



# EXETER LIVESTOCK CENTRE

# MARKET REPORT

# AUGUST 2025

Friday 22<sup>nd</sup> August – Store Stock Market



Friday 22<sup>nd</sup> August

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

Auctioneer: *Simon Alford 07789 980203*

### Store Steers to £2500 Store Heifers to £2050

An excellent show of store cattle here at Exeter this Friday when we saw any cattle with condition and shape sell to just as strong a trade as ever, but those coming into the sale ring lacking flesh now looking slightly harder to place. Having said that, even the bottom end is still miles ahead of where they were this time last year price wise with no shortage of buyers, both local and from further away in attendance. Store steers topped at an impressive £2500 given for an exceptional Charolais (26m) from Derek Pyle of Clyst Honiton whilst another strong Charolais matched up with a couple of British Blonde bullocks (30m) from Derek eased to £2460 apiece. Other Charolais bred steers of note included an eye catching trio (28m) from Paul Pincombe of Lapford which drew £2390 apiece and a well farmed pair (22m) at £2260 a life for the Keast Family of North Tawton. Mark Woodridge of Okehampton parted with a super bunch of five red Limousin bullocks (24m) for £2450 followed by more cracking Limousin bred sorts (25m) making £2240 for Derek Pyle and quality yearling types reaching £1710 for Rob and Sue Greep of Cornwood. As ever several of those grand British Blue bred steers about again this week with a strong pair (18m) from J & K Northcott of Tideford coming back at £2360 each and a tidy pen of five (23m) running to £2300 a life for David and Wendy Holland of Dolton. J & K Northcott were back when selling two enormous Brown Swiss steers (18m) for £2200 apiece and Beef Shorthorns of a similar age for a decent enough £2010 whilst Best of the Aberdeen Angus steers came from Michael Tooze of Broadsands who saw a pen of four delightful sorts (24m) draw £2190 a head followed by a standout single (23m) from Robert Austen of Bovey Tracey at £2180. Also, top notch South Devon bred steers (18m) from Steve Kitt of Trematon, Liskeard saw an impressive £2000 and a solitary Friesian from J & K Northcott realised £1980. Well-fed British Blue heifers headed the store heifer section with shapely sorts (22m) rising to £2050 and £2000 from David and Andrew Mortimer of Sowton Village and £1910 for Robert Moore of Diptford. More substantial heifers from Robert Austen saw his better pair of Aberdeen Angus (23m) reach £1950 each with others of a similar age and quality rise to £1840 for Robert and Christine Harris of Bickleigh, Tiverton. Several previously mentioned seller also returning and included J & K Northcott with Beef Shorthorn heifers (18m) selling for £1810 together with more high class red Limousin yearlings from Rob and Sue Greep at £1690 and Robert Moore who parted with a good Hereford female (22m) for £1590. Also, strong Friesian heifers (24m) from Robert and Annette Pearse of Sidbury eased to £1450 apiece for a pair. Fridays sale had earlier kicked off with a pair of trim organic registered Devon steers (24m) from Geoff Brook of Dunsford which reached a creditable £1900 followed by a couple of cows with calves at foot which sold readily and to £2950 for a Blonde outfit from Derek Arnold of Morchard Road whilst Richard Bond up from Blackawton saw his young Angus cow with her May born heifer calf beside her run to £1910.



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***Thank you***

## 82 STIRKS & SUCKLED CALVES

Auctioneer: Ian Caunter 07813 068935

Youngstock looking all as well sold as their counterparts through the store cattle ring on Friday with a top this week of £1460 given for a cracking trio of British Blues steers (10m) from Josh Webber of Yarcombe who parted with his next best pen of five Blues of a similar age for £1430 apiece. Miles and Helen Partridge in from Poundsgate brought a trailer load of their well bred and farmed South Devon youngstock and saw groups of yearling South Devon steers sell to £1410 and £1390 followed by three tidy red Limousin steers (10m) from Leo Bradford and Family of Iddesleigh which drew £1400 apiece. Trevor and Martine Snell of Sidmouth sadly sold the very last of their top quality Charolais bred calves with us this week and saw very young (4m) sublime steers sell to £1310 and £1080 followed by further quality youngstock from Michael Harris of Gittisham who saw yearling Herefords rise to £1250. Also, neat Aberdeen Angus steers (10m) from JA Ayre of Torrington reached £1000. Trevor and Martin Snell were back when parting with fine Charolais heifers (4m) for a very creditable £1170 followed by the best of the other heifers (10m) at £760 for a pen of four Aberdeen Angus from M Prettejohn and C Freeman in from Venn Ottery and another pen of four, this time from Michael Harris with his Hereford heifers which saw £680 a life.

