



## EXETER LIVESTOCK CENTRE

# MARKET REPORT

## April 2025

Friday 25<sup>th</sup> April – Store Stock Market





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 4240XL 4WD (7325hrs), Kawasaki Mule 610 (1184hrs) "64" reg – Petrol, Massey Ferguson 575 ADG 978T, Set of 20Kg Front Weights, John Deere Tractor Weights - x6 @ 50kg (genuine weights JD 00, 10, 20 series), McConnell Rhino 9ft Topper, Vicon Rake RH350, Flat Eight, Vicon Rotaflow R5-C Fertiliser Spreader, Krone Swardro 395 Single Rotor Rake, P2 Haybo, Fella SM 247 Disc Mower, Pottinger Mex IV Forage Harvester (GWO, Used 2024, new shear bar & reverse drive), Pottinger Novacat 305 Mower spares, Abbey 2250 Slurry Tanker, 8ft Roller, KRM Tined Weeder & Over Seeder, Ballast Roller, Cultivator, 2018 6ft Malone Topper, Four Furrough Plough with spare parts, Kverneland KD514 Mixer Wagon, Teagle Tomahawk 8080 Straw Chopper, Tub Straw Chopper, Yard Scraper, JCB Strimeck Muck Grab, Twose Bale Squeeze, Humal Bale Squeeze, Shear Grab, Muck Grab, Dung Grab, Bucket, Post Banger for Front Loader, Bale Spikes x2, McConnell Hedge Trimmer PA52 Hy Reach, McConnell PA34 Hedge Trimmer, Kvermeland 7572 Round Bale Wrapper, Livestock Trailer (old), Quad Trailer, Twin Axel Bale Trailer, Single Axel Tipping Trailer, Teagle Titan 7 Silage Trailer, Teagle Tiger 6t Bale Trailer, 24ft Cattle Trailer (aluminium top), Homemade 6t, 20ft Tailed Trailer, Log Splitter on Trailer 10ft x 5ft 6in, Small Trailer 5ft 8in long 33 in wide, Concrete Weight, Log Splitter, Man Cage, Pratley Sheep Handling System (approx. 20x 7ft gate), Qty of Hayrack on Wheels, Qty of Heat Lamps, Qty of Sheep Hay Racks, Wooden Lambing Pens, Hanging Sheep Troughs, Sheep Head Yoke, IAE Lamb Creep Feeders, Pratley Sheep Handling Trailer (brand new), Lister Sheep Shearing Machine, Turnover Sheep Crate, Lamb Weigh Crate, IAE Foot Bath (3m x 0.9m), IAE Guillotine Gate (0.9m wide), Qty of Sheep Netting, Foot Trimming Crush, Qty of Round Feeders Cattle & Sheep, Qty of Water Troughs, Calf Dehorning Crate, Hanging Hay Rack, Plastic Hanging Troughs, Qty of Troughs, IAE Locking Head Yoke, New IAE Cattle Gates, Sheeted Metal Sheep Hurdles, Sheeted Hurdles, Metal Sheeted Gates, x2 Gates with hanging sets (1.09m x 2.72m), Gates/Posts (Heavy Duty Gates), Various Yard Gates, Electric Fence Stakes, Used Sheep Wire, Wooden Fencing Posts & Timber, Gate Posts, Qty of Wooden Sleepers, Qty of Wooden Stakes, Security Fencings, Electric Fencers, x4 Rolls of Barbed Wire (min 200m per roll), Various Workshop Tools, Bags of Cement, Various Hand Tools, Generator, 2 Petrol Generators, Compressor, Ladders, Dewalt Battery Strimmer, Makita Petrol Strimmer, Lincoln Power MIG Welder, Roof Sheets, Buckets, Gale Breaker (new), 2 Hand Post Bangers, Pedestrian Barriers, Wheelbarrow, Acro Props, Parlour Basin, 7000l bunded Fuel Tank (needs pump) 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)**

