



# EXETER LIVESTOCK CENTRE

# MARKET REPORT

## August 2025

**Friday 15<sup>th</sup> August – Store Stock Market**



LIVE & ONLINE

# HONITON HILL RALLY

COLLECTIVE SALE OF  
AGRICULTURAL MACHINERY,  
EQUIPMENT & TOOLS

ENTRIES INVITED

AUG

25

MACHINERY - 10am - LIVE & ONLINE



For further details and enquiries, please contact

Ian Caunter | 07813 068935

Mark Davis | 07773 371774



MartEye

Smeatharpe Airfield, Smeatharpe, Honiton, Devon, EX14 9RF

COLLECTIVE SALE OF AGRICULTURAL MACHINERY,  
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Friday 11<sup>th</sup> August

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

Auctioneer: Simon Alford 07789 980203

### Store Steers to £2410 Store Heifers to £2210

Several more store cattle forward here at Exeter this week with over 300 penned and sold with a much better quality yarding in comparison to last week and looking just as well sold as ever. Plenty of buyer power around the ring from all parts with those short of grass looking just as keen to secure cattle as those lucky enough to still not having the issue of supplementary feeding. Steers topped out at very decent £2410 given for a mighty, aged (39m) Suckler bred Charolais from Steve Palmer of Moretonhampstead who followed that up by parting with a bunch of four younger sorts (24m) for a creditable £2310 apiece. Later again born Charolais bullocks from David and Andrew Mortimer in from Sowton Village saw their strong dairy bred sorts (20m) rise to £2110 whilst well grown yearlings Charolais steers from Steve Palmer drew £1750 each for a pair. David and Mary Stark of Denbury sold a sublime Limousin bullock (24m) for a decent enough £2310 with a fine bunch of four, just a little younger (21m) from Messrs Fooks Brothers of Bridport realised £2160 a life whilst Greg Hutchings of Launceston parted with four solid looking Limousins (just 13m) for a handy £1500 apiece. No shortage of British Blues steers on show this week with the better of those looking well sold at £2300 each for a pen of four from Michael Tooze of Broadsands with others all around the 24 month mark rising to £2280 for a trio from Graham Hawkins of Thorverton, £2260 for a couple sold for David and Mary Stark together with an eye catching pen of five from Scott and Kelly Hamlin of Templeton which saw £2240 apiece. Also, a smart home bred, later born Blue (14m) from Tom and Tim Yandle of Exbridge eased to £1590. John Hallett of Ottery st Mary was back again once more selling his well farmed Aberdeen Angus steers (24m) for £2180 with more well kept Angus bullocks of a similar age realising £2080 for Robert and Christine Harris of Bickleigh, Tiverton. As with the Blues, there were plenty of Hereford steers on offer again here at Exeter this Friday with those rising to £2110 each for a pair (24m) from Steve Snell of Ashreigney followed by four (22m) at £1950 a life for Messrs Fooks Brothers and a cracking younger Hereford steer (14m) from Ian Balsdon of Okehampton which fetched £1900. Other store steer prices of note included a shapely South Devon (24m) at £2110 for Robert Moore of Diptford, a pen of four tidy Stabilisers (18m) making £2060 a life for Messrs Richard Brothers up from Newquay and a pair of yearling Simmentals coming back at £1770 apiece for Sally Thompson of Exeter. The store heifer section was headed by David and Mary Stark with two very well turned out British Blues (23m) reaching £2220 each with others to £2100 for a sturdy looking one (24m) from Robert Moore whilst later born Blues (12m) saw a lovely bunch of seven from Tom and Tim Yandle draw £1200 a life. More head turning Charolais from Steve Palmer saw his super pen of five well summered heifers (26m) return £2210 apiece followed by tremendous Limousin and Aberdeen Angus females (24m) selling readily and to £2110 and £1990 respectively for David and Mary Stark. Also, young (15m) Limousin and Angus heifers ran to £1480 and £1460 for Ian Balsdon. Good continental bred heifers from David and Andrew Mortimer ran to £1960 for a Charolais (21m) with others to £1850 for a fine Simmental (24m) sold by Malcolm Harris of Slapton followed by the better of the other native breed heifers on offer when a bunch of five trim Herefords (22m) from Robert and Christine Harris picked up £1820 apiece.

