



EXETER LIVESTOCK CENTRE

MARKET REPORT DECEMBER 2025

Monday 22nd December – Prime Stock Market



Monday 22nd December

PRIME CATTLE – 10:45 AM

Auctioneer: Simon Alford – 07789 980203

Just a handful of prime cattle forward for our last sale before the Christmas break saw a well-covered Aberdeen Angus heifer (32m) from SM & MA Cole of Nomansland head proceedings when reaching £2293 (696kg x 330ppk) followed by their much younger (19m) mediumweight Angus steer which still drew £1977 (544kg x 364ppk). Heavy steers ran to £2169 (612kg x 355ppk) for a solid looking Simmental cross (29m) from Fred Chanin of Thorverton whilst prime heifers in that weight range from Richard Smaridge and Family up from East Allington returned £2060 (570kg x 362ppk) for a well-bred and fed South Devon (21m).

1769SHEEP – 09.30 AM

Auctioneer: Russell Steer 07788 318701

Prime Lambs to £189 & 367ppk

Cull Ewes to £262 & Rams to £176

999 PRIME LAMBS

A reasonable number of 999 prime lambs this close to Christmas were another strong trade especially for the handy and lighter weight lambs with these often 340ppk plus to a top of 367ppk. A decent entry quality wise and although the really heavy (over 60kg) lambs met a bit more resistance this week, the overall average for all lambs sold was £156. As mentioned those 60kg plus lambs meeting a bit more resistance this week and often in the £160's and £170's a few choice lots sold over this, with 58kgs reaching £189 & 326ppk for Rich Berry of Kenn and then two lots of 60kg lambs selling at £181 for Robert Nancekivell of Brendon Hill and then £180 for Derek & Martin Cole of Bradninch. 55kg lambs to £176 for Jason Colwill of Holsworthy as 54's sold to £173 for Denis Jones and family of Heasley Mill, both 320ppk and 52kgs reached £165.50 for Tony & Liz Ash of North Tawton. Lots of smart 49-51kg lambs forward today with Jason Colwill's pen of 50's marching to £170 & 340ppk closely followed by Duncan Tucker and family of North Tawton at £169.50 and tremendous 49's that rose to £169 and 345ppk. 48's to £164 for Tim & Amy Heywood and family of Rackenford whilst the best of the 46's climbed to £158 for Matt Rogers farming of Yealmpton and £156 for Ian Braund of Holsworthy who also had 45's at £156 and 364ppk. More 45's to £155 for Norman Rottenbury of Heasley Mill as 44's reached £150.50 for Bert Steer of Ashburton and £149.50 for Matt Petherick and family of North Petherwin. 42's to £143.50 for Tony Woollacott of Honiton as 40kgs flew to £145.50 again for Ian Braund, £140 (350ppk) for the Steer family of Ashburton, £136.50 again for Matt Petherick and £136 for a double pen of Beltex x Easycare from the Baxter family of Exwick who claimed top price per kilo of 367ppk with their 39kg pure Beltex's at £143. Other 39's at £140 again for Tony Woollacott, £134.50 again for Matt Petherick and smart 35kgs from MJ Pike of Puddington realised £119. The SQQ settled at 335ppk up 8 pence and £156 per head, up £4 on the week.

SPRING LAMBS					
Weight	No.	Top £'s	Top ppk	Av £'s	Av ppk
32-39	42	143.00 (+13.50)	367 (+26)	127.12 (+11.15)	338 (+23)
40-45	288	156.00 (+6.0)	364 (+23)	142.07 (+1.68)	335 (+6)
46-52	373	173.50 (-6.50)	345 (-6)	159.46 (+4.55)	326 (+7)
52+	296	189.00 (-10.00)	326 (-6)	169.53 (-1.74)	295 (-2)
		Top		Average	
EWES	735	£262 (-22)		£117.55 (-16.90)	
RAMS	35	£176 (-82)		£133.49 (+3.14)	

