

## HALLWORTHY MARKET REPORT



**THURSDAY 20<sup>th</sup> NOVEMBER 2025**

**EVERY THURSDAY**

**Gates Open 6.30am**

**SALE TIMES**

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

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

Tel: 01840 261261 Fax: 01840 261684

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

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

## SHEEP

**AUCTIONEER – STEVE PROUSE 07767 895366**

**FIELDSMAN – RYAN WALTER 07854 718886**

### 252 DRAFT EWES

A smaller entry and a very fast trade and with the plain and hill breeds Ewes in the overall average was £126.12. Texel Ewes to £200 from S Davey & Son of Bottonett, Lezant with their other pens realising £192, £189 and £184. Suffolk x Ewes to £180 from two vendors. Mules to £154 from Messrs W & R Pethick of Trevalga, Boscastle. Hill bred Ewes to £129 from Billy Nankivell of Treswallack. Grazing Ewes £112-£138.

### 332 FAT LAMBS

A smaller entry due to the wintery conditions and a very fast trade for all weights, overall average being 325.8p. The well fleshed Lambs sold to a top of 346p for a pen of 40kgs, £138.50 from Daveys Farm Partnership,

Liskeard followed by 345p for two pens of 42kgs, £145 from the Stephens Family of Burscott, Holsworthy. Numerous pens 330p and over. Top per head for the heavies was £166 again sold by the Stephens family.

Weight	Top		Average	
	Per Head	Per KG	Per Head	Per KG
32.1-39	103	343	103	343
39.1-45.5	113	297	113	297
45.6-52	159	336	154	315
52+	166	297	160	294.9
Overall	166	346	148	325.8

### 210 STORE LAMBS

A smaller entry due to the weather and a flying trade was met by all breeds and sizes, wool lambs topped the day at £134 from RT Crabb of Pensilva Farm, Tresparett Post. Shorn Lambs to £129 for three pens from J Shipton of Sladdacott, Week St Mary.



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

## **STORE CATTLE**

Less store cattle this week, but the trade is still holding fast. Top of the day was for GM & KH Deacon, Landulph with a strong Hereford steer (18m) at £2340 who also had another of the same type finish at £2320. Their Angus also sold well with the best two coming in at £2280 (20m) and another at £2090 (20m) but also saw another single Hereford reach £1810. Topping the continentals on the steers was five cracking Limousins (19m) from CC & SM Larsen of Blisland at £2020. A good entry of Friesians today with the best seeing £2020 (23m) for three in from WJ & CN Dymond, Liskeard and pair from the same farm met £1890. Seven Simmental bulls on offer today from Choon Farm, Helston which saw the best finish at £1680 (9m).

Onto the Heifers, led by three Limousins (19m) from R & S Moore of Merton seeing £1980 and a single Simmental (15m) from TM Middleton, Middle Taphouse met £1850. H Jope & Son of St Mellion led the native heifers with a single Angus (17m) at £1780 and another three other Angus (16m) presented by GE & S Whiting of Horningtops came in at £1570.

### Cows

A steady number of cows about this week saw a Hereford top at £1560 from HJ Knapman of St Keyne who also saw other Herefords go onto to make £1520 and £1500.

### Cows and Calves

We were also joined by two cow and calf outfits today which saw the best at £2600 for a Charolais cow and her Angus calf from JSR Cobbledick, South Petherwin.

### 41 Suckled calves

Fourth sale of the year which saw the best make £1450 for three Limousin steers (8m) in from D E May of Treknow who also had another pen make £1270 (7m). A single Limousin steer from B Coon of Penwithick achieved £1260 (8m) with another single making £1160 (7m). Kim Upcott of Commonmoor saw a pair of Herefords meet £980 (7m).

Heifers were also topped by DE May at £1420 for with his single Limousin (10m) who also had other pens finishing at £1180 (8m) and £1140 (7m). B Coon of Penwithick saw his Limousin Heifer (5m) reach £920 and three Devons from BW Redcliffe, Dozmerry Pool met £840 (8m).

