

HALLWORTHY MARKET REPORT



THURSDAY 2nd OCTOBER 2025

EVERY THURSDAY

Gates Open 6.30am

SALE TIMES

- | | |
|-----------------|---|
| 09:45 am | Draft Ewes followed by Prime, Store Hogs & Breeding Sheep |
| 10:45am | Tested & Untested Prime & OTM Cattle |
| 11:00 am | 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

Email: hallworthy@kivells.com

SHEEP

AUCTIONEER – STEVE PROUSE 07767 895366

FIELDSMAN – RYAN WALTER 07854 718886

410 DRAFT EWES

A good entry and still very much sought after, top on the day was £185 for two vendors, a texel from Nicola Alford of St Tudy and a pen of Suffolk x from I & P Stephens Farmers LTD of Burscott, Holsworthy. Mules to £184 from Graham and Robert Heal of Starapark, Davidstow. Grazing Ewes £90-£110.

433 FAT LAMBS

A smaller entry and a strong trade, the well fleshed lambs in keen demand. Top per kilo being 325p for a pen of Charollais x 46kgs, £149.50 from Messrs Il Cowling of Trenchcreek, St Gennys, followed by 323p for two pens of

Weight	Top		Average	
	Per Head	Per KG	Per Head	Per KG
32.1-39	119.50	306	112	293.3
39.1-45.5	144.5	323	129.6	307.1
45.6-52	155	325	144	305
52+	150	278	146.6	271.3
Overall	155	325	136	304.5

42kgs, £132.50 from IG & PR Stephens Farmers LTD of Burscott, Holsworthy. Top per head was £155 for a Texel 50kgs from Messrs Wadge & Smith of Tresmeer.

668 STORE LAMBS

A much larger entry and all met a stronger trade, with several prospective buyers in attendance. Top on the day was £126 for three pens of Charollais x from Mr A Pearce of Tresquare, St Tudy. Texel x Lambs topped at £125 from Phil Roose & Sons of Higher Hendra, St Teath. Suffolk x Lambs to £122 from Steve & Clare Cornelius of Trevenn, St Clether.

240 BREEDING EWES

A smaller entry with still several buyers keen to purchase, two pens of Texel x Mule 2T from John May of St Merryn topped the day at £220. Phil Collett of Boscastle realised £175 for his Welsh Mule 2T and Henry Banbury of Dowland, Winkleigh saw his Full Mouth Mules top at £165.

STOCK RAMS

A very fast trade for all Rams, Texels topped the day at £600 from Jodie Hooper of St Gennys, who also topped the Suffolk Shearlings at £495 for three Rams.



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

STORE CATTLE

A fantastic show of Stores on offer with a large proportion being forward and well farmed, which were all well rewarded and produced some eye watering returns. Top of the day was £2340 on two occasions firstly for a superb Simmental in from J Vokes of Lockingate and secondly £2340 for an eye catching Charolais in from the same good vendor. Further strong Charolais's up to £2300 for D Philp and Sons of Looe, £2190 was achieved for S Leslie of Lewannick, £2060 for AG Cowling of St Issey and £2010 for AB Ward of St Gennys. A powerful bunch of Blue Steers rocketed up to £2320 for D Philp, followed by £2230, £2210, £2180 for a great run in from JR, PM & DW Treleaven of St Austell, more Blue Steers to £1960 for GL Dunkin. Well grown Hereford Steers up to £2090 for JR, PM & DW Treleaven, others to £1940 for WL & S Trewern of Cambourne, £1900 for H Langley and Sons of Marshgate, £1780 for A Pearce & N Sanders of St Neot. Limousin Steers topped out at £2040 for JR, PM & DW Treleaven, others to £1720 and £1500 for KA Vincent of Grampound. Angus Steers to £1790, £1740 and £1710 straight off grass for GHA & MU Faull of Helston, others to £1660 for AG Cowling and younger sorts to £1550 for J & S Batchelor of St Gennys. Younger South Devon Steers to £1640, £1440 and £1280 all in from S Screech & Sons of South Petherwin. Several Heifers today attaining over £2000 to a top of £2130 for a top notch Charolais from D Philp and Sons, further Charolais to £1980 for AB Ward, £1860 for S Leslie. Best Blue Heifers to £2120 for JR, PM & DW Treleaven, others from the same farm to £1890 and £1470. A well bred Simmental Heifer realised £1840 with another at £1790 for Jim Buckland and Sons of Penzance. Friesian Steers reached an impress £2090 for JR, PM & DW Treleaven again.