## 121 CALVES 10.15 AM

Auctioneer: Mark Davis 07773 371774

A good offering of calves here at Exeter and trade remains strong especially for those smaller native bred calves. Top of the sections was £725 given for a well farmed reared Blue bull sold by AP & RE & MA Retter of Monkton who sold other good sorts, but younger this time at £480 & £445. Futher strong Blue bulls reached £600 for DW & SC Gillbard of Blackdog, more to £440 for AR Hooper & Partners of Spreyton, £440 for JR Chapple from Axminster, £430 for he Lawson Family up from Ivybridge and £400 for Cooper Farm Partnership, Ivybridge. Young fresh Charolais bulls saw plenty of interest and drew £520, £510 & £440 for a super run of in from JH Simmons of Poltimore, Hereford bulls sold well at £525 for DE & WH Headon of North Tawton who sold others well to £415, £330 & £300. Sweet young Limousin bulls topped at £490 for DW & SC Gillbard, Blackdog. A good run of Simmentals in from KG & SRJ Wotton made £420, £405 & £400.

The heifer section was topped at £420 twice for two smart Charolais heifers from JH Simmons again. Strong Blue heifers to £388 for GS Emmett of Cullompton, more at £370 for AR Hooper, £355 for MD Pyle of Broadhembury, £350 & £340 for AP & RE & MA Retter and £315 for GJ & LA Mock of Burrington. Hereford heifers achieved £385 twice for DE & WM Headon who had others to £330. Young bonny Angus heifers to £270, £250 & £240 all in from AR Hooper & Partners again.

Plenty of Friesian bulls in the mix and reached £250 for a decent sort for DW & SL Gillbard of Blackdog, others to £220 Sam Parris of Stockland. With all Friesian averaging a strong £144.50



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**Live and Online** Auction  
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EX20 3DA

Could you be the one?

**1886 SHEEP – 10.45 AM**  
Auctioneer: Russell Steer 07788 318701

**Store Lambs to £156    Grazing Ewes to £160**  
**Couples to £170    Breedings Ewes to £190**  
**Greyface Dartmoor Females to 450gns and Rams to 1600gns**

### **1510 STORE LAMBS**

Another good day in the sheep pens with towards 2000 sheep forward and sold. 1510 store lambs and although it was another very mixy show the bottom end, smaller lambs, as well as medium keep sorts would be dearer on the week with more men for them this week after my plea in last week's report. Big forward lambs similar, perhaps even a pound or two less with a few of these buyers missing for one reason or another but taking little harm, especially considering a sliding prime lamb trade. Best sorts to £156 for Ollie Eavis of Exeter followed by Steve Rendle of Shaugh Prior at £153.50 & £147.50 as P Whewell of Cheriton Fitzpaine sold their pens at £142 & £133.50 and Adrian Nuthall of East Village sold his best pen at £137.50. Plenty of other pens trading in the £120's whilst better bred medium lambs were either side of £100 and longer term sorts now often top side of £80. A raft of hill bred lambs seeing the best well chased and often in the £70's and £80's but smaller sometimes Scottish island bred lambs trading £40 to £60 and in large pens (25 is a record in a pen designed for ten!) hampering the overall average to £93.27.

### **222 GRAZERS**

A large line up of 222 grazers and trade just as strong this week with a good crowd of buyers yet again. S Johns from Plymouth topping the trade at £160, followed by K Owens of Lymptone with a wether at £152 and Caroline Harvey of Tavistock with a Hampshire at £145. Sam & Samantha Edwards of Cerne Abbas were well rewarded with warming up their ewes with a nibble of cake and made £127 & £120 with their large pens and the Luxton family of Okehampton sold their best at £125 & £120. Some very plain sorts either side of £50 and some non doers back from that with an overall average of £80 for a fairly flesh lacking show.

### **67 BREEDING EWES, 2 STOCK RAMS & 1 DOUBLE COUPLE**

A few pens of breeders met with decent interest as Keith Mitchell of Morchard Bishop sold Texel x shearlings at £190 and the best of the rams rose to £180 for ER Stamp of Luppitt. A Welsh double couple sold at £170 for A Phillips of Axminster.

### **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.

## 40 GREYFACE DARTMOOR FEMALES & 42 RAMS

The annual show and sale of Greyface Dartmoor sheep saw a large entry of both females and rams which given the number unsurprisingly sold to a rather selective trade. That said a big crowd of breeders and enthusiasts were keen to spend on the right things with the Champion females selling at 450gns for L Coleman down from Kent as Messrs Blaken down from Gloucester reached 380gns, the Gatrills of Wells reached 300gns, 260gns, 250gns and 220gns and Michelle Osborn of Bude sold her pair of older ewes well at 250gns. Plenty of females selling either side of 200gns and the 32 females sold averaged £235.

The Champion ram achieved the price of the day when it sores to 1600gns for William Dawe and family of Lamerton, the same good breeders sold other rams at 900gns and 700gns. Messrs Dawson down from Shropshire reached 850, 700gns & 620gns as J & R Gatrill made 580gns and Guy Goldring 500gns. Ten rams selling between 200 and 400gns and the 22 sold averaged £485.

