farming Incentive
- ✓ Valuations
- ✓ Landlord/Tenant
- ✓ Planning

**Spring Lambs to £200 & 438ppk**

**Prime Hogs to £189 & 346ppk**

**Cull Ewes to £400 & Rams to £275**

Busy busy busy in the sheep pens today with 5377 head forward and sold from 211 different vendors from across the Westcountry and up the south coast selling to no less than 17 individuals representing all major firms throughout the country and a total of 82 different accounts. There really is tremendous demand and plenty of buying power here at Exeter.

**1449 PRIME SPRING LAMBS**

1449 prime spring lambs and trade just a touch firmer as we approach Easter but unfortunately not the dizzy heights we saw a fortnight ago or this time last year. A few choice heavies catching the eye of butchers and selling to tops of £200 for Jack Enticott and family of Wellington with a single as a whole pen from this good farm also rose to £190, closely followed by Michael Down of Payhembury at £188, Ross May and family of Netherexe with a large pen of overweights at £187, Ben & Amelia Watts of Ashburton at £183 and Tom Yandle of Exton with the best of his overweights at £180. 52's to £188 again for Ross May and family as 50's reached £186 for Ben & Sara Tuck and family of Honiton and a smart pen of 49's sailed to £188 and 384ppk for Rodney & Fiona Thorne, trading as Mountberry Farm of Taunton. The 44's to 48's are the hardest sell at the moment being too heavy for export and not heavy enough for wholesale trade ahead of Easter, but that said 46's sold to £176 for Robert & Edward Mortimer of Kennford, 45's to £179.50 for West Upham Farm of Cheriton Fitzpaine and £176.50 again for Ben & Sara Tuck as 44's peaked at £177.50 again for Michael Down. Best of the 43's to £178.50 for Diane & Rob Dyer of Yarcombe and £177.50 for Ben and Amelia Watts as 42's reached £175 for tremendous Charollais cross sorts from Jack & Will Luckes of Totnes trading as A & L Farming who also topped the 40kgs when their pen made £172 and 430ppk. Lightweight lambs still in good demand and this weight range gave the top pence per kilo of 438ppk twice, firstly for Adrian Pike and family of Crediton with 36's at £157.50 but also for Chris Rowdon of Dartmouth with his 39's at £171 as well as more handyweight lambs from Chris being 39's at £169.50 and 38's at £166.50 & £164. Other 39's at £168 for Geoff & Liz Hosegood of Crediton and the handyweights this week averaged 418ppk with an improved SQQ of 400ppk and overall average of 383ppk and £166.42 per head.

SPRING LAMBS					
Weight	No.	Top £'s	Top ppk	Av £'s	Av ppk
32-39	180	171.00 (+4.00)	438 (+0.10)	160.92 (+8.)	480 (+79)
40-45	897	171.00 (-8.00)	430 (+0.03)	163.81 (-17.18)	395 (+0.05)
46-52	310	188.00 (-1.00)	430 (+62)	168.07 (-2.60)	347.46 (-4.54)
52+	62	189.00 (+2)	358 (+62)	172.37 (+4.37)	318.44 (-31.2)
PRIME HOGGS					
33-39	224	135.00 (+10.00)	346 (+2)	128 (+7.60)	324 (-3.78)
40-45	607	147 (-2.50)	338 (+4)	132.94 (-2.31)	311 (-4)
46-52	577	160.00 (-10.00)	333 (-20)	144.5 (-5.027)	295 (-11)
53+	907	189 (-4.50)	328 (+12)	160.92 (+2)	274 (-4)
Mature Sheep	44	188.00 (+31.00)	294 (+14)	140 (+10.03)	244 (-11)
		Top		Average	
EWES	1513	£400 (+111.00)		£182.84 (+31.02)	
RAMS	21	£275 (+30.00)		£169.84 (+20.53)	

