



# EXETER LIVESTOCK CENTRE

## MARKET REPORT

### August 2025

**Tuesday 5th August – August Breeding Sheep Sale**





LIVE & ONLINE

# HONITON HILL RALLY

COLLECTIVE SALE OF  
AGRICULTURAL MACHINERY,  
EQUIPMENT & TOOLS

ENTRIES INVITED

AUG

25

MACHINERY - 10am - LIVE & ONLINE



For further details and enquiries, please contact

Ian Caunter | 07813 068935

Mark Davis | 07773 371774



MartEye

Smeatharpe Airfield, Smeatharpe, Honiton, Devon, EX14 9RF

COLLECTIVE SALE OF AGRICULTURAL MACHINERY,  
EQUIPMENT & TOOLS

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**Tuesday 5<sup>th</sup> August**

**5383 SHEEP**

Auctioneer: Russell Steer 07788 318701

**1018 OLDER EWES**

After the shortage of older ewes and flying trade at the July Fair a month ago, this sale there were many more catalogued and spread out throughout the sale however all classes still very warmly received. Top money of £255 going to a smart pen of Suffolk x FM ewes from Tom & Leh Cole of Heasley Mill who also had Cheviot Mule FM's at £230, more Suffolk cross ewes at £250, this time for 4T aged ewes from Sue Cleave & Son Farming of Moretonhampstead whilst Ian and Catherine Smerdon of Denbury sold a nice pen of Suffolk x FM's at £242. Texel x FM ewes to £230 & £210 for the best of a genuine run from Ivor Alexander of Tiverton, whilst Jamie Acton of Cheriton Fitzpaine sold 4T aged Texel crosses at £220 and Derek & Ashley Purchase of Bratton Fleming had a large pen of Texel x FM's at £200. A super run of genuine flock aged Romney and Romney cross ewes from Mark Vian of St Austell saw his 4T's sell in large pens at £198, £195 & £185 whilst his 6T's made £180 & £175 and three pens of FM's were £165, £162 & £150. The annual consignment of FM Mules from Ian Johnson and Family of Bridport led the older Mule section with his large pens of strong genuine ewes selling at £195, £190, £185 and £180 and all his 131 FM's averaged £184. Other FM Mules at £188 again for Tom & Leh Cole and £180 for Roger and Tanya Heggadon of Broadwoodkelly who also sold their beloved Zwartbles at £190 & £185.

**2419 NC MULE SHEARLINGS**

A much larger show of Mules on the year with numbers up around 50% from 1800 forward and sold last year to nearly 2500 forward this year and only a handful of pens not finding new homes. A large crowd of entirely farmer buyers from across the Westcountry welcomed the varied line up of shearlings and trade on the whole decent throughout given the varied reports of sales elsewhere over the past few weeks. First prize in the show went to James and Lucy Bosley of Uplowman, Tiverton with a tremendously well turned out run of 133 that saw their first prize pen sell at £245 with an average of £228 for their fine run. Second prize went to Emily Pearse of Colebrooke with yet another good run of well turned out shearlings that saw her first pen make £260, next pen make £250 and all 88 averaged £244. Third prize rosette went to Evershott Farms of Abbotsbury who saw tops of £238, £235, £230 twice and averaged five pounds better than last year at £224 for all 279 they sold. Also worthy of mentions were the tremendous run of 254 good dark headed shearlings from Maurice Hockridge of Crediton that rose to £250 and £245 for his best and didn't sell a pen under £220 to level at £233 for his run and all John Simons of South Chard, Mark Johnson and Family of Bridport and Pete and Angela Smerdon of South Brent sold their best at £240. Plenty of good straight farming sorts perhaps a pound or two less on the year and £195 to £210 with more second quality sorts forward this year trading from £165 to £190 and pulling the average back £4 to £205 overall. Congratulations and thanks to all vendors on a wonderful show and our sincere thanks to the days judge, Miss Maddie Sizmur for her time and expertise.

**Leading prices for Mule Shearlings**

88 from E Pearse, Crediton to £260 & av. £244

254 (+53) from FM & DM Hockridge, Crediton to £250 (-5) & av. £233 (-2)

133 (+23) from J & L Bosley, Tiverton to £245 (-5) & av. £228 (-19)

40 (+1) from JP Simons, South Chard to £240 (+32) & av. £238 (+41)

87 from HH Johnson & Son, Bridport to £240 & av. £232

52 from PC & AP Smerdon, Totnes to £240 & av. £228

279 (-21) from Evershot Farms, Abbotsbury to £238 (-7) & av. £224 (+5)

120 from Ashley Game Farm, Chulmleigh to £238 & av. £228

40 from H & M Thorne, Umberleigh to £232 & av. £229

38 (+18) from J Northmore, Ivybridge to £230 (-30) & av. £221 (-39)

## **147 OTHER MULE & MASHAM SHEARLINGS**

Two pens of smart Exmoor Mule shearlings sold at £190 & £170 for Simon Payne of Taunton as Masham shearlings reached £188 for Sam Hutchings of Bradninch and a run of homebred Welsh Mule shearlings sold to £172 & £170 for Ray Vincent of Watchet.

