



# EXETER LIVESTOCK CENTRE

# MARKET REPORT AUG/SEPT 2025

Thursday 28<sup>th</sup> August – Lleyrn Sale



Thursday 28<sup>th</sup> August

## LLEYN SHEEP SALE

Older ewes less on the year in terms of both quality and trade, shearlings in general good to sell and up nearly £18 on the year to level at £240 whilst ewe lambs were maybe a more selective trade but an average of £156 for the 158 sold is £15 better on the year. Tup trade was selective again but newcomers John & James Dugdale travelled down from Settle to top the sale at 1300gns and the 64% clearance averaged £686, against a 48% rate and average of £670 in 2024.

### 19 OLDER EWES, 356 SHEARLINGS AND 158 EWE LAMBS

Just a handful of pens of older ewes saw Dudley Shellard of Wells, Somerset top the section at £180 with one crop ewes whilst Richard Turner of Honiton sold 5 year old ewes to £155 & £150 and the section averaged £151.

Top money in the shearlings went to the female Champion and reserve overall Champion in the pre-sale show who had also had Royal Welsh Show success earlier in the year and generated much interest pre-sale. She sailed away to £750 and stays local being purchased by Anthony Carter of Dawlish whilst Dylan & Anwen Jones of Machynlleth sold a smart single at £310 as well as the top price pen of five at £285 and a further two pens at £265. Will Williams of Gwynedd exhibited the first prize pen of shearlings and overall champion pen of females that reached £270, a price matched by the Parker Family of Cullompton who had another pen at £260 with another 6 lots from various vendors also selling at £260. Plenty of business done from £240 to £260 for the good sheep, next cut down were upwards of £210 and a few pens of sheep showing effects of the dry summer trading less than £200 or remaining unsold. Overall average of £239.83 is up from £222 last year.

Ewe lambs met a more selective trade and looked value against what they have been worth in the prime pens over the previous few months. That said, the better bred stronger pens were keenly sought after with John & Gill Adams of Truro topping the section at £200 & £175, both Manor Farm East Mardon and Will Williams also at £175 closely followed by Paul & Sarah Eckett of Sturminster Newton at £170. Topping Lambs upwards of £160 with some choice runners looking well sold in the £140's and £150's later in the sale, nothing less than £120 and the overall average of £155.82 is £15 better on the year.

### 50 LLEYN BREEDING RAMS

Six over 1000gns to a top of 1300gns for first time vendors John & James Dugdale, down from Settle in North Yorkshire, Bill & Susanne Harper of Holsworthy sold their best at 1200gns and three Welsh vendors made 1100gns apiece. Firstly Will Williams reached it with his pick as Messrs Twose Farms of Carmarthen sold the overall Champion at 1100gns and Dylan & Anwen Jones also reached 1100gns as well as selling pen mates for 1000gns, 900gns and 700gns. Rueben Saunders of Malmesbury sold his pair of rams at 800gns apiece and James Dugdale of Settle also selling one of his own breeding at 800gns with too many to mention selling between 600gns and 750gns including the first prize older ram coming from Manor Farm East Mardon and realising 600gns. A better clearance rate of 64% meaning a few more sold this year compared to last and an average per head of £686 is some £16 better and similar to trade two years ago.

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For further details and enquiries, please contact Ian Caunter  
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Your **Development Land and Planning Team** here at Kivells have housebuilders and developers who are interested in the right sites – from small family run builders who are looking for just 10 plots to large national housebuilders who want sites for 100 plus houses.

If you own land on the edge of a large village or town with good access and road frontage, we would be delighted to chat with you about your land and if there is a chance of planning for housing development in the future. With the recent reforms to the planning system, this could be an opportunity to add value to your land that could work harder for you.



Contact your **Development Land & Planning Team** today to discuss your options.



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For further details and enquiries, please contact

Ian Caunter | 07813 068935

Russell Steer | 07788 318701



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## FORTHCOMING SALES

### **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*

### **MONDAY 22<sup>ND</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

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

*38<sup>th</sup> Autumn Special Sale of Breeding Ewes & Rams including the Annual Main Sale of Ewe Lambs*

### **FRIDAY 26<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Monthly Sale of Organic Cattle & Sheep, Sale of Dairy Cattle, 2<sup>nd</sup> Autumn Judged Sale of Continental and Continental X Store Cattle plus Fortnightly Pig Sale*

### **MONDAY 29<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **TUESDAY 30<sup>TH</sup> SEPTEMBER – EXETER LIVESTOCK CENTRE**

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



## 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)**

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





# 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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# Farms For Sale

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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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## 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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## 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

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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.

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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.

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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.

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

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

# KIVELLS

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### 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.

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### 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).

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### 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.

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# Previous Auction Results

## Wednesday 30th July

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### 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.

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### 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.

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### 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.

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### 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.

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[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.

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### 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.

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# Previous Auction Results

## Wednesday 30th July

# KIVELLS

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### 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.

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[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 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](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

# 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