**\*\* 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!\*\***

## 2337 PRIME HOGGS & 43 MATURE SHEEP

2337 prime hogs and 43 mature sheep were a better trade than expected with handyweights very similar, the 48 to 54kg hogs possibly not as good as last week, but the heavier end of the hogs certainly more lively today with what looks like the cull ewe trade lifting these hogs. Dave Chapple of Cadeleigh topped the sale at £189 with Robert & Richard Rowe and families of Bridgwater selling their best at £187, £183.50 and £182 twice as Sue Veysey of Cullompton reached £186, both Darren Reed of Broadwoodkelly and Jon & Helen Putt of Tedburn St Mary reached £183 and David Churchill of Axminster also made £182. 51's and 52's to £154 for Jim Summerhayes of Upottery late in the day and £153 for Phil & Richard Coaker of Postbridge as some choice 48kg hogs rose to £160 for Phillip Hopkins of Honiton and £155 for Phil Lee of Tedburn St Mary whilst a smart pen of 47's also late in the day rose to £151.50 for David & Maurice Wonnacott of South Zeal who also sold smart 45's at £147. Plenty of handyweight hogs on offer and these meeting good demand with yet more fresh faces in the alleys for these. 41's from Matthew Petherick and family of North Petherwin rose to £138.50 as well as his 39's at £128, 38's at £125.50 & £122, 37's at £121 and 36's at £119. Other 39's to £135 and a sale topping 346ppk for Blue Texel's from Tom Woollacott and family of Smeatharpe.

With ewe trade as crazy as it is the heavy mature sheep took a certain lift too, these topping at £188 for Duncan Kittow of Tiverton, £182 & £176 for the Rowe family, £170 for Adam Pitts of Exminster and the best per kilo going to Martin and Adam Crabb of Luppitt with 55kgs at 300p and £165 per head.

A tremendously busy day in the sheep pens and my heart felt thanks to all vendors for their patience and support, thanks to those who helped sort and move sheep. Big thanks to the team, many of whom started 6am this morning and weighed the last of the hogs at 3.15 this afternoon.

## 637 CULL EWES & 21 RAMS

A record breaking day here today in the cull ewes pens with all classes as dear as anyone has ever seen them leaving us with an unprecedented average of £182.84, nearly 183 quid. Absolutely fantastic! Top prices smashed twice here today with Sue Summerhayes representing FH Chave & Son of Wellington selling a pen of 7 tremendous Texel ewes at £375 smashing the record by the tenner before exhibiting a superb single that rang the bell at £400. The Chaves had others at £350 and £280 twice whilst the Quick family of Crediton had a single Texel at £380, Jack Enticott with similar at £350 and Bernard Strout, up from Launceston with a Texel at £320. Best of the Charollais also at £320, this time for Ben and Amelia Watts as John Simons of South Chard was the last pen to be sold at 5.45 this evening and had Charollais at £298 & £292, Duncan Kittow with Texel's at £298 and more of the same at £288 for Adrian & Julie Rich and £285 for Mark Moore of Whitestone, Holsworthy. Too many to mention £250 to £280 with the best of the pure Suffolk's at £268 for the Derryman family of Yarcombe, Suffolk cross Mules to £252 for Tom Yandle of Exton and a seriously heavy Dorset rose to £252 for Jerry Brook of Crediton. Suffolk Mules often £210 to £240 if big and heavy with a cut below often £180 to £210. Mules regularly £170 to £185 for large penfals with Milborne Wick Farms of Sherborne surely setting a new record with a single Mule at £215. Horned ewes present in dribs and drabs with any meat usually £110 to £135 with leaner and lighter ewes either side of £100 and only the very plain of anything less than £80.

Rams still flying high too with John Howard of Crediton reaching £275 with a lean but heavy Suffolk, Derek Arnold of Morchard Road with Berrichon's at £245 & £228, Bernard Strout also at £228 with a Suffolk and Adam Pitts made £223 of his.

Thanks again to everyone for your support and patience in what was a memorable day in the cull ewe pens.