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***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***

## 40 STIRKS & SUCKLED CALVES

Auctioneer: Ian Caunter 07813 068935

Trade remains buoyant with Bazadaise cross steers from Campbel Hill of Torpoint topping out at £1260 (12m). Young Sussex cross steers (7m) from Brian Chattey of Cullompton attained £900 whilst best of the dairy bred types saw Loud Partners down from Farway attain at £880 whilst another neat run from Westdown Farm Ltd selling young Blue stirks (5m) to £840 with others achieving £815, £805 and £780. Heifers topped out at £1000 again for Campbel Hill selling Bazadaise crosses. Dairy bred types levelled out at £780 for Loud Partners presenting yearling Hereford cross heifers whilst young sweet Limousin stirks from TB, Laarveld & JA Pidgeon of Whimble attained £750 with Westdown Farms Ltd selling similar Blue stirks to £700 & £690

## 124 CALVES 10.15 AM

Auctioneer: Mark Davis 07773 371774

A super entry of 124 calves sold to an excellent trade!

Top of the day was £795 for a Charolais steer being the best of some weaned sorts from Messrs Partridge Farms Ltd of Tiverton who sold others to £760. Young British Blue bulls a super trade topping at £630 for Evershot Farms Ltd of Dorset who sold others to £530. Others to £630, £560 & £540 for Towhill Farm Ltd of Broadclyst, £590 & £535 for Stuart Dagworthy of Woodbury Salterton, £580 for Messrs SEJ Tapp & Son of Tiverton, £550, £540, £520 & £505 for David & Adrian Cole of Bradninch and £525 & £510 for Rob & Jack Chapple of Axminster. Young Simmental bulls to £590 & £570 for Messrs MR & KM Pring of Broadclyst and Limousin bulls to £540 for Rob & Jack Chapple and £450 for Towhill Farm Ltd. Native bulls sold well to a top of £580 for a super Aberdeen Angus bull from Persey

CALVES	Bulls			Heifers		
Breed		TOP	AVE		TOP	AVE
British Blue	32	630	443	24	530	399
Limousin	2	540	495	5	395	350
Simmental	4	590	461			
Charolais	2	795	777	4	725	602
Hereford	2	410	357			
Aberdeen Angus	17	580	420	26	570	345
Friesian	3	350	238			

Brothers of Cullompton who sold others to £535 & £500 with others to £530 for Partridge Farms Ltd, £490 & £470 for Richard Moore of Totnes, £475 for Evershot Farms Ltd and £465 for Messrs SEJ Tapp & Son. Hereford bulls sold to £410 for Duncan & Sally Maynard of Honiton. Heifer calves sold to a top of £725 x 2 & £720 for three cracking Charolais heifers from Partridge Farms Ltd. Young British Blue heifers sold to £530 & £520 for David & Adrian Cole with others to £520 for TB Laarveld & JA Pidgeon of Whimble, £505, £495, £480 & £475 for Evershot Farms Ltd and £505 & £500 for Towhill Farm Ltd. Limousin heifers to £305 for Rob & Jack Chapple. Native heifers topped at £570 x 4 for smart Aberdeen Angus heifers from Partridge Farms Ltd who sold others to £540 x 2. Others to £480 for Evershot Farms Ltd. Only 3 Friesians forward to £350 & £240 for TB Laarveld & JA Pidgeon.

## 186 DAIRY

Auctioneer: Mark Davis 07773 371774

A huge entry of dairy cattle sold to an excellent trade from start to finish. It was very much a grazing day today with all British Friesian, Ayrshires, Jerseys & Crossbreds forward. Top of the day was £2550 for Dan & Liz Nattle of Bodmin for a second calver, the same vendors sold a another second calver at £2100 and a nice run of heifers to £1950 & £1900 to average £1770. Messrs CDG & EM Gooding & Son of Ottery St Mary sold a British Friesian second calver at £2350. Messrs Loud Partners of Colyton sold a crossbred cow at £1850. Three fresh pedigree Jersey cows sold well to £1850, £1800 & £1650 for Dave & Lucy Johns of Bodmin.