Cows and Calves – A good offering of Cows and Calves which reached £2150 for a Sussex Cow with her Angus Calf at foot in from J & S Batchelor of St Gennys.

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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57 STIRKS AND WEANED CALVES AUCTIONEER – TIM KIVELL

A marvellous stirk trade for everything, being big or small with the best big Blue steers racing up to £1390 (11m) presented by AR Pincombe, Lezant who went on to sell a trio well at £1315 and a rig of a similar Ike at £1330 (11m). A trio of smart well put together Limosuin steers sold well to £1300 for Luke Perl of Sturmans Livestock up from Wadebridge, other strong Limousin steers to £1100 for EG Sleep, Launceston. Next was £900 given for a smart pair of young suckler bred Charolias steers in from Westcott Farms, Brentor who sold a Simmental at £900 (6m) also. Younger stirks sold well with dairy bred Angus to £680 (6m) for S Edmunds, Truro and £665 (6m) for Gracie Dennis, Hartland. Hereford steers to £680 (6m) for JE & SJ Dennis, Hartland. Heifers topped at £900 for a pair of thick set Blues in from Luke Perl again followed by 3 smart 6-month-old Charolias heifers at £840 looking well sold for Westcott Farms. THE DEMAND IS THERE- KEEP THE STIRKS COMING



Standing Maize

For Sale by Private Treaty

Lot 1 - 15.50 acres of June drilled maize at Tartandown, near Landrake, Saltash

Lot 2 - 47 acres of May and June drilled maize at Furslow Farm, Blunts, Saltash

Lot 3 - 22.50 acres of June drilled maize at Crendle Down, near Furslow Farm, Blunts, Saltash



Further details available from Mark Bunt BSc MRICS FAAV
Kivells, 7-8 Bay Tree Hill, Liskeard, Cornwall PL14 4BE.
Tel: 01579 345543 or 07879 640970. Email: mark.bunt@kivells.com

Farms, Land and Smallholdings

Kivells Strengthen their Farms and Land Team

Kivells are delighted to announce the continued growth and development of their Farms and Land department with the appointment of Ben Hancock.

Ben has many years experience gained at a top-level national firm in the South West and, during this time, has developed a strong reputation for delivering high-quality advice and agency services working closely with a wealth of corporate clients and private landowners.

Ben will be purely focusing and specialising in the sale and acquisition of agricultural land and farms and, with in-depth market knowledge, combined with a practical and commercially focused approach, ensures clients receive clear, tailored advice to maximise the value of their assets.

In his new position at Kivells, Ben will lead the South West Farms and Land team, playing a pivotal role in driving growth in this key area of the business.

Ben says, "I am thrilled to have joined Kivells and look forward to contributing towards the continued growth and success of the Farms and Land department. Kivells hold an exceptional reputation in the South West agricultural sector and there is a real opportunity to build on the strong foundations already in place. I am looking forward to strengthening the firm's valued relationships with its loyal landowning client base, while also forging new connections as we expand our reach and continue to build on Kivells' success in the rural property market."

Kivells Director, Mark Bromell, commented "This is an exciting appointment for Kivells. We feel this appointment will enable us to grow our agency presence across our network of South West offices and are delighted that Ben will be focusing exclusively on farm and land sales. Kivells are committed to delivering exceptional service to our valued clients and Ben is highly capable of providing landowners with the best possible agency advice. We are thrilled to have Ben heading and leading our Farm and Land Agency department. Ben joins us from a highly reputable firm, bringing with him a proven track record in the agricultural agency sector. With high demand for rural property and farmland in our region, there's no better time to strengthen our expertise and deliver this exceptional level of service to landowners and farmers alike."

If you are seeking advice on the disposal or acquisition of any agricultural asset or would simply like an update on the market, Ben would be pleased to offer an initial, no-obligation consultation. Please feel free to contact him on **07760 887581** or email **ben.hancock@kivells.com**



Ben Hancock
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David Kivell
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07899 960272

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



In-house
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brochures



Over 40,000
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Social Media



Millions of
page views on
kivells.com,
Rightmove
& Zoopla



Coverage in
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

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 3 lots

Lot 1 - Farmhouse, 6 residential cottages, farmyard, traditional and modern farm buildings and approximately 50 acres.