**\*\* Prime and cull sheep must not be found to be lame or in-lamb, any farmers found breaking these rules may trigger a Trading Standards or APHA on farm inspection.\*\***



## IMPORTANT NOTICE TO ALL SHEEP VENDORS:

- Please ensure all sheep are tagged in the approved (EID) manner before arrival at the livestock market and checked before you leave.
- Please ensure all VAN numbers are available when booking in your sheep, VAN numbers are only valid for 12 months from date of issue, ensure yours is up-to-date.
- Please complete the market entry form as well as the sheep licence making sure you have completed the number of sheep you have bought to market.

*Thank You for your Co-operation*

KIVELLS

Established 1885

[www.kivells.com](http://www.kivells.com)

LIVE &  
ONLINE



## EAST DEVON COLLECTIVE MACHINERY SALE

ENTRIES  
INVITED  
NOW!

**Stafford Cross, Nr Seaton, off A3052 EX24 6HZ**  
**(what3words – Buckets/Prove/Florists)**

**WEDNESDAY 30<sup>th</sup> APRIL ~ 10.30 AM**

**ENTRIES INCLUDE:** Massey Ferguson 575 2WD Tractor (1090 hours clock stopped), Fiat 70 90 4WD Loader Tractor (9609 hours) G Reg comes with Loader, John Deere 6310 4WD with Loader (12500hrs) "02" reg 30 kph, Case IH 4240 XL 4WD, Kawasaki Mule 610 petrol, Massey Ferguson 575 ADG 978T, McConnell Rhino 9ft Topper, McConnell Hedge Trimmer PA52 Hy Reach, KRM Tined Weeder & Over Seeder, Teagle Titan 7 Silage Trailer, Vicon Rotaflow RS-C Fertilizer Spreader, Moulton Yard Scaper, Bale Spikes x2, Concrete Weight, Post Banger for Front Loader, Vicon Rake RH350, Flat Eight, P2 Haybob (new wheels and tyres), McConnell PA34 Hedge Trimmer, Fella SM247 Disc Mower, Dung Grab, Bucket, Humal Bale Squeeze, Muck Grab, Ballast Roller, Two Bale Squeeze, Shear Grab, Cultivator, Log Splitter, Livestock Trailer (old), Teagle Tiger 6ton bale trailer, Krone Swadro 395 Single Rotor Rake, Quad Trailer, Twin Axel Bale Trailer, Single Axel Tipping Trailer, Foot Trimming Crush, New IAE Cattle Gates, Pratley Sheep Handling System (approx. 20x 7ft gate), Qty of Round Feeders Cattle & Sheep, Qty of Hayrack on Wheels, Qty of Heat Lamps, Qty of Sheep Hay Racks, Qty of Water Troughs, Calf Dehorning Crate, Sheeted Metal Sheep Hurdles, Wooden Lambing Pens, Sheeted Hurdles, Hanging Sheep Troughs, Sheep Head Yoke, IAE Lamb Creep Feeders, Hanging Hay Rack, Plastic Hanging Troughs, Qty of Troughs, Turnover Sheep Crate, Gates/Posts (Heavy Duty Gates), Metal Sheeted Gates, Qty of Sheep Netting, Lamb Weigh Crate, IAE Locking Head Yoke, Various Workshop Tools, Roof Sheets, Various Yard Gates, Electric Fence Stakes, Bags of Cement, Used Sheep Wire, Various Hand Tools, Wooden Fencing Posts & Timber, Gate Posts, Buckets, Qty of Wooden Sleepers, Qty of Wooden Stakes, Generator, Gale Breaker (new), Security Fencings, 2 Petrol Generators, Compressor, 2 Hand Post Bangers, Electric Fencers, Pedestrian Barriers, Ladders, Wheelbarrow, Acro Props, Parlour Basin Set of 20kg front weights and much more!



