

## HALLWORTHY MARKET REPORT



**THURSDAY 30<sup>th</sup> OCTOBER 2025**

**EVERY THURSDAY**

**Gates Open 6.30am**

**SALE TIMES**

- |                 |  |
|-----------------|--|
| <b>09:45 am</b> | Draft Ewes followed by Prime, Store Hoggs & 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**

### 239 DRAFT EWES

A smaller entry and a flying trade up around £15-£20 ahead. Suffolk x Ewes to £196 from Simon and Rob Sluggett of Alvacott, North Tamerton. Mules topped at £193 from AC Brewer of Reddivallen, Boscastle. Texel x Ewes to £183 from two vendors. Hill breeds to £111 and Grazing Ewes £115-£130.

### 444 FAT LAMBS

A good entry met a similar trade, overall average of 311.7p. The well fleshed Lambs selling to a premium top being 337p for four pens of 40.4kgs, £136 from the Stephens Family of Burscott, Holsworthy who also realised

Weight	Top		Average	
	Per Head	Per KG	Per Head	Per KG
32.1-39	119	305	106	292.2
39.1-45.5	144	337	133.9	312.9
45.6-52	148	311	144.2	302.2
52+	151	265	150.5	264
Overall	151	337	139	311.7

320p for their 45kgs, £144. Messrs W & R Pethick of Trevalga, Boscastle also realised 320p for their 45kgs, £144. Top per head was £151 from two vendors.

### 606 STORE LAMBS

A flying trade from start to finish and a lot more could have been sold, overall average of £110.20 to a top of £137 from Margo Goodenough of Higher Tremain, Davidstow who also realised £136 for her next three pens. Suffolk x Lambs to £128 from GHJ Medland of Radge, Peter Tavy. Shorn Lambs to £123 from three vendors.

### 143 BREEDING EWES

A strong trade, top on the day was £185 for a pen of Texel x 2T from John May of Trewithen, St Merryn. Mule Full and Lost from Mark Williams of San Mark, St Kew topped at £160. Herwick FM Ewes to £81 for two pens from Tim French of Brentor.

### 65 RAMS

A much larger entry with a strong trade across the board. A Texel from Il Cowling of Trenchreek topped the day at £450. A Charollais 2T from Raymond Jordan of West Week, Broadwood sold to £400. Chartex 2T saw several around £350 to a top of £390 from Mark Moore of Froxton. Suffolk 2T to £350, a Charollais FM from Mervin Gimblett of Churchtown sold to £390.



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

**STORE CATTLE**

220 Store Cattle at Hallworthy to £2500. A superb run of Cattle again this week with DJ Keat & Son of Bodmin topping the sale, their best of an incredible run of Dairy x Aberdeen Angus was a pair of long strong deep bodied Steers away at £2500, next a pen of four deep bodied and well fleshed 20 month Steers at £2450 and a third pen of four away at £2360, again all his run 15-20 months. WRJ French of St Minver next with his usual consignment of homebred Simmental x out of deep bodied South Devon x Cows, his best a pen of four 18 month Simmental x Steers, deep bodied, wide loins and tremendous rounds to £2400 and a trio away to £2260. AP & DJ House with a final round up for this season saw their first pair of Simmental x away at £2230 and a second pair at £2060. SED Rail of North Petherwin enjoyed the trade with their deep bodied well fleshed Hereford x Steer selling to £2010. Treveglos Farms of St Mabyn with a run of Limousin x Steers saw their first nine Dairy x Limousins, long and well rounded 22 month boys away at £2000. Linnick Farm Partnership had a good day with their best an Aberdeen Angus and Limousin x Steer at 18 months to £1950. DJ Keat & Son stole the honours in this section with a stunning Aberdeen Angus x Heifer deep wide and full of meat to £2420 and a second pair to a top of £2140. WRJ French and Partners saw the best of their Simmental x South Devon Heifers at 18 months to £2140. GL Dunkin of Bude back in again with a pair of Dairy x British Blue, not so tall but tremendous fleshing to £1940 and SED Rail & Son saw their very sweet Limousin Heifer at 18 months top out at £1900.

