



# EXETER LIVESTOCK CENTRE

# MARKET REPORT May 2025

**Monday 26<sup>th</sup> May – Prime Stock Market**



# SHERBORNE PRODUCTION SALE

HILL STREET FARM, HOLWELL, SHERBORNE,  
DORSET, DT9 5LJ

**SATURDAY 26TH JULY - 1:00PM**



FEATURING CONSIGNMENTS FROM  
**SHERBORNE, HYDES, DEBEN, BLACKHILL AND DYNAMITE**

**ROB HOLE**

TEL: 07813 975050 EMAIL: [ROBHOLE7@GMAIL.COM](mailto:ROBHOLE7@GMAIL.COM)

**Monday 26<sup>th</sup> May**

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

**Auctioneer: Simon Alford – 07789 980203**

**Prime Cattle to 376ppk and £2335      Cull Cows to 286ppk and £2341**

A decent enough trade for prime and cull cattle here at Exeter on Monday morning especially considering the dropping finished prices. A strong 622kg Limousin steer from Adrian and Bradley Bowden, Drewsteignton led the way in the prime cattle pens when coming back at 376ppk and £2335 followed by a couple of well covered British Blue heifers from the same good home at £2138 (582kg x 368ppk) and £2033 (572kg x 356ppk). Some tremendous cull cows forward again this week with the very best coming from David Heath of Sherford, Kingsbridge with his outstanding pair of South Devons returning £2341 (820kg x 286ppk) and £2165 (822kg x 264ppk). These were followed by some super Aberdeen Angus barreners with a well fed sort from Andrew and George Palk up from Marlton reaching a creditable £2049 (728kg x 282ppk) and a younger, leaner grazing type Angus from B & S Parkinson of Burrington selling for £1770 (620kg x 286ppk). Andrew and George Palk were back when parting with their best Simmental cull cow for £1749 (664kg x 264ppk) whilst the better of a couple of feeding Charolais realised to £1701 (636kg x 268ppk) for Trevor and Martine Snell in from Tipton st John. Also, Micheal Scott of Drewsteignton saw a smart British Blonde cow reach £1655 (680kg x 244ppk) and a neat Devon cow from Messrs Prettejohn and Freeman of Venn Ottery fetched £1506 (662kg x 228ppk)

**IMPORTANT NOTICE TO ALL SHEEP VENDORS:**

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

***Thank You for your Co-operation***

**Spring Lambs to £175 & 367ppk**  
**Mature Sheep to £151 & 259ppk**

**Prime Hogs to £169 & 300ppk**  
**Cull Ewes to £300, Rams to £235 & Goats to £144**

No holiday here in Exeter today with just over 6000 sheep forward and sold to a trade no worse than those seen in the later part of last week and the dozen or so buyers across all sections meant trade was firm and level throughout.

### 2524 PRIME SPRING LAMBS

A very similarly large number of springers forward with 2524 on offer and following on from the rest of the country last week trade was just north of £3 per kilo with an SQQ of 310ppk and overall average of 305ppk and £133 per head. Top money of £175 going to first time vendor Jonathan Sprake and family down from Milborne wick, Sherborne with a single 60kg lamb whilst other overweights sold at £168 for both Tom Yandle of Oxton and Tom Cole of Heasley Mill as Ellen Yandle sold her heaviest at £164 and plenty of other heavies either side of £160. 49's to £160 for a tremendous single from David Lapthorne of Cullompton and £158 for Jack Enticott and family of Wellington as heavier 52kgs claimed £157 for both Tom Yandle and the Leonards of North Tawton with Tom also selling more 49's at £155 and Jack Enticott with 47's at £155 and 330ppk. 44's rose to £145 again for those super Texel bred lambs from David Lapthorne with others of this weight to £141 for Jack representing another first time vendor, HM & KI Stowell & Son down from Clevedon, Bristol, more 44's at £140 for Rodney & Carol Cleave of Denbury and £139.50 for Dan Gould of Taunton. The fresh well bred and fed lighter weight lambs from 40 to 42kgs really commanding a premium with Steve Browse and family of Halberton selling smart Beltex sired 43's at £145.50 and £143, as well as 42's at £139.50, other 42's at £139 for Steve & Chris Jeffery of Morchard Bishop. 41's to £139 for John Quick of Coldridge and £137 for Tom & Sarah Fry of Ottery St Mary whilst an array of smart 40kg lambs sold in excess of £135 to tops of £142 & 355ppk for Anthony Elsworthy of Witheridge, £138.50 again for David Lapthorne and £136 for all Chris & Katie Steer of Modbury, Jason Cane of Brixton and Messrs Chruchill of South Chard. Following on from last week Anthony Elsworthy also sold two bunches of 39s at £143 & £139 or a sale topping 367 and 356ppk with young Mary Cole of Heasley Mill selling her first ever lambs at market being plummy 39kg Texels at £135. Young fresh 38's from Jack Enticott rose to £128.50 and plummy 36's from Chris & Katie Steer climbed to £123.50 and £121.50 with more of the same at £118.50 for Toby Allen of Ashill and Chris & Katie sold the first of their lambs derived from Welsh ewes at 32kgs and a price of £108.