For further information or entries for any of the above please contact Exeter Livestock Centre  
Call: 01392 251 261 / Email: [machinery@kivells.com](mailto:machinery@kivells.com) Info at [www.kivells.com](http://www.kivells.com)

## FORTHCOMING SALES

### **MONDAY 7<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **WEDNESDAY 9<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Spring Sale of Cattle on behalf of the South Devon Herd Book Society*

### **FRIDAY 11<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc “Heart of Devon” 13<sup>th</sup> Anniversary – 3<sup>rd</sup> Spring Sale of Continental & Continental X Store Cattle, Special Show & Sale of Charolais Bulls and Females, Sale of Dairy Cattle including English Gold Top Sale of Jerseys, Show & Sale of Suckled Calves, Show and Sale of Ewes and Lambs and Fortnightly Pig Sale*

### **MONDAY 14<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market to inc Easter Show & Sale of Spring Lambs*

### **WEDNESDAY 16<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Devon YFC Show & Sale*

### **FRIDAY 18<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*GOOD FRIDAY – NO MARKET*

### **MONDAY 21<sup>ST</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **TUESDAY 22<sup>ND</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Sale of TB Restricted, Cull, Prime and Store Cattle*

### **FRIDAY 25<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Monthly Sale of Organic Cattle & Sheep, Month Catalogued Sale of Beef Breeding Stock and Fortnightly Pig Sale*

### **MONDAY 28<sup>TH</sup> APRIL – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **WEDNESDAY 30<sup>TH</sup> APRIL – STAFFORD CROSS, Nr SEATON off A3052 EX24 6HZ**

*East Devon Collective Machinery Sale – for more information please see website.*

### **FRIDAY 2<sup>ND</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Catalogued Sale of Hogg Couples*

### **MONDAY 5<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **WEDNESDAY 8<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Dorset Horn & Poll Dorset May Fair Sale*



# 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.



### Our tailor made service includes;

- ✓ Personal and confidential service
- ✓ Experienced team of Farm Agents
- ✓ Tailor made marketing plans across a variety of platforms
- ✓ Network of contacts within the farming community
- ✓ Added value with advice on Tax, Planning and Stewardship



In-house  
bespoke  
brochures



Over 40,000  
followers on  
Social Media



Millions of  
page views on  
kivells.com,  
Rightmove  
& Zoopla



Coverage in  
national and  
regional  
publications

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  
Launceston**

01409 259547  
01566 776886

**Exeter  
Liskeard**

01392 252262  
01579 345543



# Farms For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Great Huish Farm Tedburn St. Mary Exeter

- Grade II Listed detached four bedroom house with three reception rooms
- Two further cottages providing income generation or multi-generation living
- Ring Fenced Farm
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- Easy access to the A30 & M5
- In all some 39.56 acres of agricultural land

**Guide Price: £1,950,000**

Exeter Farms & Land Department  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262





# Farms For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Blagdon Manor Farm North Tamerton, Holsworthy

**Privately set residential and livestock farm on the Devon/Cornwall border.**

- Just under 200 acres of ring fenced land
- Imposing four/five bedroom Grade II listed farmhouse and two bedroom bungalow (subject to Agricultural Occupancy Condition)
- Extensive range of modern livestock buildings, plus some more traditional stone barns with potential, subject to planning
- Equestrian appeal with stabling, all weather track and sand school/turnout areas
- Huge appeal with enormous potential to diversify

**Guide Price: £2,500,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547





# Farms For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Tregonhay Farm Kergilliack, Falmouth

**Beautifully positioned stock farm, within easy reach of Falmouth, Helford Passage and the South Coast.**

- Substantial and well appointed six bedroom farmhouse
- Useful range of adaptable buildings
- 85½ acres of private ring-fenced land
- Superb views
- EPC G

**Guide Price: £2,000,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Sale

# KIVELLS

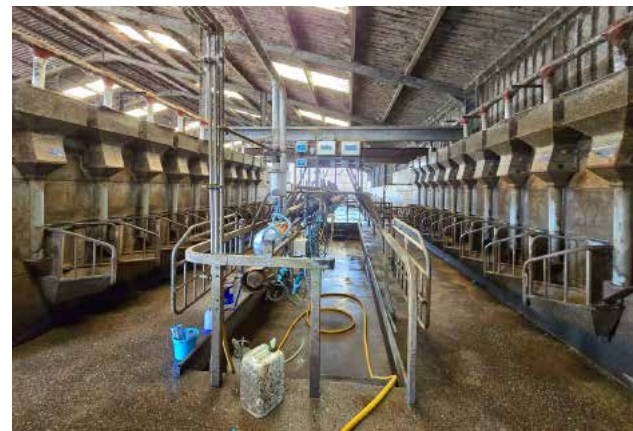
[www.kivells.com](http://www.kivells.com)