A few Cows around today best of the grazers today from NJ Blanchard of Cardinham with a 40 month British Blue x to £2080 and TL Ford & Son of Padstow saw their sparky Limousin x Cow away at £2010.

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.



Oliver Keates BSc (Hons)  
Dip TR, MRTPI  
Head of Development Land  
and Planning Services  
07554 060370



Mark Bromell BSc (Hons)  
MRICS FAAV FLAA  
Director  
07966 430001



Mark Bunt  
BSc MRICS FAAV  
Director  
07879 640970



Simon Alford  
Director  
07769 980203



Thomas Rattray  
BSc (Hons) MRICS FAAV  
Director  
07813 016804



Claire Quick  
BSc (Hons) MRICS FAAV  
Rural Chartered Surveyor  
07789 980204



Ian Caunter BSc (Hons)  
MRICS FAAV FLAA  
Rural Chartered Surveyor  
07813 068935



Sam Turner  
MNAEA  
Director  
07951 240305



Daniel Stokes  
MNAEA  
Director  
07581 006203

## 119 STIRKS AND REARING CALVES AUCTIONEER – TIM KIVELL

### REARING CALVES

A small run of quality rearing Calves which saw plenty of interest and sold well, top call was £600 given for well put together young Blue Bulls in from S & SF Cotterill of Truro who sold young Blue Heifers to £340, £335 and £325.

### STIRKS

Another busy week in the Stirk section with 119 passing through the ring. Top shout was an impressive £1460 (10m) for a cracking bunch of well grown Blue Steers in from AR Pincombe of Lezant followed by younger Blue Steers which sold well to £820 (6m) for a bunch in from EJ Tuckett of Fowey who sold more to £810 and £800. Hereford Steers reached £1000 (10m) for a trio from DEJ & S Bray of Bodmin who sold more to £960 and £800 for a single in from Tracey Cobbledick of Bude. Inra 95 Heifers sold well to £860 for Tracey Cobbledick again with Blue Heifers to £830 for a bunch at 6 months from EJ Tuckett again, with Limousins to £720 for Matt Cowling of Wadebridge.

## 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](mailto:ben.hancock@kivells.com)



**Ben Hancock**  
Head of Farms  
07760 887581



**Thomas Rattray**  
Director  
07815 016804



**Jackie Chegwyn**  
Farms Coordinator  
07795 178616



**Mark Bromell**  
Director  
07966 430001



**Mark Bunt**  
Director  
07879 640970



**Simon Alford**  
Director  
07789 980203



**Claire Quick**  
Land Agent  
07789 980204



**Ian Caunter**  
Land Agent  
07813 068935



**David Kivell**  
Consultant  
07899 960272

# Farms For Sale

# KIVELLS

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

## Trelissick Farm Sithney, Helston

In a beautiful sheltered setting, an 85 acre stock farm. For sale as a whole or in the following lots.

**LOT 1:** Farmhouse, range of modern livestock and storage buildings, traditional stone barns (some with planning for residential development), set in just over 28 acres of land. EPC: E.

**Guide Price:** £1,300,000

**LOT 2:** A super run of gently sloping pasture land extending to some 43½ acres.

**Guide Price:** £375,000

**LOT 3:** Just over 14 acres and a former waterworks building with planning in principal for a dwelling.

**Guide Price:** £290,000

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Sale

# KIVELLS

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

## Pinelands Farm Highampton, Beaworthy

- Charming lifestyle farm with a three bedroom, newly renovated and extended bungalow
- Superb range of traditional and modern outbuildings
- Productive pasture with pockets of woodland extending to just over 56 acres
- Secluded yet convenient location
- EPC: D

**Guide Price: £845,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



## 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. EPCs: F, D & E  
**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](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)
- EPCs: E & D

**Guide Price: £1,800,000**

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



# Farms For Sale

# KIVELLS

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

## 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
- EPCs: D & C

**Guide Price: £2,200,000**

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[farms@kivells.com](mailto: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**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