SPRING LAMBS					
Weight	No.	Top £'s	Top ppk	Av £'s	Av ppk
25-31	17	108	338	105.33	331
32-39	193	143.00 (-8.00)	367 (-20)	120.34 (-6.62)	318 (-18)
40-45	1758	145.50 (-25.50)	355 (-73)	131.64 (-8.27)	310 (-20)
46-52	517	160.00 (-20.00)	330 (-61)	140.24 (-3.60)	292 (-11)
52+	39	175.00 (-19.00)	298 (-23)	145.23 (-15.22)	257 (-35)
PRIME HOGGS					
25-39	324	108.00 (-6.00)	277 (-18)	79.43 (-17.66)	235 (-29)
40-45	327	130.50 (-8.50)	300 (-17)	109.95 (-13.61)	258 (-33)
46-52	247	150.00 (~)	294 (-15)	128.28 (-8.41)	263 (-15)
53+	334	169.00 (-15.00)	284 (+1)	145.23 (-2.25)	249 (-1)
Mature Sheep	535	151.00 (-17.00)	259 (-8)	123.86 (-7.76)	224 (-6)
		Top		Average	
EWES	1626	£300 (-55.00)		£137.86 (-16.76)	
RAMS	94	£235 (-50)		£141.90 (+1.60)	
GOATS	24	£144		£125.38	

**\*\* VAN or Farm Assurance NOW A MUST FOR ALL SPRING LAMB PRODUCERS**  
**please with all major firms requiring one or the other. Without it you are severely**  
**disadvantaged!\*\***

## 1232 PRIME HOGGS & 535 MATURE SHEEP

Still they keep coming!! A total of 1767 old season today in contrast to 949 at the corresponding week last year and 457 in 2023. And with more than a quarter of the entry being teeth up hoggs which could nearly a record number of toothers for any market!

Overweight hoggs to £169 for George Haskell and family of Wareham who had others at £161, Martin & Adam Crabb of Luppitt returned this week to see their best sell to £163.50, £162, £160.50 & £155 and Nick & Julie Cowen of Paignton made £160, Brian and Ian Johnson of Bridport achieved £159 & £155 and Edward Hosegood of Zeal Monachorum made £156. 52kg hoggs to £142.50 & £141 for Kevin Seymour of Wedmore and £142 for A Wotton of Kingsbridge as 51's reached £150 for Mike Cheriton of Whitestone, Exeter and £142 for Jack & Alex James down from Shaftesbury. Handier weighted hoggs seeing 44's to £130.50 for Fred Chanin of Thorverton and £130 for Steve Locke of Jacobstowe as Martin Gillbard of Morchard Bishop sold 42's at £126 and a sale topping £3 per kilo. A plethora of unfinished hoggs forward including nearly 100 under 32kgs whilst some well finished 39's rose to £108 twice for Henry Hayes of Twitchen who also had 38's at £105 and 37's at £100. Tom Friend of Lydford had a big run of mainly Black Welsh mountain tup hoggs that saw 35's sell to £88 and Rob Andrews of Dulverton had 32kgs at £80.

Best of the toothers to £151 & £150 for Nick Harris of Bridport with neighbour Mark Johnson and family selling theirs to £150, Martin & Adam Crabb at £149 and Brian & Ian Johnson at £148 with a double pen. Best per kilo of 259ppk going to 46's from Adrian and Julie Rich at £119 whilst 52's at £134 equating to 258ppk for Messrs Habberfield and Priscott of Wiveliscombe with another first time vendor Edwyn Mills of Raddington selling his 52's at £130.