## Dairy Unit and Land at Melbury Parkham, Bideford

- Ring fenced modern dairy unit
- 127 cubicles
- 10/20 swing over parlour
- Youngstock building
- Just under 50 acres

**Guide Price: £800,000**

Holworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547





# Farms **For** Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## **West Burrow Farm** Bratton Clovelly, Okehampton

**A quietly set rural small holding offering huge potential.**

- Grade II\* Listed thatched farmhouse in need of modernisation.
- 3 beds, 2 receptions.
- Two adjoining traditional barns.
- Land and woodland

**Guide Price: £750,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Landabethick Farm Blisland, Bodmin

Available as a whole or in 2 lots

- Five/six bedroom (one en suite) detached house, three reception rooms and conservatory
- Splendid private location
- Located on the fringe of the wide expanses of Bodmin Moor; close to the sought-after moorland village of Blisland
- Barns ripe for conversion
- Access to the Camel Trail for walking and cycling only 0.5 miles distant
- In all 77.11 acres of agricultural land and ancient woodland

**LOT 1** - House, buildings and 54.83 acres.  
**Guide Price: £1,450,000**

**LOT 2** - Approximately 22.28 acres of ancient woodland.  
**Guide Price: £150,000**

**As a whole: £1,600,000**

Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543





# Farms For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Fern Hill Farm Mount, Bodmin

- Farm with significant development potential
- Range of agricultural and equestrian buildings
- 60.29 acres of land including productive pasture
- Two bedroom lodge
- Planning for farm dwelling and residential caravan
- Located in a super rural location with far reaching valley views
- Freehold with vacant possession upon completion

**Guide Price: £1,150,000**

Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543



# Farms For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Tregaminion Manor Farm Morvah, Pendeen, Penzance

- Idyllic coastal setting
- Ring fenced farm in an Area of Outstanding Natural Beauty
- Multiple dwellings for income generation or multi-generational living
- Period farmhouse and two cottages
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- In all some 118 acres
- EPC C, G & G.

**Guide Price: £2,500,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms **For** **Sale**

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## **Higher Norley Farm** Northlew, Okehampton

- Just over 93 acres of productive pasture land
- A useful range of farm buildings including 96 cubicles, loose housing, fodder store and workshop
- Wonderful far reaching views to Dartmoor
- For sale by Private Treaty.

**Guide Price: £1,100,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547





# Development Site **For Sale**

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## **Development Site at 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](mailto:simon.alford@kivells.com) | 01392 252262



Aerial view looking north west



# Land For Sale

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Land at Yollaberry

Hatherleigh | Guide Price £120,000 - £140,000



Just over 9¾ acres of gently sloping pasture land in a stunning location with parish road frontage and lane access.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## 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](mailto:simon.alford@kivells.com) | 01392 252262

## Land at Hole Farm (Lot 1)

Ashwater, Beaworthy | Guide Price £620,000



Approx. 57.58 acres of well farmed productive grassland. Mainly level/gently sloping and extremely well fenced.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at Polzeath

Wadebridge, Cornwall | Guide Price £995,000



Just over 15 acres of prime farmland in a stunning location with long term development potential, subject to planning.

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Land at Pipswell Cross

Morwenstow, Bude | Guide Price £290,000



Just under 35 acres of productive pasture and arable ground in a sought after farming area with road frontage and access and far-reaching views as far as Lundy Island.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547



# Land for Auction

## Wednesday 9th April, 7.00pm

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

# KIVELLS

[www.kivells.com](http://www.kivells.com)

### Land at Holemoor

Bradford, Holsworthy | Auction Guide Price £35,000 - £40,000  
For sale by public auction - Wednesday 9th April



Just under 4 acres of gently sloping pasture land on the edge of a rural hamlet boasting road frontage and access and lovely countryside views.