The dispersal sale of the Nobledale herd of 62 pedigree British Friesians on behalf of Messrs DJ, AE & MJ Skewes of Penzance sold to a flying trade topping at 2350gns for a dry second calver due in October with others to 2200gns, 2150gns x 3 & 2100gns. In calf heifers due in October from this herd sold very well topping at 2050gns, 2020gns, 1950gns & 1900gns. The 62 head averaged £1855 a life.

The dispersal sale of the Perranround herd on behalf of Neil Trevethan of Truro sold to a top call of 2000gns for "Perranround Beth Gold" a third calver by Harvest Gold. Other cows sold to 1900gns & 1750gns. The best of the heifers topped at 1600gns for "Perranround Phyllis Fame" by Hunnington Famous. The bulling heifers sold well to a top of 1000gns x 4 for daughters of Hunter, Bruno & Famous.

Pedigree Jersey in calf heifers topped at £1700 for the Phillips Partnership of Par for a daughter of Lightning Ridge Ferdinand due in October. The same vendors sold others to £1500 and bulling heifers to £820. Other in calf heifers to £1450 & £1420 from Beaconhill Farm of Hereford. Jersey bulling heifers sold to £660 x 4 for Dave & Lucy Johns. 2 pedigree Aberdeen Angus bulls sold at £2550 each for Messrs RJ & CH Palfrey & Son of Longdown who also sold Holstein Friesian yearling heifer calves to £550 x 5 & £400 x 3.



### ASK YOUR QUESTIONS DIRECT TO DEFRA

Micheal Sturla, the senior engagement manager with DEFRA is due to attend our Kivells Markets on the following dates.

This is a chance to have your say and give feedback directly to DEFRA on any Countryside Stewardship, Capital Grants and SFI issues.

- Holsworthy - Wednesday 20th August
- Hallworthy - Thursday 21st August
- Exeter - Friday 22nd August

For further details and enquiries, please contact your local professional team

Exeter - 01392 251261

Holsworthy - 01409 253275

**1905 SHEEP – 10.45 AM**  
Auctioneer: Russell Steer 07788 318701

**Store Lambs to £175    Grazing Ewes to £166    Couples to £182**  
**Breeding Rams to £380            Breedings Ewes to £160**  
**Zwartbles Females to 700 gns & Rams to 300 gns**  
**Dutch Spotted Rams to 1500 gns & Females to 1300 gns**

**1420 STORE LAMBS**

A busy sheep market today with both sheep and people with vendors and buyers flocking from all across England to do business here in Exeter. 1420 Store lambs were met by an increased number of buyers, especially for the stronger end whilst the smaller and leaner and also hill or indifferently bred sorts remained harder work. DCA Farming of Long Buckby, Northamptonshire topped the stores with some Dutch Spotted ram lambs going to kill at £175 and the rest of the pen at £148 as D Tamblyn of Looe sold Dutch Spotted x Zwartbles ewe lambs destined for the same fait at £153. Strong lambs from Andrew & George Palk of Paignton sold to £149 & £147.50 as Matt & Vicky Smith and Jess Maynard sold their best at £147, Steve & Michelle Warring of Ashwater sold Dorset's at £143 and Angie & Rob Davies of Totnes reached £140.50 with a large pen of 21 forward lambs. Short keep lambs more often £120 to £135 with mediums usually from £90 to £120 whilst some Mules and first cross hill lambs looked big for money from £60 to £80 and several purebred Scotch, Swale and Welsh lambs around the £50 mark with Soya's at £30 and all included in the average of £98, back £5 on the week.

**172 GRAZING EWES & RAMS**

Grazers were a touch stronger with a few men that couldn't go on the lambs settling for ewes instead. Charlotte Allan of Yelverton topping the day at £166 with a Texel type ewe as Graham Bond of East Allington sold penful's at £150, £142 & £128, Paul Pengelly of Blackawton reached £149 and Michael Chugg of Barnstaple sold his ewes well at £148 & £146. Both West Stoke Farm Partners of Holne and Charlie Hutchings and family of Bradninch reached £145 and a fairly average show of grazers averaged an impressive £100 overall.