## 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@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Sale

# KIVELLS

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

## 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
- EPC: C

**Guide Price: £1,750,000**

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



# Farms For Sale

# KIVELLS

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

## 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
- EPC: Exempt as a listed property

**Guide Price: £695,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Sale

# KIVELLS

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

## 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
- EPC: D

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



# Farms For Sale

# KIVELLS

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

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



# Farms For Sale

# KIVELLS

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

## 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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[farms@kivells.com](mailto: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](mailto:simon.alford@kivells.com) | 01392 252262



Aerial view looking north west

# Farms For Auction

# KIVELLS

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

## Anderton Farmhouse St. Juliot, Boscastle

For sale by Public Auction on Wednesday 12th November, 7.00pm  
at Lifton Strawberry Fields, Lifton, Devon

- A fantastic opportunity to acquire a project in a quiet rural location, not far from the North Cornish coast
- Two storey house in need of complete renovation
- Set in just under 2 acres
- EPC: G

**Auction Guide Price: £200,000 - £225,000**

Holworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Auction

# KIVELLS

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

## Marshmeadow & Land at Pengold Farm Crackington Haven, Bude

For sale by Public Auction on Wednesday 12th November, 7.00pm  
at Lifton Strawberry Fields, Lifton, Devon

A fantastic and unique opportunity to purchase property close to the  
spectacular North Cornish coast.

**LOT 1:** Marshmeadow dormer style bungalow, small range of outbuildings  
and just over 11 acres of land. EPC. E

**Auction Guide: £495,000**

**LOT 2:** Approximately 37.97 acres of Land at Pengold Farm.

**Auction Guide: £200,000**

**LOT 3:** Approximately 26.15 acres of Land at Pengold Farm.

**Auction Guide: £100,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Land For Sale

# KIVELLS

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 | 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 at St. Issey (LOT 1)

Wadebridge | Guide Price £470,000



Extending to a total of 39.74 acres, lot one comprises a productive block of Grade 3 pasture land, divided into five enclosures.

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

## Land at St. Issey (LOT 2)

Wadebridge | Guide Price £450,000



A productive block of farmland totalling 38.87 acres, contained within a ring fence of six enclosures. The land is all down to pasture and is being utilised for livestock grazing.

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



## 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](mailto:thomas.rattray@kivells.com)  
01566 776886 | 07813 016804

## UNITS TO LET AT WREYS BARTON, STOWFORD, LEWDOWN, OKEHAMPTON, DEVON EX20 4BZ

Four recently refurbished units available to rent with immediate effect. Each unit varies in size from 100m<sup>2</sup> squared up to 297m<sup>2</sup> with the prices varying in accordance.

All available units have electricity and the site has multiple security gates, including an electronic access gate, plus a private off road location.

### UNIT DESCRIPTIONS

Unit 1 – Former Workshop  
Concrete floor  
100m<sup>2</sup>  
**Rental: £500pcm**

Unit 2 – Middle Barn 2  
Concrete floor, Parking, High roof (5.6m to the eaves)  
107m<sup>2</sup>  
**Rental: £650pcm**

Unit 3 – Middle Barn 3  
Concrete floor, Parking  
123m<sup>2</sup>  
**Rental: £650pcm**

Unit 4 – Former Cubicle shed  
Concrete floor, Parking  
297m<sup>2</sup>  
**Rental: £1,150pcm**

Holsworthy Farms & Land Department  
[toby.theobald@kivells.com](mailto:toby.theobald@kivells.com)  
01409 253275



# Land for Auction

Wednesday 12th November, 7.00pm

# KIVELLS

www.kivells.com

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

## Land at Little Downs

Cardinham, Bodmin | Auction Guide Price £25,000 - £50,000  
For sale by public auction - Wednesday 12th November



Approx. 1.56 acres of level pasture and the remains of a former farm building. The land is likely to be of interest to those with equestrian, agricultural, amenity or smallholding interests.

Liskeard Farms & Land Agency  
mark.bunt@kivells.com | 01579 345543

## Land at Tamar View Farm

Sherwell, Callington | Auction Guide Price £80,000 - £85,000  
For sale by public auction - Wednesday 12th November



Approx. 8.50 acres contained in three level or gently sloping enclosures of permanent pasture accessible via a country lane, yet close to the main A390.