Holsworthy Farms & Land Agency  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

### Land at St. Erney

St. Erney, Landrake, Saltash | Auction Guide Price £65,000  
For sale by public auction - Wednesday 9th April



Extending to some 6.07 acres in all, the Land at Erney comprises a single field, which is currently planted with a variety of brassicas.

Holsworthy Farms & Land Agency  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

### Land at Land at Broad Parkham

Parkham, Bideford | Auction Guide Price £140,000 - £150,000  
For sale by public auction - Wednesday 9th April



14.65 acres comprises two gently sloping pasture fields including a small area of woodland. The land benefits from parish road frontage, good access and natural and mains water.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

### Land at Highercliff Woods

Duloe, Liskeard | Auction Guide Price £60,000 - £70,000  
For sale by public auction - Wednesday 9th April



Woodland extending to approximately 19.67 acres comprising a block of mature Beech trees supporting a wide range of flora and fauna and situated off a quiet parish road.

Liskeard Farms & Land Agency  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543

### Land at Venncott

Newton St. Petrock, Holsworthy | Auction Guide Price £60,000  
For sale by public auction - Wednesday 9th April



The Land at Venncott extends to some 6.46 acres and comprises very gently sloping pasture land which is divided into two handy sized enclosures.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

### Plot of land beside Queensland

Trelights, Port Isaac | Auction Guide Price £50,000  
For sale by public auction - Wednesday 9th April



A generous plot of agricultural land extending to circa 0.22 acres with excellent further potential to add value with a variety of uses, all subject to obtaining the necessary planning consents.

Launceston Estate Agents  
[launceston@kivells.com](mailto:launceston@kivells.com) | 01566 777777

# Land for Auction

## Wednesday 9th April, 7.00pm

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

# KIVELLS

[www.kivells.com](http://www.kivells.com)

### Land at Fox Hole (Lot 1)

Whitstone, Holsworthy | Auction Guide Price £150,000  
For sale by public auction - Wednesday 9th April



Approximately 19.73 acres of level pasture land with road frontage in a rural yet accessible location.

Holsworthy Farms & Land Agency  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

### Land at Fox Hole (Lot 2)

Whitstone, Holsworthy | Auction Guide Price £45,000  
For sale by public auction - Wednesday 9th April



A single level pasture field of approximately 6.49 acres in a quiet rural location.

Holsworthy Farms & Land Agency  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## ID Requirements

All auctioneers are now required to verify the identity of all bidders before the auction. Bidders will need to register with Kivells on the night of the auction and, in doing so, will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. If we are not fully satisfied, we will not be able to proceed with the transaction.



## 2025 Auction Dates

9th April  
14th May  
18th June  
30th July  
3rd September  
8th October  
12th November  
30th December

For further details,  
including times, venue  
and information on  
how you can bid  
online, please visit

[www.kivells.com](http://www.kivells.com)



# Previous Auction Results

Wednesday 12th March

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Land at Fiddlecott

Chawleigh, Chulmleigh | Auction Guide Price £175,000  
**SOLD: £256,000**



Extending to some 25.46 acres comprising a useful block of gently sloping grass land with just under 8 acres of scrub and native woodland on its southern boundary.

**Holsworthy Farms & Land Agency**  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Land at Boldventure

Germansweek, Beaworthy | Auction Guide Price £75,000 - £95,000  
**SOLD: £90,000**



Approximately 12 acres of pastureland with excellent road access and accessible to Launceston, Okehampton, Bude and Holsworthy.

**Holsworthy Estate Agents**  
[holsworthy@kivells.com](mailto:holsworthy@kivells.com) | 01409 253 888

## Land at Penvith

St. Martin, Looe | Auction Guide Price £50,000 - £55,000  
**SOLD: £116,000**



5.47 acres of pasture land in a single enclosure with parish road frontage and a timber frame and timber clad field shelter. Freehold with vacant possession upon completion.