**43 EWES & 51 LAMBS (94 LIVES)**

Three large lots of couples totaled 94 heads, with 18 White headed ewes suckling young Suffolk x single lambs from Ross Skelley of Shaugh Prior rose to £182, similar sorts from S Mosam of Ashburton traded at £160 and a large bunch of Balwen Welsh ewes with young Texel cross lambs made £78 per outfit.

**25 BREEDING EWES & 3 STOCK RAMS**

A handful of commercial breeders saw crossbred shearling ewes reach £160 whilst the three rams on offer sold to £380 for a Suffolk from Messrs Webber of Chulmleigh and Dutch Spotted rams sold to £360 & £350 for DCA Farming of Northamptonshire.



## **PEDIGREE SALES OF ZWARTBLES, DUTCH SPOTTED AND GRASSCROFT DISPERSAL**

In the pedigree rings the Zwartbles kicked things off and sold to a workman like trade with the Champion reaching 700gns for Jethro Kimber of Merton with several other females trading in the 3-400 bracket and a couples of rams changing hands at 300gns.

The second annual sale of Dutch Spotted sheep for the society met with a big crowd of buyers and onlookers giving a real good feel to the sale and trade was strong throughout. Four females into four figures with Charmaine Plummer of Sturminster Marshall selling a smart Shearling at 1300gns as well as a promising ewe lamb that caught the eye at 1000gns, the best of the ewe lambs to 1200gns for Chris Lockyer of Honiton and the Haste family of Shebbear sold their best shearling at 1050gns. Plenty more business done between 400 and 600gns for both ewe lambs and shearlings. Best of the rams to 1500gns, 1000gns & 750gns again for the Haste family with powerful shearlings as Messrs Robertson travelled down from Bristol to sell their sparky ram lamb at 1000gns. Richard Turner of Payhambury sold an old ram at 550gns and Sophie Neale of Launceston sold a sizable ram lamb in the non Mv section for 520gns.

The sale was bolstered by the complete dispersal on behalf of Dick, Cheryl and Ann trading as DCA Farming of Long Buckby totalling nearly 100 head. Their ewe lambs were the trade of the day selling to 600, 580, 550, 520gns x2 and 500gns x2 to average £463 of all 29 offered and sold. The 11 shearling ewes peaked at 550gns, 520 twice and 500gns three times to level at £515. The 31 aged ewes peaked at 580gns, 550gns, 520gns twice and 500gns twice to level at £425 and the best of the rams sold to 450gns for an older ram and 420 for a ram lamb.

LIVE & ONLINE

# ***SOUTH DEVON COLLECTIVE MACHINERY SALE***

**ENTRIES INVITED**

**SEP**

**20**

**MACHINERY - 10am - LIVE & ONLINE**



For further details and enquiries, please contact

Ian Caunter | 07813 068935

Russell Steer | 07788 318701



**MartEye**

**Colmer View Farm, California Cross, Modbury, Devon, PL21 0SF**

**SALE OF AGRICULTURAL MACHINERY,  
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Contact your Development Land & Planning Team today to discuss your options.



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Located: Dunsford

For further details and enquiries, please contact Ian Caunter

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## FORTHCOMING SALES

### **MONDAY 11<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **THURSDAY 14<sup>TH</sup> AUGUST – OKEHAMPTON SHOW, HONITON**

*Come along and meet the team.*

### **FRIDAY 15<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Sale of Dairy Cattle, Sales of Dutch Spotted, Grasscroft Flock 501 Dispersal Sale & Zwartbles Sheep plus Fortnightly Pig Sale.*

### **MONDAY 18<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **WEDNESDAY 20<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*NSA South West West Ram Sale*

### **THURSDAY 21<sup>ST</sup> AUGUST – MELPLASH SHOW, MELPLASH, DORSET**

*Come along and meet the team.*

### **FRIDAY 22<sup>ND</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc 102<sup>ND</sup> Show & Sale on behalf of the Greyface Dartmoor Sheep Breeders Association, Monthly Catalogued Sale of Beef Breeding Stock plus Rare Breeds Sheep Sale.*