## 1626 CULL EWES, 94 RMAS/WETHERS & 24 GOATS

A larger entry of cull sheep met with a steadier trade all round as it appears the sheep are more plentiful than the Qurbani orders with still ten days to go until the festival on the 6th June. And despite it being a very variable offering with lots of lean, plain and small ewes forward it was still far from a disaster with ewes averaging £138, rams £142 and the Goats £125. Top money to a Texel (who were in very short supply today) reaching £300 for Jack Enticott of Wellington as Charollais ewes reached £250, £240 & £215 for Anthony Elsworthy and £235 for Rob Hopper and family of Cove and Adrian & Julie Rich of Halwell sold Texel's at £220. Tom Yandle also with a Texel type ewe at £220 as well as a large pen of 18 Suffolk cross Mules at £203 and Phil Smerdon and family of Ashburton selling the next best Suffolk crosses at £200 closely followed by Trevor Selway of Sidmouth at £199 and Rob & Diane Dyer at £195. Texel cross ewes to £209 again for Adrian & Julie Rich, £202 for Syles Farm of Loxbeare and £200 for both Mark Walter of Bradworthy and Jonny Baker of Taunton as a proper pen of Texel cross Mules reached £199 for Dan & Emma Kirk of Ashwater. Dorset's to £195 for a large pen of 18 from Mark Thomas and family of Launceston with Mules often in the early £160's and plenty selling either side of £150 with leaner and lesser things £110 to £130 and the plain of which there were plenty back from that and on realization. Tups remaining well chased with Jon & Helen Putt of Tedburn St Mary reaching £235 closely followed by Anthony Carter of Dawlish at £230, Peace Farm of Bridport at £218 and LJ Reddaway & Son of Newton Abbot at £215. Plenty of heavy rams either side of £200 with Mark Johnson and family reaching £202 and selling no less than ten rams in various lots at £188. Two consignments of Goats saw the Verney family of Bishops Nympton sell nannies at £144 and young billies at £138 and T & F Farming of Dawlish saw their best make £133. Cull ewe trade will need monitoring over the next two or three weeks, anyone with big numbers or looking for advice please feel free to call Russell or Sam.

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

## FORTHCOMING SALES

### **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*

### **SATURDAY 24<sup>TH</sup> MAY – Premier Barton Farm, Higher Ashton, Exeter EX6 7QR**

*On Farm Dispersal Sale of Tractors, Machinery & Livestock Equipment*

### **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*

### **MONDAY 9<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **\*\*\*\* Change of Date \*\*\*\* TUESDAY 10<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

*37<sup>th</sup> Annual June Sale of Early Breeding Ewes & Rams including Show & Sale of Dorset Cross Shearling Ewes Weekly Prime Stock Market*

### **FRIDAY 13<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Sale of Dairy Cattle*

### **MONDAY 16<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **TUESDAY 17<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

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

### **FRIDAY 20<sup>TH</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc 1<sup>st</sup> Weekly Sale of Store Lambs, Monthly Catalogued Sale of Beef Breeding Stock, Fortnightly Pig Sale & Collective Standing Straw Sale*

### **MONDAY 23<sup>RD</sup> JUNE – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **WEDNESDAY 25<sup>TH</sup> JUNE – WESTON FARM, EAST KNOWSTONE, EX36 4ED**

*NSA South West Sheep Event*

## Farms | Land | Smallholdings

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# Farms For Sale

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## 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**

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

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## **Rolstone Bungalow** Morchard Bishop, CREDITON

- A wonderfully presented and immaculate four bedroom Bungalow, subject to an Agricultural Occupancy Condition (AOC)
- Adjacent Workshop and Office Unit
- A useful Agricultural Building
- Well maintained productive Pasture Land
- In all totalling approximately 10.74 acres (4.34 hectares)

**Guide Price: £1,100,000**

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[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262



# Farms For Sale

# KIVELLS

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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: £2,000,000**

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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: £750,000**

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# Farms For Sale

# KIVELLS

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## 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: £1,500,000 - £1,600,000**

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



# Farms For Sale

# KIVELLS

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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: £1,100,000**

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



# Farms For Sale

# KIVELLS

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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

# KIVELLS

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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**

# KIVELLS

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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**

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 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

## Farm Building at Trengothal

St. Levan, Penzance | Guide Price £125,000 - £150,000  
For Sale by Informal Tender



Blockwork with corrugated roof farm building with adjoining yard and land in a tremendous rural location with far reaching views. Tenders to be received by 5pm on 16th June 2025.

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

## 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 £1,050,000



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.

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## 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.

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

# Land **For Sale**

# KIVELLS

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## **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 for Auction

## Wednesday 18th June, 7.00pm

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

# KIVELLS

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

### Land at Kestle

Tregadillett, Launceston | Auction Guide Price £35,000 - £45,000  
For sale by public auction - Wednesday 18th June



Extending to some 4.20 acres, the Land at Kestle comprises a single, level pasture field which benefits from road frontage and good access.

