



# EXETER LIVESTOCK CENTRE

# MARKET REPORT DECEMBER 2025

**Monday 29<sup>th</sup> December – Prime Stock Market**



**Monday 29<sup>th</sup> December**

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

**Auctioneer: Simon Alford – 07789 980203**

Monday saw trim British Blue prime steers reach £2166 (596kg x 364ppk) for Bottor Rock Farms of Hennock who also parted with neat heavyweight Blue heifers for £1740 (522kg x 334ppk) and mediumweights for £1602 (472kg x 340ppk). Best of the cull cows ran to £1033 (774kg x 134ppk) for Raymond and Sheila Palmer of Lustleigh with an aged Aberdeen Angus.

**2389 SHEEP – 09.30 AM**

**Auctioneer: Russell Steer 07788 318701**

**Prime Lambs to £190 & 366ppk**

**Cull Ewes to £300 & Rams to £230**

**1630 PRIME LAMBS**

A great entry for our final prime sheep sale of the year with 1630 prime lambs and 759 cull ewes takes us just over 265k head of sheep sold here in Exeter this year, up another 10,000 on the year. A personal thanks to all vendors, buyers and colleagues for making this happen and securing Exeter as the largest and arguably best sheep market in the Westcountry.

By no means a show stopping entry of lambs quality wise but all sheep selling well resulting in an SQQ of 339ppk (up 4p) and market average of 323 and £156 per head is just similar on the week. Five pens over £180 this week with the Backway family of Wadebridge topping the trade at £190 followed closely by Rich Berry of Kenn at £189 as Mark Harvey of Slapton sold his smart overweights at £187 & £182 and Paul & Lin Calcraft of Payhembury sold a tremendous 53kg Beltex lamb at £180 and 340ppk. 51's reached £172 for Mr Rogers of Woodleigh who also had two smart pens of 49's at £168.50 & £167.50 whilst the Backway family had a large pen of 50kg lambs realise £170 and Peter Hunt of Stokeinteignhead had similar at £168 and both Duncan Tucker and family of North Tawton and Jason Colwill of Holsworthy realised £166. Duncan Tucker and family also with top price 48's at £164 and both Robert Nancekivell of Watchett and Raymond Jones and family of Heasley Mill sold smart 46's at £156.50. Beltex's topped the 45kg lambs with Paul & Lin Calcraft selling their plummy sorts to a top of £164.50 and a sale topping 366ppk followed by CA Churchill of Axminster reaching £162 and 360ppk. Handyweight lambs in great demand with 43's to £152.50 for Keith Rowell of Crockernwell as 42's reached £148 for Michael Bowden of Tedburn St Mary and Robert Nancekivell and 41kgs to £146.50 for Patrick Coles of Holsworthy. Fewer lighter lambs forward today with these selling to £129 for James Shinner and family of Buckfastleigh and Derek & Martin Cole of Bradninch had 35kgs at £119.

SPRING LAMBS					
Weight	No.	Top £'s	Top ppk	Av £'s	Av ppk
32-39	22	129.00 (-14.00)	340 (-27)	122.00 (-5.12)	325 (-13)
40-45	558	164.50 (+8.50)	366 (+2)	146.97 (+4.90)	339 (+4)
46-52	703	172.00 (-1.50)	346 (+1)	158.62 (-0.84)	326 (~)
52+	347	190.00 (+1.00)	326 (-6)	169.53 (-1.74)	295 (-2)
		Top		Average	
EWES	737	£300 (+38)		£150.95 (+33.40)	
RAMS	22	£230 (+44)		£130.95 (-1.54)	

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

## 737 CULL EWES & 22 RAMS/WETHERS

A tidy betwixmas entry of 759 cull sheep met with a fiery trade for all forward, with again a fairly mixed show levelling at a rather impressive £151 per head up some £33 on the week. Tom Backway led the way with his pedigree Texel's at £300, £298 & £275, Louise Winsor of Black Torrington with a Texel at £280, Paul & Lin Calcraft with Beltex's at £272 and Blue Texel's at £240 and the Backway family had purish Texel ewes at £240 twice and £235. Best of the Suffolk crosses sold to £228 for both Tom Yandle of Oxtan and Michael Down of Payhembury, closely followed by Mike Swerling of Mariansleigh at £220 and continental type ewes selling to £225 for Jason Colwill, £218 for Mark Harvey of Slapton and £215 for Phil Lee of Tedburn St Mary. Plenty of business between £175 and £200 with the next notch down probably looking the dearest and either side of £150. Mules regularly in the £150's with no superstars forward and leaner sorts looking well sold around £140. Hill ewes out in force and selling well, Abel Bros braved the hangover with Scotch ewes to £117 & £109 whilst Michael Reddaway & family of Sampford Courtenay had similar at £111 & £106. Rams fewer in number and all looking well worked with tops of £230 for Rich Berry of Kenn as Angus Mortimore of Chagford had a pair at £188 and two vendors then at £180 with all tups averaging £131 including several hill rams and many small wethers.