### **MONDAY 25<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **MONDAY 25<sup>TH</sup> AUGUST – SMEATHARPE AIRFIELD**

*Honiton Hill Rally Auction*

### **TUESDAY 26<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Monthly Sale of TB Restricted (Orange Market) Cattle*

### **THURSDAY 28<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*25<sup>th</sup> Annual Official Sale of Lleyn Sheep on behalf of the Lleyn Sheep Society*

### **FRIDAY 29<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Monthly Sale of Organic Cattle & Sheep, Sale of Dairy Cattle, Annual Show & Sale on behalf of the Whiteface Dartmoor Sheep Breeders Association plus Fortnightly Pig Sale.*

### **MONDAY 1<sup>ST</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

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

*14<sup>th</sup> Late Summer Sale of Breeding Sheep and Rams*



# Farms | Land | Smallholdings

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# Farms For Sale

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## Trenodden Farm Menheniot, Liskeard

- Handsome, Grade II listed 4 bedroom Georgian house in a parkland setting
- Courtyard of 6 residential letting cottages
- Range of adaptable farm buildings
- Ring fenced run of productive arable and pasture land
- In all about 150 acres
- Available as a whole or in 2 lots

**Lot 1** - Farmhouse, 6 residential cottages, farmyard, traditional and modern farm buildings and approximately 91½ acres.

**Guide Price: £2,800,000**

**Lot 2** - High quality arable and pasture land and a range of modern farm buildings adjacent to a no-through road. In all approximately 58½ acres.

**Guide Price: £850,000**

**Guide Price: £3,650,000 (As a whole)**

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# Farms For Sale

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## **Puddaven Farm** North Bovey, Newton Abbot

- Immaculate Farmhouse
- Stunning two bedroom Holiday Cottage
- Outbuildings and stabling
- Outdoor equine menage
- Well-maintained pasture land
- Versatile lifestyle property
- Far reaching views
- In all totalling approximately 32.35 acres (13.09 hectares)

**Guide Price: £1,800,000**

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# Farms For Sale

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## Tor Court Farm Torbryan, Newton Abbot

- Four bedroom, Grade II Listed farmhouse
- Stone barns and a modern agricultural building with potential for alternative uses (stp)
- A truly hidden gem located in a peaceful yet accessible location
- Stunning, well-maintained pasture, orchards and woodland
- Offered for sale as a whole
- In all approximately 67.43 acres (27.28 hectares)

**Guide Price: £1,210,000**

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# Farms For Sale

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## Oxenpark Farm Hersham, Bude

- 68 acre farm with views to the North Cornish coast
- Three bedroom period farmhouse
- Attached two bedroom holiday cottage
- Two bedroom barn conversion with holiday use
- One bedroom barn conversion with holiday use or residential occupation
- Mobile home/lodge with residential use
- Range of adaptable farmbuildings and turbine

**Guide Price: £2,200,000**

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# Farms For Sale

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## Sensham Farm Marhamchurch, Bude

- Substantial modern farmhouse and separate first floor flat, both in need of modernisation
- Range of adaptable farm buildings with stabling
- Set in some 57 acres
- Not far from the North Cornish coast
- EPCs D and F

**Guide Price: £1,600,000**

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# Farms For Sale

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## **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

**Guide Price: £650,000**

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# Farms For Sale

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## **Growden Farm** Pancrasweek, Holsworthy

- 45 acre farm
- Farmhouse with annexe potential
- Large range of adaptable outbuildings
- Energy efficient with bore hole water, bio-mass boiler and solar panels
- Further land available to purchase or rent

**Guide Price: £1,150,000**

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[holsworthy@kivells.com](mailto:holsworthy@kivells.com) | 01409 259547



# Farms For Sale

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

## Land and Buildings at Cookbury Court Cookbury, Holsworthy

- A useful block of just over 83 acres
- Extensive range of farm buildings
- Mainly level/gently sloping land
- Lane and road access
- Quiet rural setting