**Liskeard Farms & Land Department**  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345 543

## Land near St Winwolaus's Church

Tremaine, Launceston | Auction Guide Price £10,000  
**SOLD: £9,000**



Approximately 0.24 acres of land in a rural yet convenient location suitable for a number of purposes including amenity or recreational use.

**Holsworthy Farms & Land Agency**  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at Scrubtor

Tavistock | Auction Guide Price £45,000 - £50,000  
**SOLD: £50,000**



Approximately 3.49 acres of pasture land in a single gently sloping enclosure with parish road frontage.

**Liskeard Farms & Land Agency**  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543



# Farms Sale Agreed

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Keymelford Farm Buildings & Land Keymelford, Colebrook, Crediton, Devon



**Lot 1** - Agricultural buildings and yard area with land surrounding extending to 0.41 acres.  
**Guide Price: £150,000**

**Lot 2** - Agricultural building with concrete pad and land surrounding extending to 0.41 acres.  
**Guide Price: £135,000**

**Lot 3** - A small grassland area extending to approximately 0.14 acres. **Guide Price: £25,000**

Exeter Farms & Land Agency  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262

## Larrick Farm South Petherwin, Launceston

- Super reverse living barn conversion
- 4 bedrooms and 2 bathrooms
- Outbuildings for livestock or equestrian use
- 45 acres of pasture land

**Guide Price: £1,000,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547





# Farms Sale Agreed

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Worthen Farm Pyworthy, Holsworthy, Devon



- Grassy ring fenced stock farm with 151 acres
- South facing three bedroom period farmhouse and adjoining two bedroom cottage (suitable for holiday letting)
- Two further traditional barns with potential for conversion, subject to planning
- Range of adaptable farm buildings
- Level and gently sloping pasture land
- EPC D & D

**Guide Price: £2,150,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

# Land Sold

## Land at High Ridge Farm North Tawton, Devon



A highly productive run of approx. 34 acres of level pasture land with planning permission for a 80ft x 40ft storage shed.

**Guide Price £340,000**

Exeter Farms & Land Department  
[simon.alford@kivells.com](mailto:simon.alford@kivells.com) | 01392 252262

# Land Sale Agreed

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Land at Wooldown

Marhamchurch, Bude | Guide Price £100,000



An attractive and very gently sloping pasture field extending to approx. 4.63 acres, well fenced with road frontage and good access.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at Hole Farm (Lot 2)

Ashwater, Beaworthy | Guide Price £375,000



Just over 37 acres of well farmed, productive grassland. Mainly level/gently sloping and extremely well fenced. Mains and natural water supplies.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at Cransworth

St. Wenn, Bodmin | Guide Price £525,000



Approx. 57 acres of productive pasture land, gently sloping and south facing with road frontage and a natural water available.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at West Vognacott & Honeycroft (Lot 1)

Chilsworthy, Holsworthy | Guide Price £345,000



Just under 55 acres of pasture and amenity land in a quiet, rural setting. Further land available (lots 2 & 3).

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at West Vognacott & Honeycroft (Lot 2)

Chilsworthy, Holsworthy | Guide Price £200,000



Some 29 acres of pasture land in a quiet rural, yet accessible location. Further land available as Lots 1 & 3.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at Myrtle Cottage Farm

Alverdiscott, Barnstaple | Offers in Excess of £425,000



A cracking run of nearly 43 acres of pasture land, level and gently sloping with road frontage and excellent access.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547



# Land Sale Agreed

# KIVELLS

[www.kivells.com](http://www.kivells.com)

## Land at Lower Rescorla Farm

Rescorla, St Austell | Guide Price £100,000



Just under 4 acres of sloping amenity/pasture land on the edge of a rural hamlet. Possible development potential (STP)

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

## Land at Southcombe

Northlew, Okehampton | Guide Price £130,000



A block of approx. 19.14 acres of peacefully located pretty pasture and woodland, gently sloping and in three good sized enclosures with a natural water supply.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547