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### For Devon and Cornwall, contact Jan Russell Dip CII

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✉ [j.russell@westinsure.co.uk](mailto:j.russell@westinsure.co.uk)



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## FORTHCOMING SALES

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

*Weekly Prime Stock Market to include Christmas Sale of Dressed Poultry (1000 + lots)*

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

*NO MARKET – BOXING DAY*

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

*Weekly Prime Stock Market*

**FRIDAY 2<sup>ND</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**

*Weekly Store Market to include January Sale of In Lamb Ewes plus Fortnightly Pigs*

**MONDAY 5<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

**FRIDAY 9<sup>TH</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**

*Weekly Store Market to include Sale of Dairy Cattle*

**MONDAY 12<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

**FRIDAY 16<sup>TH</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**

*Weekly Store Market to include Monthly Catalogued Sale of Beef Breeding Stock plus Fortnightly Pig Sale.*

**MONDAY 19<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

**FRIDAY 23<sup>RD</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**

*Weekly Store Market to include Sale of Dairy Cattle plus Show & Sale of Suckled Calves*

**MONDAY 26<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

**TUESDAY 27<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**

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

**FRIDAY 30<sup>TH</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**

*Weekly Store Market to include Monthly Sale of Organic Cattle & Sheep plus Fortnightly Pig Sale*

01392 251261

**EXETER LIVESTOCK CENTRE**

[livestock@kivells.com](mailto:livestock@kivells.com)

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



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



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**Exeter  
Liskeard**

01392 252262  
01579 345543

# 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 about 8.92 acres of agricultural land with further land available by separate negotiation.
- EPC: C

**Guide Price: £1,395,000**

Exeter Farms & Land Department  
[exeter@kivells.com](mailto: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
- 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

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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
- 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

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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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# 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**

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





# Land For Sale

# KIVELLS

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## Solar Park & Land at Gammaton Bideford

- Two solar parks with RPI linked, long-term leases
- Substantial income
- Excellent road frontage with good internal access via a well established track network
- 21.55 acres of quality pastureland in addition to the solar
- In all about 109.9 acres combining solar and pastureland

**Guide Price: £1,950,000**

Exeter Farms & Land Department  
[ben.hancock@kivells.com](mailto:ben.hancock@kivells.com) | 07760 887581





# Land For Sale

# KIVELLS

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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 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 & Buildings For Let

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## **SHEDS TO LET AT TREWINCE BARTON, TREGOLLS, STITHIANS, TRURO TR3 7BX**

At Trewince Barton, two sheds have become available to rent with immediate effect. These are 139m<sup>2</sup> and 557m<sup>2</sup>. The whole site has a lockable access and is set in a secluded off road location.

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

## **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: £400pcm LET**

Unit 2 – Middle Barn 2  
Concrete floor, Parking, High roof (5.6m to the eaves)  
107m<sup>2</sup>  
**Rental: £500pcm LET**

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

Unit 4 – Former Cubicle shed  
Concrete floor, Parking  
297m<sup>2</sup>  
**Rental: £1,000pcm**

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





# Land for Auction

## Wednesday 18th February, 7.00pm

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

# KIVELLS

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### Land at Coombe

St. Breward, Bodmin | Auction Guide Price £50,000 - £55,000  
For sale by public auction - Wednesday 18th February



Approximately 4.15 acres of pasture and woodland coppice accessible off a quiet parish road with stream frontage on the northern boundary and a useful farm building.

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

### Collecotts Field

Jacobstowe, Okehampton | Auction Guide Price £25,000 - £30,000  
For sale by public auction - Wednesday 18th February



An attractive level paddock of approximately 2.19 acres with a small timber and corrugated sheet building in an accessible location, not far from Hatherleigh.

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

### Land at Lower Metherell

Callington | Auction Guide Price £75,000  
For sale by public auction - Wednesday 18th February



Just under 3½ acres of gently sloping pasture with a small range of buildings suitable for equestrian purposes.

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

### Land at Pipswell Cross

Morwenstow, Bude | Auction Guide Price £275,000  
For sale by public auction - Wednesday 18th February



Just under 35 acres of productive pasture and arable ground with road frontage and access and far reaching views.

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

## Previous Auction Results - Wednesday 10th December

### Woodland at Dolton

Winkleigh | Auction Guide Price £85,000  
SOLD: £91,000



Mature mixed broadleaf woodland situated in a highly accessible location and bordered by a small water course. In all about 11.35 acres.

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

### 77 Elmfield Crescent

Exmouth | Auction Guide Price £205,000  
SOLD: £225,000



A detached two bedroom bungalow in a sought-after location with a large garden, in need of complete renovation. No onward chain.

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



# Farms Sale Agreed

# KIVELLS

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## Keymelford Farm Buildings & Land Keymelford, Colebrook, Crediton, Devon



**Lot 1** - Agricultural buildings and yard area with land surrounding extending to 0.41 acres.  
**Guide Price: £150,000**

**Lot 2** - Agricultural building with concrete pad and land surrounding extending to 0.41 acres.  
**Guide Price: £135,000**

**Lot 3** - A small grassland area extending to approximately 0.14 acres. **Guide Price: £25,000**

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

## 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

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

## 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 Sale Agreed

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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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## 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**

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# Farms Sale Agreed

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## Sensham Farm Marhamchurch, Bude



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Kivells. The sign that sells!  
**SALE AGREED**

- 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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## Pinelands Farm Highampton, Beaworthy



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**SALE AGREED**

- 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**

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# 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.

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

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

## Land at Upton Farm (Lot 1)

Delabole | Guide Price £500,000



Approx. 39.59 acres comprising a ring fence block of level or very gently sloping land currently in arable and temporary pastures contained in large, easy working, enclosures.

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

## Land at Upton Farm (Lot 2)

Delabole | Guide Price £,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 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](mailto: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](mailto: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](mailto:exeter@kivells.com) | 01392 252262