Friday 25<sup>th</sup> April

**696 STORE CATTLE & STIRKS – 10:00 AM**

**Auctioneer: Simon Alford 07789 980203**

**Store Steers to £3000 Store Heifers to £2900**

An excellent entry of store cattle here at Exeter this week with a phenomenal trade for all on offer and some exceptional returns seen including centre record breaking highs for both store steers and heifers. Steers topped out at an amazing new market record of £3000 given for a big powerful Charolais (19m) from Barry Mildon and Family in from Cadbury who also saw a smart trio of Charolais bullocks reach £2800 apiece whilst later born sorts (14m) from John Cole and Family of Ivybridge still ran to £2080. John and Emily Northam brought a tremendous run of cattle down from Wellington and parted with a super pen of four red Limousin steers (23m) for £2800 a head followed by Aberdeen Angus £21m) at £2660 for Roger, Jill and Giles ford down from Knowle, Crediton together with other native breeds also making £2660 for a pair of strong Herefords from Trevor and Sue Crocker from Diptford. A lovely run of cattle from Richard Kent down from Reigate, Surrey was headed by his Simmental steers (22m) which eased to £2630 followed by his later born yearling Simmental bullocks selling to an impressive £2480. South Devon steers selling to a premium once again this week when rising to £2600 (27m) for one from HTP Martin of Kingsbridge followed by a trio (25m) drawing £2390 for Matt Dyer from Trusham and a pair of younger (16m) sorts from Phillip and Richard Coaker in from Postbridge which hit £2320 apiece. British Blue steers in great demand again this week with a top of £2290 for a grand single (27m) from Phillip Slade of Calverleigh with younger (18m) types still making £2280 for John Cole and Family who also parted with a smart Salers bullock (22m) for £2120. As with the store steers, records were broken in the heifer pens when an incredible Parthenaise (24m) from Rob and Sharon Luscombe of Avonwick climbed up to the dizzy heights of £2900 whilst their second best with similar comments drew £2680. John and Emily Northam were back when selling more very smart Red Limousins, this time seeing bunches of heifers (23m) go for £2660 and £2540 whilst younger types (16m) from Phillip and Tom Cleave of Holne reached a creditable £1880 and dairy bred sorts (also 16m) ran to £1760 for a neat pen of ten from David Burrough and Family of Chardstock. HTP Martin returned to part with glorious South Devon females (25m) for £2460 whilst Simon Booty in from Poundsgate saw similar aged South Devon females for £2400 and Phillip and Richard Coaker saw a pen of eight striking sorts (20m) rise to £1710 a life. Charolais heifers (23m) up next and selling to £2070 for Bruce Ellett from Exmouth and to £1850 for younger (16m) ones from Phillip and Tom Cleave with Aberdeen Angus (22m) at £2010 for Richard Kent who also saw later born Simmental heifers (13m) sell readily at £2140. Better of the many British Blue females on offer (25m) ran to £1980 for a smart trio from John and Emily Northam followed by another good three heifers from Trevor and Sue Crocker with Herefords (26m) to £1970.

***Please could we remind all customers of the need to clean and disinfect their vehicles and to complete the Vendor Declaration on the back of the entry forms.***