**Guide Price: £795,000**

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[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547





# Farms For Sale

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## 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**

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# Farms For Sale

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## 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: £1,950,000**

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# Farms **For** Sale

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## **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: £695,000**

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# Farms For Sale

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## Landabethick Farm Blisland, Bodmin

Available as a whole or in 3 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 76.97 acres of agricultural land and ancient woodland

**Lot 1:** House, Buildings and 26.27 Acres - £1,250,000

**Lot 2:** Higher Coldrinnick Woods (22.28 Acres) - £150,000

**Lot 3:** Land at Landabethick (28.42 Acres) - £200,000

**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: £1,000,000**

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



# Farms for Auction

Wednesday 3rd September, 7.00pm

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

# KIVELLS

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

## Anderton Farmhouse St. Juliot, Boscastle Cornwall

- A fantastic opportunity to acquire a project in a quiet rural location
- Not far from the North Cornish coast
- Two storey house in need of total renovation
- Level site extending to 0.50 acres.

**Auction Guide Price: £175,000 - £195,000**

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





# Land For Sale

# KIVELLS

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

## 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 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 Chudleighs Barn Holding

Liskeard | Guide Price £100,000 - £125,000



Approximately 20.19 acres of pasture and amenity land situated on the periphery of the town of Liskeard with pretty stream frontage and some woodland included.

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

## Land At Trevillies

St. Keyne, Liskeard | Guide Price £375,000 - £400,000



Approximately 45.64 acres of productive arable/pasture land and amenity woodland with mains water connected. Freehold with vacant possession upon completion.

Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto: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 and lovely rural views over Dartmoor. Suitable for amenity, equestrian and traditional farming.

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

## Land at Trehill Farm

Menheniot, Liskeard | Guide Price £850,000



High quality arable and pasture land and range of modern farm buildings adjacent to a no-through road. In all approximately 58½ acres.

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

# Land For Sale

# KIVELLS

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

## 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, although in recent years has been used for arable and vegetable growing purposes.

Liskeard Farms & Land Agency

[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543

## 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. The land is gently sloping and south facing with road frontage.

Holsworthy Farms & Land Agency

[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Land for Auction

## Wednesday 3rd September, 7.00pm

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

# KIVELLS

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

### Land at Trelakes

St. Stephens, Launceston | Auction Guide Price £65,000 - £75,000  
For sale by public auction - Wednesday 3rd September



The land at Trelakes extends to some 7.55 acres and comprises a gently sloping pasture field which has lovely far reaching views over the town to Dartmoor and beyond.

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

### Land at East Lake

East Chilla, Beaworthy | Auction Guide Price £25,000 - £35,000  
For sale by public auction - Wednesday 3rd September



The Land at East Lake comprise a gently sloping pasture field extending to some 2.20 acres with access at three points from the adjoining lane (right of way).

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

### Land at Tartendown (Lot 1)

Landrake, Saltash | Auction Guide Price £150,000 - £155,000  
For sale by public auction - Wednesday 3rd September



Extending to approximately 15.57 acres, the land comprises three enclosures of gently sloping permanent pasture, with access onto an adjoining quiet parish road.

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

### Land at Tartendown (Lot 2)

Landrake, Saltash | Auction Guide Price £165,000 - £170,000  
For sale by public auction - Wednesday 3rd September



Extending to approximately 15.78 acres, lot 2 comprises two gently sloping enclosures currently in arable rotation and a small area of waste.

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

### Land at Tartendown (Lot 3)

Landrake, Saltash | Auction Guide Price £290,000 - £295,000  
For sale by public auction - Wednesday 3rd September



Extending to approximately 30.69 acres, lot 3 comprises a block of level or gently sloping pasture and an area of steep, rough grazing/woodland.

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

### Land at Golant

Fowey | Auction Guide Price £30,000 - £35,000  
For sale by public auction - Wednesday 3rd September



Approximately 2.38 acres of sloping pasture land in a single enclosure benefiting from quiet parish road frontage with nearby outriding. Suitable for a variety of uses.