Liskeard Farms & Land Agency  
mark.bunt@kivells.com | 01579 345543

## Old Barn

Old Mill, Callington | Auction Guide Price £5000  
For sale by public auction - Wednesday 12th November



A former stone barn in need of repair. Located in a pretty rural hamlet, the barn could be renovated, subject to gaining any necessary planning consents, to provide storage or garaging.

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

## Land at East Lake

East Chilla, Beaworthy | Auction Guide Price £25,000  
For sale by public auction - Wednesday 12th November



A gently sloping 2.20 acre pasture field, loosely divided into three paddocks, situated in a rural position with lovely far reaching views and a field shelter.

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 12th November



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 12th November



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

# Land for Auction

Wednesday 12th November, 7.00pm

# KIVELLS

www.kivells.com

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 ODE

**Land at Pengold Farm (LOT 2)**  
Crackington Haven, Bude | Auction Guide Price £200,000  
For sale by public auction - Wednesday 12th November



Approx. 37.97 acres comprising a mixture of sloping pasture land and steeper naturalised woodland on its northern boundary.  
Holsworthy Farms & Land Agency  
Farms@kivells.com | 01409 259547

**Land at Pengold Farm (LOT 3)**  
Crackington Haven, Bude | Auction Guide Price £100,000  
For sale by public auction - Wednesday 12th November



Just over 26 acres of more sloping pasture land, rough natural habitat and woodland, benefiting from a good natural water source.  
Holsworthy Farms & Land Agency  
Farms@kivells.com | 01409 259547

**Woodland at Trehingsta**  
Bray Shop, Callington | Auction Guide Price £30,000 - £35,000  
For sale by public auction - Wednesday 12th November



Approx. 3.98 acres including some broadleaf and hardwood plantation accessible via a quiet parish road, yet close to the A388.  
Liskeard Farms & Land Agency  
mark.bunt@kivells.com | 01579 345543

# Previous Auction Results

Wednesday 8th October

# KIVELLS

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

## Land & Stables at Tregainlands

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

**SOLD: £205,000**



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

## Land at Trerosewill Farm

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

**SOLD: £110,000**



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

## Land at Peek

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

**SOLD: £35,000**



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

# Farms Sale Agreed

# KIVELLS

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 | 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  
ian.caunter@kivells.com | 01392 252262

# Farms Sale Agreed

# KIVELLS

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

**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**

Holworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

**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**

Holworthy Farms & Land Department  
[holworthy@kivells.com](mailto:holworthy@kivells.com) | 01409 259547

# Farms Sale Agreed

# KIVELLS

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

**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](mailto:farms@kivells.com) | 01409 259547

# Land Sale Agreed

# KIVELLS

www.kivells.com

## Land at Bealbury Farm

St. Mellion, Saltash | Guide Price £485,000



Just under 40 acres of productive arable and pasture land, gently sloping and free draining situated in a very accessible location.

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

## Land at Hole Farm (Lot 1)

Ashwater, Beaworthy | Guide Price £620,000



Approx. 57.58 acres of well farmed productive grassland. Mainly level/gently sloping and extremely well fenced.

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

## Land at Viverdon Down

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



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

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

## Land at Chudleighs Barn Holding

Liskeard | Guide Price £100,000 - £125,000



Approximately 20.19 acres of pasture and amenity land with pretty stream frontage and some woodland included.

Liskeard Farms & Land Department  
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 | 01579 345543

## Land at Upton Farm (Lot 2)

Delabole | Guide Price £1,105,000



Approx. 88.25 acres comprising a block of level or very gently sloping land currently in arable and temporary pastures, mostly contained in large, easy working, enclosures.

Liskeard Farms & Land Department  
mark.bunt@kivells.com | 01579 345543

# Land Sale Agreed

# KIVELLS

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

## Land off Blackacre Lane

St Columb | Guide Price £150,000 - £155,000



Approx 12.87 acres comprising a single enclosure of gently sloping land currently in a temporary ley, although in recent years has been used for arable and vegetable growing purposes.

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

## 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