**50 STIRKS AND REARING CALVES**  
**AUCTIONEER – TIM KIVELL**

**STIRKS**

The Stirk trade remains very sharp with an impressive number of travelled buyer ringside. Top call today was a mammoth £1480 for a smart well grown pair of Limousin steers at only 10 months old in from D Hooper, Saltash who sold a single behind at £1280. A smart pair of well-bred Beef Shorthorn steers sold away well at £970 for A McLaren, Bideford. In next was a group of Hereford steers coming straight off the grass and attained £940 for KG Teague, Coombe, with other good Hereford steers away at £890 for Phil Dymond, Liskeard who sold more at £770. A trio of non-name sire Angus made £900 for Ed Tuckett, Fowey, followed by a bunch of Blue steers which reached £810 again straight out of the field for MS Banbury, St Austell. Not too many strong heifers to shout about, a pair of good, thick suckler bred Hereford heifers finished at £915 for A McLaren again with a very young, but smart 5-month-old Blue heifer at £840 for Phil Dymond again.

**KIVELLS**

Established 1885

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

# **UNDER TB RESTRICTION?**

**NEXT TB SALE AT HALLWORTHY MARKET**

**MONDAY 15<sup>th</sup> DECEMBER**

**Entries for licensing close on**

**Monday 8<sup>th</sup> December**

**We are pleased to help our clients sell TB restricted stock.**

Please contact Stuart Cornelius 07879 415136 or Tim Kivell 07788 281900 for a free on farm visit

Hallworthy Stockyard

Tel: 01840 261261

## 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)

## 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: £725,000**

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



# Farms For Sale

# KIVELLS

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

## 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**

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[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

# 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**

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



# 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



Aerial view looking north west

# For Auction

# KIVELLS

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

## 77 Elmfield Crescent Exmouth

For sale by Public Auction on Wednesday 10th December, 7.00pm  
at Lifton Strawberry Fields, Lifton, Devon

- A detached two bedroom bungalow with a large garden
- Fantastic opportunity and great potential
- Sought after location
- In need of complete renovation
- No onward chain
- EPC: F

**Auction Guide Price: £205,000**

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



# 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**

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



# Land For Sale

# KIVELLS

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

## Land at Stoke Canon

Exeter, Devon | Offers in Excess of £375,000



A highly productive run of level arable and pastureland with livestock handling pens extending to just under 46 acres.

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

## Land At 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 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 LET**

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 10th December, 7.00pm

# KIVELLS

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

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

## Woodland at Dolton

Winkleigh | Auction Guide Price £85,000

For sale by public auction - Wednesday 10th December



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

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

## Land at Coombe

St. Breward, Bodmin | Auction Guide Price £50,000 - £55,000

For sale by public auction - Wednesday 10th December



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.

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

# Previous Auction Results

Wednesday 12th November

# KIVELLS

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

## Land at Little Downs

Cardinham, Bodmin | Auction Guide Price £25,000 - £50,000  
SOLD: £60,000



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

## Woodland at Trehingsta

Bray Shop, Callington | Auction Guide Price £30,000 - £35,000  
SOLD: £34,000



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

## Old Barn

Old Mill, Callington | Auction Guide Price £5000  
SOLD: £15,000



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

## Land at East Lake

East Chilla, Beaworthy | Auction Guide Price £25,000  
SOLD: £25,000



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

## Land at Pengold Farm (LOT 2)

Crackington Haven, Bude | Auction Guide Price £200,000  
SOLD: £200,000



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

## Land at Pengold Farm (LOT 3)

Crackington Haven, Bude | Auction Guide Price £100,000  
SOLD: £115,000



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

# Previous Auction Results

Wednesday 12th November

# 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  
**SOLD: £290,000**

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



# 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  
ian.caunter@kivells.com | 01392 252262

# 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**

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

# Farms Sale Agreed

# 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

## 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 | 01409 259547

# Farms Sale Agreed

# KIVELLS

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

## 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

## 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

# Farms Sale Agreed

# 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](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

## 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 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