***Thank you***



**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



## 236 STIRKS & SUCKLED CALVES

Auctioneer: Ian Caunter 07813 068935

Another superb run of stirks and suckled calves saw yet again another lift in the trade. Tom Pollard in from the Teign Valley presented superb South Devon steers (9m) that rocketed to £1790 with others to £1450. Ben Tristram & Family down for Wellington presented a good run with Limousin cross steers (10m) realising £1760, Blues (8m) to £1610, further Limousin crosses (7m) to £1600 and Simmental crosses (8m) levelling out at £1500. Michael Scott of Drewsteignton saw South Devon steers (11m) reach £1495 whilst the best of the Charolais steers from A & V Tiernan of Newton Abbot attained £1430 (12m). Sweet Angus steers from RG Bowditch of Payhembury (9m) topped at £1390 with others to £1200 (8m). Best of the Blonde steers from Michael Scott (8m) reached £1260 whilst cracking British Shorthorn steers from Hewitt & Wood of Wheddon Cross (10m) raced to £1240, the same figure achieved for LA Luxmoore of Crediton presenting Angus steers (12m). Best of the young dairy bred types saw Malcolm Harris of Slapton sell Limousin cross steers (7m) which realised £1140, Andrew Barker of Dunsford presented Blues (7m) which attained £1080 whilst Julian Courtier & Family of Whiddon Down saw Blue steers (6m) which levelled out at £1050 & £960 with similar bred Angus types (6m) reaching £900. Tom Pollard led the way in the heifer section with South Devon heifers (12m) reaching £1400 with his second pen to £1320 and others (5m) levelling out at £1000. Ben Tristram & Family presented Charolais cross heifers (12m) which realised £1300 whilst Lottie Hill of Shepton Mallet presented British Shorthorn heifers (5m) which hit £1200. Useful Charolais heifers from A & V Tiernan attained £1140 whilst Jean & Terry Tall of Modbury saw their Angus heifers (12m) fly to £1080. Further native breeds this time from Melaine Forward of Talaton presented Hereford heifers (12m) which realised £1040 with further native breed firstly from LA Luxmoore seeing their Angus heifers (11m) attaining £940, the same figure achieved for CM Hammett for similar goods. Young dairy bred types from Malcolm Harris saw Limousin heifers (8m) race to £880. Andrew Barker saw young Blue heifers (7m) attain £860 whilst Julian Courtier & Family saw pens of Blue heifers (5/6m) to £850 x2, £820 with Angus heifers (5m) to £800 & £790. Young, sweet Simmental heifers from Keith Wotton of Ditisham (3m) hit £770. A small showing of Bulls saw J Cornish & Sons of Holcombe Rogus level out at £1100 for Blues (13m).

## 170 CALVES 10.15 AM

Auctioneer: Mark Davis 07773 371774

A decent entry of 170 rearing calves which sold to the strongest trade seen so far this year. The top end looking a strong trade, however the bottom end sorts looking an unbelievable price with many farmer buyers out sourcing calves! Many strong continentals over £600 and it didn't take much of a calf to make more than £300! Top of the section was £670 given for a superb, young fresh British Blue bull sold by JR Chapple and Son, Trinity Hill with other very smart Blue bulls reaching £660 3 times for JW & LF Baker, Exeter. More to £660 for AJ & JA Lock, Plymtree, £658 Caitlin Hancock, Liskeard. A well put together Blue bull out of a British Friesian cow sailed up to £550 for RC & CJ Parris down from Honiton, more to £475 and £445 in from Evershot, Weymouth. A fantastic run of limousine bulls soared up to £565 sold by Chris LEE, Nadderwater who sold more well at £545, £540 and £380 x2. Strong Simmental bulls attained £540, £520, and £490 in presented by KG & SRJ Wotton of Dittisham. Hereford bulls were the trade of the day all trading between £350-£540 for anything with a bit of style, £540 for a smart sort in from JLH Vallis, Bradninch, £475 Messrs Wotton again, £458 for Lynch Farms LTD of Thorverton and £450 BA Pyne, Budleigh Salterton All Hereford bulls average £374! Angus bulls rocket up to £505, £482, £412 all sold by Evershot Farms LTD. Super British Friesian bulls reached an eye watering £560 in from H & A A Wastnage LTD. Very best Blue heifers up to an impressive £615 sold by JR Chapple & Son, more to £590 RC & CJ Parris and £518 with plenty of good Blue heifers over £480. Limousin heifers to £580 for some young sorts in from CJ LEE again who sold more at £470. Sweet Simmental heifers to £490 for Messrs Wotton again. Devon heifers very well bid for making £460, £420 and £410 all in from RC & CJ Parris & Son again. All in all a marvelous trade which will take some beating, keep the calves coming!

## 61 PIGS

Auctioneer: Andrew Varney

Cull sows (37) met a mixed trade selling to a top price of £110 for J Hamblyn of Saltash and £100 (x3) from EH & B Dymond from Truro and J Hamblyn, others to £92 (x2) from RJ & SM Ovenell of Torrington and EH & B Dymond.

Cull boars (3) sold to a top price of £65 from CA Dunstan of Falmouth & £60 from EH & B Dymond from Truro.

A small entry of prime pigs met a good trade selling to a top price of £185 for a 180kg bacon pig (102.7ppk). Many more wanted.

Store pigs (20) met an easier trade selling to £52 from HF Burrough of Axminster. Others to £22 from Mr J Frankum of Cheriton Bishop.

