

## HALLWORTHY MARKET REPORT



**THURSDAY 28<sup>th</sup> AUGUST 2025**

**EVERY THURSDAY**

**Gates Open 6.30am**

**SALE TIMES**

<b>09:45 am</b>	Draft Ewes followed by Prime, Store Hogs & Breeding Sheep
<b>10:45am</b>	Tested & Untested Prime & OTM Cattle
<b>11:00 am</b>	Store Cattle followed by Stirks and Weaned Calves

Hallworthy Stockyard, Hallworthy, Camelford, Cornwall, PL32 9SH

Tel: 01840 261261 Fax: 01840 261684

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

Email: [hallworthy@kivells.com](mailto:hallworthy@kivells.com)

## SHEEP

**AUCTIONEER – STEVE PROUSE 07767 895366**

**FIELDSMAN – RYAN WALTER 07854 718886**

### 283 DRAFT EWES

A smaller entry and a flying trade for all weights and grades, selling to a top of £190 for a pen of Texel x from Messrs FH Crocombe & Sons of Lugworthy, Germansweek and also at £190 was Mike Spry of Swelle Piggery, Poundstock for his Mule. Charollais x Ewes to £180 from two vendors. Texel x Ewes to £172 from Tom Highmoor of Lantuel. Polled Dorset Ewes to £165. Grazing Ewes from £75 to £90

### 252 FAT LAMBS

A smaller entry met an easier trade, which has been seen nationally this week. The well fleshed lambs sold to a top of 325p for a pen of 44kgs, £143 from Graham & Peter Tamblyn of

Weight	Top		Average	
	Per Head	Per KG	Per Head	Per KG
32.1-39	120	308	115	300.9
39.1-45.5	143	325	124	298.6
45.6-52	155	322	148.3	312.9
Overall	155	325	132	302.4

Tregarland, Morval, followed by 322p for a pen of 46kgs, £148 from Messrs W & R Pethick of Trevalga, Boscastle. Top per head was £155 for a pen of 52kgs from Charles Kneebone of Cookworthy, Lifton.

### 393 STORE LAMBS

A good entry and a steady trade, top on the day was £112 for a pen of Charollais x from Garry Taylor, followed by £109 from Mr T Verran of Pips View, Lanreath. Phil W Harper of Roughtor saw his Texel Lambs top at £106.



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**Dairy and beef fertility clubs**                      **VetTech services**  
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Holsworthy | Bradworthy | Stratton | Launceston | Camelford



**STORE CATTLE**  
**AUCTIONEER – RICHARD DENNIS**  
**FIELDSMAN – STUART CORNELIUS 07879 415136**

## STORE CATTLE

Tight numbers in the store section with 59 forward. Trade remains firm as we head into Autumn with plenty of those stronger stores making over £1700 to a top of £2000 for a superb single well bred South Devon heifer in from G Martyn & Sons of Boyton who sold more heifers to £1650. Stabiliser heifers soared away to £1840 for CP & AT Hutchings of Lostwithiel. Best Blue heifers to £1700 for Higher Trethern LTD, Camelford. Steers topped out at £1980 for some very well farmed Blue Steers in from George Dunkin, Marhamchurch. South Devon steers to £1900 for G Martyn & Son again who also sold Limousin heifers to £1900 followed by the best of the Hereford heifers to £1700 for G Cole and L Robson of Lewannick. Dave Sanders of Par sold his 5 year old Pedigree Hereford Bull to £2350.



## CORNWALL FCN ANNIVERSARY CONFERENCE



FRIDAY 19<sup>TH</sup> SEPTEMBER  
3PM



ROYAL CORNWALL  
EVENTS CENTRE

**FREE**  
REFRESHMENTS  
AND BUFFET  
DONATIONS  
WELCOME

### SPEAKERS

**MR JEREMY MOODY CAAV**

- FARMERS WEEKLY LIFETIME ACHIEVEMENT AWARDS 2024
- RENOWNED SPECIALIST IN INHERITANCE TAX

**MR CHRISTOPHER WALKLAND**

- MARKET ANALYST FOR THE DAIRY INDUSTRY
- REGULAR CONTRIBUTOR TO THE DAIRY FARMER & BRITISH DAIRYING MAGAZINES



**TO REGISTER**  
ROLAND NANCEKIVELL - 07976 016096

Registered Charity No. 1095919

**FCN** THE FARMING  
COMMUNITY  
NETWORK

## 156 STIRKS AND WEANED CALVES

### AUCTIONEER – TIM KIVELL

A bumper entry of stirks with 156 penned and sold. A decent show with plenty of those strong 10–12-month-old types seeing decent returns and those small and mediums looking a fair price. A big show of dairy bred Blues, with the best steers reaching an impressive £1260 (10m) for Keybridge Farms, St Breward with further bunches attaining £1240 and £1220 (10m) for the best of a large run travelling down from Taunton for NHG Dunn with all 40 Blue steers in the stirk section today averaging a strong £1116! Angus steers sold up to £910, more to £900 and £800 for CW Daneil, Rillaton. Hereford steers to £810 for Dan Donson, St Austell who sold Charolais steers to £810 and Limousins steers to £800 for JP Green & Son of Ruan Minor. Heifers reached £1080 for a super bunch in from Keybridge Farms, St Breward, more to £1000 for NGH Dunn, Taunton. With all 61 Blue heifers stirks in the section averaging a healthy £856. A well grown Simmental heifer made £900 for Adam Pascoe coming up from Redruth. Well fed Angus heifers to £870 CW Daniel, Rillaton, Charolais heifers to £800 for D Donson and Hereford heifers to £755 for Edward Piper up from Bodmin.



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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Sam Turner  
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Director  
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Daniel Stokes  
MNAEA  
Director  
07581 006203





## Farms | Land | Smallholdings

### Thinking of selling?

Kivells are at the heart of the farming community throughout the westcountry and beyond and have been selling farms, land and smallholdings since 1885.



### Our tailor made service includes;

- ✓ Personal and confidential service
- ✓ Experienced team of Farm Agents
- ✓ Tailor made marketing plans across a variety of platforms
- ✓ Network of contacts within the farming community
- ✓ Added value with advice on Tax, Planning and Stewardship



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bespoke  
brochures



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Millions of  
page views on  
kivells.com,  
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& Zoopla



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national and  
regional  
publications

With 140 years of industry experience, we pride ourselves in providing friendly and professional advice on all aspects of selling your farm, land or smallholding.

**Holsworthy  
Launceston**

01409 259547  
01566 776886

**Exeter  
Liskeard**

01392 252262  
01579 345543



# Farms For Sale

# KIVELLS

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

## 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

# KIVELLS

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

## **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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[ian.caunter@kivells.com](mailto:ian.caunter@kivells.com) | 01392 252262





# Farms For Sale

# KIVELLS

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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

# KIVELLS

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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

# KIVELLS

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





# 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

# KIVELLS

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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

# 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**

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# 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  
[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  
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# Land for Auction

## Wednesday 3rd September, 7.00pm

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

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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.

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).

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[Farms@kivells.com](mailto: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  
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# 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.

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[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.

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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.

**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  
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## 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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[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**

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# Land Sale Agreed

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## 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.

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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 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.

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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 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.

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## 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.

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