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



# Previous Auction Results

## Wednesday 30th July

# KIVELLS

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

### Land South of Fullaford Road

Callington | Auction Guide Price £50,000 - £60,000

**SOLD: £130,000**



In an idyllic sheltered location, approximately 1.71 acres of level pasture and a small amount of planted woodland with a static caravan shelter and useful timber barn.

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

### Land at Bray Shop

Callington | Auction Guide Price £50,000 - £55,000

**SOLD: £60,000**



The land extends to approximately 3.95 acres comprising a single enclosure of gently sloping pasture enclosed by mature Cornish hedges.

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

### Land near Bradworthy Common

Bradworthy, Holsworthy | Auction Guide Price £75,000

**SOLD: £72,000**



Two pretty fields of level pasture land extending to 6.51 acres with well fenced natural hedge bank boundaries and a number of mature broadleaf trees providing shelter for livestock.

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

### Land at Foxhole Moor Farm (Lot 1)

Halwill, Beaworthy | Auction Guide Price £85,000

**SOLD: £155,000**



Just over 9½ acres of gently sloping land and a small area of boundary woodland with a polytunnel, old sheep shed and planning for a replacement shed.

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

### Land at Foxhole Moor Farm (Lot 2)

Halwill, Beaworthy | Auction Guide Price £40,000

**SOLD: £62,000**



Extending to 4.49 acres, this attractive level field enjoys parish road frontage and good access with natural hedge banks forming the boundaries with a number of mature trees allowing ample of shelter and privacy.

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

### Land at Foxhole Moor Farm (Lot 3)

Halwill, Beaworthy | Auction Guide Price £70,000

**SOLD: £65,000**



A real wildlife haven which is accessed from the parish road and via a farm track on the southern boundary. Comprising some 15.67 acres of open grassland, moorland and native woodland including a stream.

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



# Previous Auction Results

Wednesday 30th July

# KIVELLS

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

## Land & Buildings at Southcoombe (Lot 1)

Downgate, Callington | Auction Guide Price £275,000

**SOLD: £500,000**



Just over 29 acres of gently sloping pasture land with a large agricultural building/covered yard and small stone store. Parish road frontage and good access. Lovely rural location with stunning countryside views.

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

## Land & Buildings at Southcoombe (Lot 2)

Downgate, Callington | Auction Guide Price £35,000

**SOLD: £44,000**



A pretty sheltered pasture field of just over 3½ acres benefiting from parish road frontage and access, situated in a lovely rural location.

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

## Land forming part Higher Dunstone (Lot 1)

Widcombe-in-the-Moor | Auction Guide Price £55,000

**SOLD: £55,000**



Immaculate, well-preserved permanent pasture land extending to 7.52 acres in a tranquil and idyllic yet located in an accessible location with roadside frontage.

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

## Land forming part Higher Dunstone (Lot 2)

Widcombe-in-the-Moor | Auction Guide Price £115,000

**SOLD: £115,000**



Immaculate, well-preserved permanent pasture land extending to 17.01 acres in a tranquil and idyllic yet located in an accessible location with roadside frontage.

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

# 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)

## 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

## Higher Hole Farm Bere Alston, Yelverton

- A 108 acre mixed livestock and arable farm
- Three bedroomed modern house
- Useful range of outbuildings
- An excellent run of pasture and arable land
- In an unrivalled setting with panoramic views of the rivers Tavy and Tamar
- EPC D [55]

**Guide Price: £1,600,000**

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





# Land Sale Agreed

# KIVELLS

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

## Land at Bealbury Farm

St. Mellion, Saltash | Guide Price £485,000



Just under 40 acres of productive arable and pasture land, gently sloping and free draining situated in a very accessible location.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto: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](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 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 Upton Farm (Lot 1)

Delabole | Guide Price £500,000



Approx. 39.59 acres comprising a ring fence block of level or very gently sloping land currently in arable and temporary pastures contained in large, easy working, enclosures.

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

## Land at Upton Farm (Lot 2)

Delabole | Guide Price £,1050,000



Approx. 88.25 acres comprising a block of level or very gently sloping land currently in arable and temporary pastures, mostly contained in large, easy working, enclosures.

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