**Next Pig Sale here at Exeter will be held on Friday 9<sup>th</sup> May, it is vital that you let us know of your potential entries in plenty of time so we can advise vendors together with prospective purchasers of expected numbers forward.**

## 163 DAIRY CATTLE

Auctioneer: Mark Davis 07773 371774

**\*\*\* Dairy trade on fire at Exeter!! \*\*\***

**\*\*\* Top price of £3,000 & 40 over £2500! \*\*\***

**\*\*\* 91 Grazing Cows & Heifers average £2240!! \*\*\***

A super entry of 163 dairy cattle sold from two vendors to one of the dearest trades ever seen! Grazing type fresh calver sold to an electric trade with buyers from across the Westcountry out in force both ringside and on MartEye.

Trevor & Mary Wilson of Kingsbridge sold a consignment of 50 head of British Friesian, non-recorded grazing type cows as the first consignment to disperse their herd to a top price of £3000 for a second calver with other fresh second and third calvers from the same farm at £2650 & £2600. The same vendors sold 30 Autumn calving cows all due in August & September to a roaring trade topping at £2900 twice with others to £2750, £2700, £2600, £2550 x 5 & £2500. Messrs Wilson's consignment of 50 averaged £2145.

Bicton College of Budleigh Salterton sold a consignment of 110 head as a major reduction of their dairy herd to an electric trade! Their 41 milkers were a ferocious trade with serious demand for these small grazing type crossbred cows, they had all calved in the last three months and topped at £2800 twice for a heifer and a second calver with others to £2750, £2700 x 4, £2650, £2600 x 4 & £2500 x 5. The 41 milkers averaged a staggering £2357!! The same vendors sold Friesian yearling heifers to a very strong trade topping at £980 x 15, £950 x 13 & £920 x 3 to average £956! 39 Heifer calves topped at £350 with others to £340 & £300 to average £316.

**Orphan Lambs to £80    Store Hogs to £159    Grazing Ewes to £235**  
**Double Couples to £425    Mixed Couples to £432    Single Couple to £400**

### **62 ORPHAN LAMBS & 8 GOAT KIDS**

A typical end of April entry of 62 orphan lambs and 8 goat kids followed by nearly 500 store hogs and new season stores, 90 grazers and 335 ewes with their 507 lambs at foot saw good trades in all sections. The orphans met with plenty of demand and some strength forward saw tops of £80 for a pair from Sam Wright and family of Chittlehamholt as Maurice Sleep and family of Blackawton sold a pair at £60, Charlie Hutchings and family of Bradninch claimed £55 and T Forward of Bolham made £52 twice and £44 four times. Goat kids to £30 twice for T & F Farming of Dawlish and all orphans averaged £35.55.

### **449 STORE HOGGS & 27 STORE SPRING LAMBS**

An end of season show of store hogs and just as many buyers as the previous weeks ensuring a firm trade for all sorts forward. Top money of £159 went to Tom Elliott of Winkleigh with further penfuls at £153 & £138.50, Sam Pedrick of Bovey Tracey sold Cheviot ram hogs at £155, Neil Hardy of Morchard Road claimed £149 for his Dorset's and Arthur Henson of Washfield made £148 of his. Bottom end sorts seeing spirited bidding too this week with a few more farmers looking for a few chancey sorts. A couple of tail end pens of autumn born springers sold to £121 & £115 for Ben Mortimer and family of Powderham and the overall average for all hogs and lambs was £105.50.

### **90 GRAZING EWES**

A truly flying trade for the 90 grazers forward with Twitchen Farm partners of Burrington peaking at £235 with Arthur Henson at £225, £220 & £200 as Ann Brown of Ottery St Mary made £202 & £188 of hers and several other vendors sold ewes in the £180's.