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Located: Cheriton Bishop

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Located: Dunsford

For further details and enquiries, please contact Ian Caunter

T | 07813 068935 / 01392 251261

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

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## FORTHCOMING SALES

### **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> SEPTEMBER – EXETER LIVESTOCK CENTRE**

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

### **FRIDAY 5<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc 1<sup>ST</sup> Autumn Judged Sale of Continental and Continental X Store Cattle.*

### **MONDAY 8<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **FRIDAY 12<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Sale of Dairy Cattle including the Autumn Gold Jerseys, EasyCare Sheep Sale and Fortnightly Pig Sale.*

### **MONDAY 15<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **FRIDAY 19<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Monthly Catalogued Sale of Beef Breeding including 1<sup>st</sup> Sale to Disperse the Grove Herd of Pedigree South Devons plus Special Sale of Pedigree Charolais Cattle plus Sale on behalf of the Bluefaced Leicester Sheep Society.*

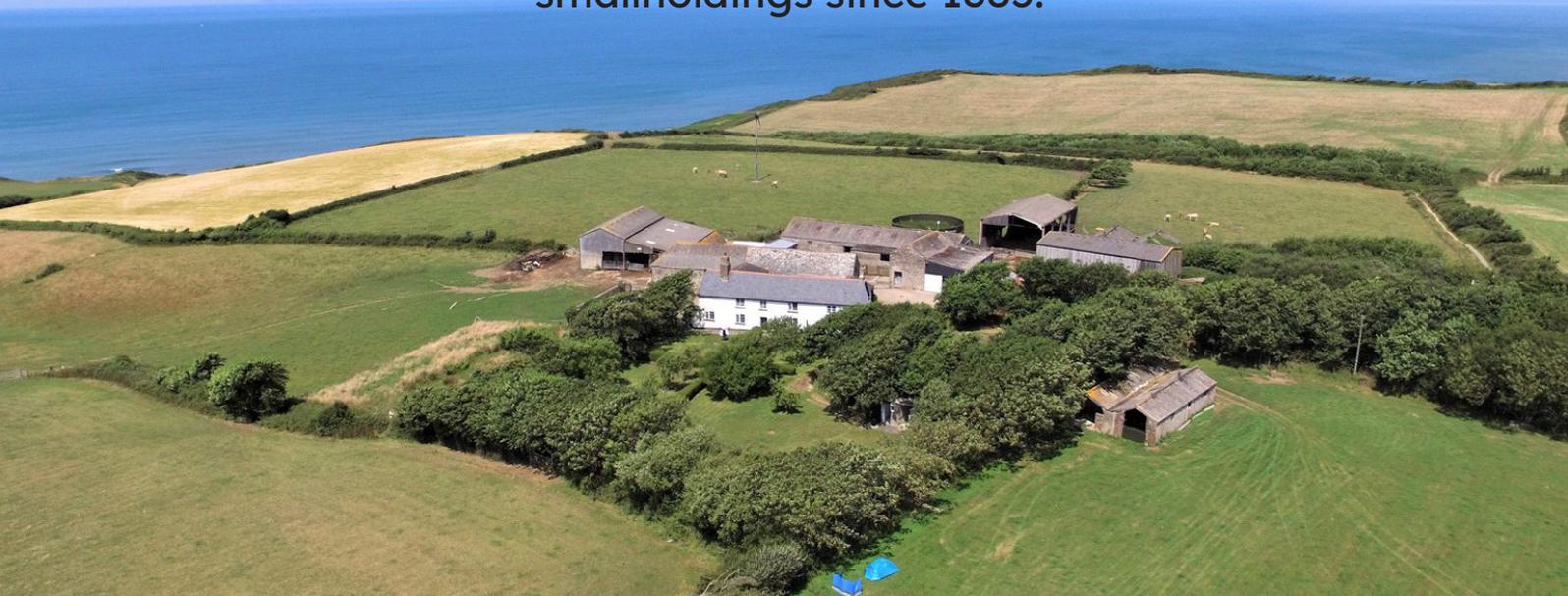
### **SATURDAY 20<sup>TH</sup> SEPTEMBER – COLMER VIEW FARM, CALIFORNIA CROSS, MODBURY**

*South Devon Collective Sale of Agricultural Machinery, Implements and Effects*

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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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## 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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## 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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## 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 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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## 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: £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 **SALE AGREED**  
**As a Whole:** £1,600,000

Liskeard Farms & Land Department  
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# Farms For Sale

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## 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**

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# Farms For Sale

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## 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**

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# Farms For Sale

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## 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**

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# Development Site **For Sale**

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## 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**

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Aerial view looking north west

# Land For Sale

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## 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  
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## 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 Auction

Wednesday 3rd September, 7.00pm

# KIVELLS

www.kivells.com

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 ODE

## 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 | 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 | 01409 259547

## 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 | 01579 345543

# Previous Auction Results

Wednesday 30th July

# KIVELLS

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 | 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 | 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 | 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 | 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 | 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 | 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)

Widecombe-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)

Widecombe-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

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**SALE AGREED**



# 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

## 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 | 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 Viverdon Down

St. Mellion, Saltash | Guide Price £465,000



Just under 45 acres of productive pasture land in a very accessible location with lovely far reaching views.

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

## Land 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 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 | 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 | 01579 345543

# Land Sale Agreed

# 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