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

### Land near Mandalay

Tintagel | Auction Guide Price £295,000  
For sale by public auction - Wednesday 18th June



Extending to just shy of 13 acres, the land near Mandalay comprises a block of mainly level pasture, divided into two good-sized enclosures enclosed within natural hedges and is already fenced for cattle.

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

### Land at Chillaton

Chillaton, Lifton | Auction Guide Price £50,000  
For sale by public auction - Wednesday 18th June



Extending to some 4.45 acres in all, the land at Chillaton comprises a finger shaped block of land which is divided in to two enclosures with quiet road frontage and mains water connected.

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

### Development Opportunity at Nymet Cottage

Nymet Tracey, Bow, Crediton | Auction Guide Price £150,000  
For sale by public auction - Wednesday 18th June



Full planning permission for the erection of a dwelling following demolition of a redundant commercial building. A fantastic development opportunity within approximately 0.23 acres set in an outstanding rural location.

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

### Land and Buildings at Thorn Cross

Chagford, Newton Abbot | Auction Guide Price £185,000  
For sale by public auction - Wednesday 18th June



A range of wonderfully presented traditional buildings, three immaculate pasture fields, in all amounting to 3.89 acres in a tranquil yet accessible location.

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

# Previous Auction Results

## Wednesday 14th May

# KIVELLS

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

### Land adjacent to 9 Hendra Road

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



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 Penpoll (LOT 2)

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



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 at Penpoll (LOT 1)

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



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 Coxpark

Coxpark, Gunnislake | Auction Guide Price £325,000  
**SOLD: £295,000**



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

# Farms Sale Agreed

# KIVELLS

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## 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**

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## Worthen Farm Pyworthy, Holsworthy, Devon

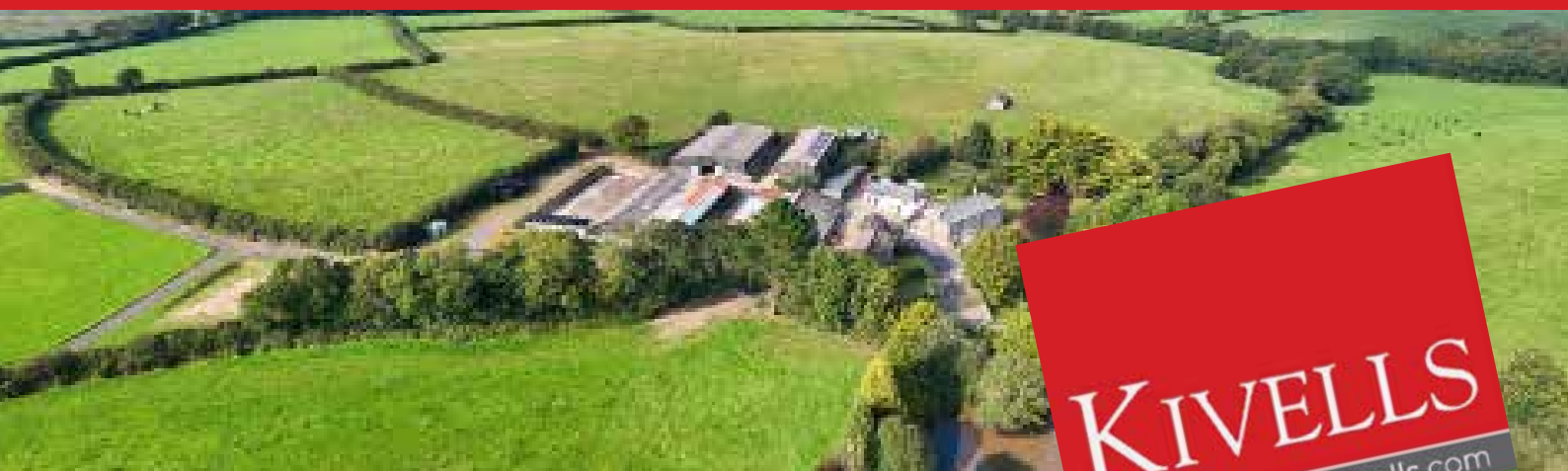


- Grassy ring fenced stock farm with 151 acres
- South facing three bedroom period farmhouse and adjoining two bedroom cottage (suitable for holiday letting)
- Two further traditional barns with potential for conversion, subject to planning
- Range of adaptable farm buildings
- Level and gently sloping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

**Guide Price: £2,150,000**

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## 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**

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## 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**

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# 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**

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

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