### **335 EWES/HOGGS & 507 LAMBS (842 LIVES)**

A larger than expected show of 335 ewes with 507 lambs included some tidy purebred outfits that were well received and sold to a top of £200 per life for a super Charollais single from Jack Simpson of Liskeard who sold others at £390 or £195. Top money per couple went to Messrs Middleton of Ashreigney with 4 Suffolk cross ewe with 9 strong lambs at £432 and £133 per life closely followed by BH Lane of Combe Raleigh at £425 with Suffolk shearlings with twins. Mark Moore always travels up from Whitestone with something good and this week his double couples reached £395 & £360 whilst his Texel singles sold at £358 (£179/life) and Charollais singles to £322 (£161/life). Margaret Heard of Maundown sold her best Suffolk x doubles at £365 & £350 closely followed by Clyde Coaker and family of Widecombe with Mule FM doubles at £362 and a large pen of Whitefaced Dartmoor doubles at £348 and both Winston Thorne of Umberleigh and Sam Wright and family sold doubles at £360. Other strong singles touching £300 and plenty of straight farming twins either side of £100 per life or £300, hill bred sorts seeing Cheviots from £70 to £80 per life and several bottom end sorts including the first of the season's non descript hogg couples selling from £55 to £88 and all included in the average of £253 and £100.50 per life.

## FORTHCOMING SALES

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

*Dorset Horn & Poll Dorset May Fair Sale*

### **FRIDAY 9<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Sale of Dairy Cattle and Fortnightly Pig Sale.*

### **MONDAY 12<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **FRIDAY 16<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market*

### **MONDAY 19<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **TUESDAY 20<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

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

### **FRIDAY 23<sup>RD</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Catalogued Sale of Beef Breeding Stock to include Show & Sale of Cattle for the South Devon Breeders Club plus Fortnightly Pig Sale*

### **MONDAY 26<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **FRIDAY 30<sup>TH</sup> MAY – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Monthly Sale of Organic Cattle & Sheep, Sale of Dairy Cattle, Early Accredited and Non Accredited Stock Rams*

### **MONDAY 2<sup>ND</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **FRIDAY 6<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to Sale of Hogg Couples and Fortnightly Pig 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.



# 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)

## Tregonhaye 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)

## 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 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 14th May, 7.00pm

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

# KIVELLS

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

### Land at Highercliff Woods

Duloe, Liskeard | Auction Guide Price £50,000 - £60,000

For sale by public auction - Wednesday 14th May



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 Penpoll (LOT 1)

St. Veep, Lostwithiel | Auction Guide Price £50,000 - £55,000

For sale by public auction - Wednesday 14th May



3.86 acres of pasture land incorporating an interesting small area of woodland situated in a fantastic peaceful valley rural location close to the sought after villages of Lerryn and Bodinnick.

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

### Land at Penpoll (LOT 2)

St. Veep, Lostwithiel | Auction Guide Price £45,000 - £50,000

For sale by public auction - Wednesday 14th May



3.19 acres comprising a single enclosure of gently sloping pasture land with access onto an adjoining parish road situated in a fantastic peaceful valley rural location close to the sought after villages of Lerryn and Bodinnick.

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

### Land adjacent to 9 Hendra Road

St. Dennis, St. Austell | Auction Guide Price £10,000 - £15,000

For sale by public auction - Wednesday 14th May



A convenient plot measuring approximately 0.04 acres situated within a popular residential area in St. Dennis. The land offers a wealth of possibilities for its use including development, subject to obtaining any necessary planning permissions required.

Liskeard Estate Agency  
[liskeard@kivells.com](mailto:liskeard@kivells.com) | 01579 345543

### Land at Coxpark

Coxpark, Gunnislake | Auction Guide Price £325,000

For sale by public auction - Wednesday 14th May



Just under 38 acres of arable, pasture and woodland, gently sloping with steeper wooded areas. Including a traditional stone barn with potential. Mains water connected.

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



# Previous Auction Results

## Wednesday 9th April

# KIVELLS

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

### Land at Holemoor

Bradford, Holsworthy | Auction Guide Price £35,000 - £40,000  
**SOLD: £60,000**



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  
**SOLD: £145,000**



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 Venncott

Newton St. Petrock, Holsworthy | Auction Guide Price £60,000  
**SOLD: £80,000**



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  
**SOLD: £50,000**



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 at Fox Hole (Lot 1)

Whitstone, Holsworthy | Auction Guide Price £150,000  
**SOLD: £250,000**



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  
**SOLD: £80,000**



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



# 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

## Blagdon Manor Farm North Tamerton, Holsworthy, Devon



- Just under 200 acres of ring fenced land
- Imposing four/five bedroom Grade II listed farmhouse and two bedroom bungalow (AOC)
- 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 Sale Agreed

# 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**

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

## 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 | 01409 259547

## 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 | 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 | 01409 259547

## 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 | 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 | 01409 259547