Guide Price: £2,070,000

Lot 2 - High quality arable and pasture land and a range of modern farm buildings adjacent to a no-through road. In all approximately 84½ acres.

Guide Price: £1,125,000

Lot 3 - Excellent arable and pasture land totalling approximately 15½ acres.

Guide Price: £155,000

Guide Price: £3,350,000 (As a whole)

Exeter Farms & Land Department
simon.alford@kivells.com | 01392 252262



Farms For Sale

KIVELLS

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

Exeter Farms & Land Department
ian.caunter@kivells.com | 01392 252262



Farms For Sale

KIVELLS

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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

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



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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Growden Farm Pancrasweek, Holsworthy

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

Guide Price: £1,150,000

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holsworthy@kivells.com | 01409 259547



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: £1,750,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



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

Liskeard Farms & Land Department
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: £1,000,000

Liskeard Farms & Land Department
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

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



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

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



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 | 01392 252262



Aerial view looking north west

Land For Sale

KIVELLS

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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 | 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 | 01392 252262

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 | 01579 345543

Land For Let



LAND AND BUILDINGS TO LET BY INFORMAL TENDER AT HIGHER HOLE FARM, BERE ALSTON, YELVERTON, DEVON PL20 7JE

Approximately 106.95 acres, a yard and a range of basic farm buildings, let by Informal Tender under a five year Farm Business Tenancy with effect from the 1st April 2026.

Tenders must be returned to Kivells Holsworthy Market no later than Friday 12th December 2025 at 12 noon.

Holsworthy Farms & Land Department
thomas.rattray@kivells.com
01566 776886 | 07813 016804

Land for Auction

Wednesday 8th October, 7.00pm

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

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Land & Stables at Tregainlands

Washaway, Bodmin | Auction Guide Price £100,000 - £120,000

For sale by public auction - Wednesday 8th October



Approximately 6.23 acres briefly comprising two stable blocks, a small range of miscellaneous outbuildings and four pasture paddocks.

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

Land at Little Petherick

St. Issey, Wadebridge | Auction Guide Price £75,000

For sale by public auction - Wednesday 8th October



Just over 2 acres of level pasture with a steeper wooded bank boundary, located in a stunning setting not far from the North Cornish coast.

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

Land at Peek

Luffincott, Tetcott, Holsworthy | Auction Guide Price £20,000-£25,000

For sale by public auction - Wednesday 8th October



Just over 2 acres of level pasture land with an attractive wooded area and pond, situated in an accessible location with good access.

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

Land at Trerosewill Farm

Paradise Road, Boscastle | Auction Guide Price £95,000

For sale by public auction - Wednesday 8th October



Extending in all to some 8.39 acres, the land at Trerosewill Farm comprises a block of gently sloping pasture land which is divided into three useful sized enclosures.

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

Land off Yorke Road (LOT 1)

Dartmouth | Auction Guide Price £120,000

For sale by public auction - Wednesday 8th October



Approximately 7 acres of attractive grassland on the edge of Dartmouth benefiting from outstanding views and road frontage with good access.

Exeter Farms & Land Agency
Exeter@kivells.com | 01392 252262

Land off Yorke Road (LOT 2)

Dartmouth | Auction Guide Price £85,000

For sale by public auction - Wednesday 8th October



Approximately 5.26 acres of attractive grassland on the edge of Dartmouth benefiting from outstanding views and road frontage with good access.

Exeter Farms & Land Agency
Exeter@kivells.com | 01392 252262

Previous Auction Results

Wednesday 3rd September

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Land at Trelakes

St. Stephens, Launceston | Auction Guide Price £65,000 - £75,000
SOLD: £95,000



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 Golant

Fowey | Auction Guide Price £30,000 - £35,000
SOLD: £50,000



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

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 | 01392 252262

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
- In all approximately 67.43 acres (27.28 hectares)

Guide Price: £1,210,000

Exeter Farms & Land Department
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Farms Sale Agreed

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

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

Land Sale Agreed

KIVELLS

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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.

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
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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
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Land Sale Agreed

KIVELLS

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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.

Liskeard Farms & Land Agency
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 | 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
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