**** 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!****

735 CULL EWES & 35 RAMS/WETHERS

770 cull sheep were a slightly sharper trade for the best end which were few and far between, amongst a drove of hill ewes, many of which were light and plain. A pen of Blue Texel ewes from Ryan Came-Johnson of Holcombe Rogus headed the section when selling at £262, Richards Brothers of Newquay had a couple of pure-ish Texels that made £226 and the Tucker family of Bigbury sold their best crossbreds at £199 with Peter Weaving of Hennock selling Border Leicesters at £192 and ACE Sheep down from Dorchester selling their best Texel crosses at £190 and Suffolk crosses at £188. Heavy ewes usually all £160 to £185 with mules either side of £150 for the best and either side of £100 for the plain Mules. Hill ewes reaching £110 for Herdwicks from Wellspring Farm of Honiton and £105 for Welsh ewes from Phil Skelley and family of Shaugh Prior with plenty of half meat hill ewes looking well sold between £70 & £90 and leaner and lighter sorts £50 to £70 with only the really bad (of which there were a few!) less than that! Rams a tidy trade again with Hampshires topping at £176 for a pair from Helen Cox of Rackenford, £172 for a trio from Adrian Bowden and family of Drewsteignton and £170 for Ryan Came-Johnson as ACE sheep sold the best of their wethers to £148 & £138. Overall average of £117 is more a reflection of quality than trade, with the boys levelling at £133.50 which is similar on the week.



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FORTHCOMING SALES

MONDAY 22ND DECEMBER – EXETER LIVESTOCK CENTRE

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

FRIDAY 26TH DECEMBER – EXETER LIVESTOCK CENTRE

NO MARKET – BOXING DAY

MONDAY 29TH DECEMBER – EXETER LIVESTOCK CENTRE

Weekly Prime Stock Market

FRIDAY 2ND JANUARY 2026 – EXETER LIVESTOCK CENTRE

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

MONDAY 5TH JANUARY – EXETER LIVESTOCK CENTRE

Weekly Prime Stock Market

FRIDAY 9TH JANUARY 2026 – EXETER LIVESTOCK CENTRE

Weekly Store Market to include Sale of Dairy Cattle

MONDAY 12TH JANUARY – EXETER LIVESTOCK CENTRE

Weekly Prime Stock Market

FRIDAY 16TH JANUARY 2026 – EXETER LIVESTOCK CENTRE

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

MONDAY 19TH JANUARY – EXETER LIVESTOCK CENTRE

Weekly Prime Stock Market

FRIDAY 23RD JANUARY 2026 – EXETER LIVESTOCK CENTRE

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

MONDAY 26TH JANUARY – EXETER LIVESTOCK CENTRE

Weekly Prime Stock Market

TUESDAY 27TH JANUARY – EXETER LIVESTOCK CENTRE

Monthly Sale of TB Restricted (Orange Market) Cattle

FRIDAY 30TH 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

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01566 776886

**Exeter
Liskeard**

01392 252262
01579 345543

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

Guide Price: £1,395,000

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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

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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
- 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

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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

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simon.alford@kivells.com | 01392 252262



Aerial view looking north west

Land For Sale

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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

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ben.hancock@kivells.com | 07760 887581



Land For Sale

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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.

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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.

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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 139m² and 557m². The whole site has a lockable access and is set in a secluded off road location.

Holsworthy Farms & Land Department
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 100m² squared up to 297m² 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
100m²
Rental: £400pcm LET

Unit 2 – Middle Barn 2
Concrete floor, Parking, High roof (5.6m to the eaves)
107m²
Rental: £500pcm LET

Unit 3 – Middle Barn 3
Concrete floor, Parking
123m²
Rental: £650pcm LET

Unit 4 – Former Cubicle shed
Concrete floor, Parking
297m²
Rental: £1,000pcm

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Land for Auction

Wednesday 18th February, 7.00pm

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

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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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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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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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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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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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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.

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Farms Sale Agreed

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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**

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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
- In all approximately 67.43 acres (27.28 hectares)

Guide Price: £1,210,000

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ian.caunter@kivells.com | 01392 252262

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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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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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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- 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

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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 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.

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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 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.

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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.

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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.

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Land Sale Agreed

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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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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.

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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.

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