## **110 CHEVIOT MULES**

A pair of smart Black Cheviot Mule shearlings from the Jordan Family of Chagford topped the section at £320 whilst their pen of 25 strong white homebred sorts made £272 and others at £235. Ron Manning of North Tawton made £242 of his good pen and Potticks Pigs Ltd, down from Bath realised £220 with a section average of £237.

## **913 SUFFOLK X MULE SHEARLINGS**

Another strong line up and another strong trade! Roger Rottenbury of Black Dog picked up where he left off in July with his three pens at £245, £242 & £240, likewise, Ian Johnson and Family started off at £235 & £230 and Richard Coward down from Mere sold his two pens at £232 & £228. First draw Suffolk crosses from Ashley Game Farm of Chulmleigh rose to £235, £230 & £225 to average £221 of their 180 sold and all Suffolk x shearlings averaged a respectable £218.

## **87 PUREBRED & FIRST CROSS SHEARLINGS**

As last sale the stand out run from Paul Quick and Family of Crediton dominated the top prices with pure Texel's at £360, pure Charollais at £330 a pen of tremendous Suffolk x Texel's also at £330 and a pen of CharTex at £300. Brian Cornish of Westleigh sold Charollais shearlings at £320 & £260, Russell Stevens of Crediton had a pen of  $\frac{3}{4}$  Bred Texels at £280, Steve Dennis of Bow sold CharTex shearlings at £270 and Ollie Eavis of Exeter sold a pair of Suffolk Shearlings at £250.

## **302 TEXEL X MULE SHEARLINGS**

Not just as many on offer and a much better trade with a section average of £219.95! Winstoen Thorne topping with a super pen at £258, Mark Johnson and Family with no less than six pens at £242, Ian Johnson and Family with their best at £240 & £236 and Rob & Rebecca Jordan of Chagford had Texel x BFL's at £238. Peter Gillard of Tedburn St Mary tidied up his Texel's for the year at £230 and Jon & Helen Putt of Tedburn St Mary had Texel x Cheviot Mules at £230 twice and £218. Lambed Texel x Mules from Brian Webber of Cullompton sold at £205 twice and £200 twice.

## **193 NATIVE SHEARLINGS & EWE LAMBS**

A eye catching run of impeccably well turned out NC Cheviot shearlings from Sam Pedrick of Bovey Tracey met frenzied bidding and sold in pens of 11's and 12's at £320, £300, £280 & £275 to average £294 of the run, well done Sam. Mark Johnson and Family exhibited a great run of Dorset x Mules which were well received late in the season with three pens selling at £258 and a further five at £248. Brian Grindley of Sampford Courtenay sold Dorset Shearlings at £215 twice and two pens of Dorset Ewe lambs from Messrs Pearce & Sanders of St Neot sold well at £190 & £180.



## 166 STOCK RAMS & FEMALES (INC SOUTH WEST TEXEL CLUB SALE)

A packed ringside of eager buyers met the great line up of various breeds with trade if anything going dearer and dearer as the sale went on. Great to have the South West Texel Club sale at this fixture for the first time and I think given the results we can confidently say its cemented itself into the calendar for years to come! The Texel females were a definite highlight of the day with Malcolm & Kim Coumbe and Family of Housey Farm, Liskeard setting the pace for the sale with outstanding shearling ewes that sold at 1100gns twice, 1000gns twice and others at 780gns and 750gns, well done to them. Louise Winsor of Beaworthy selling her best shearling ewes at 600gns, 450gns and 400gns twice whilst both Russell Stevens of Crediton and Paul Quick of Zeal Monachorum made 500gns of their best and the 16 shearling ewes within the club sale averaged £666.

Rams from the club breeders sold to a joint top of the day of 1120gns for the pick from the Coumbe Family who had others at 1000gns & 900gns whilst the Quick Family had their best Texel's at 1050gns, 920gns, 900gns and 880gns and Russell Stevens sold his best to 880gns and 800gns. Tom Backway up from Wadebridge sold his pen of Texel Rams to 750gns twice and 700gns and both non MV breeders Phil Bond of Blackawton and Stuart & Jack Winzer of Halwell sold their best at 700gns and the club sale boys averaged £856.

Away from the Texel's and the Quick Family shared the top spot at 1120gns with a powerful CharTex as well as others at 1100gns and 980gns alongside Charollais at 1100gns and 850gns. More CharTex at 1020gns for Anthony Elsworthy of Witheridge and 850gns for Steve & Rachel Lang of Plymouth who also had a pair of Charollais at 820gns. Best of the Suffolk's were sold late in the day, coming from Jack Enticott and Family of Wiveliscombe and making 880gns, 850gns and 800gns with other Suffolk's at 700gns and 680gns from Rachel Lang with both Bernard Strout of Launceston and George Hillson of Yelverton reaching 680gns. Lots of business done between 480gns and 680gns and only a handful of rams less than 350gns to give an overall average of £643 for the boys, coupled with that a clearance rate of 93% and the ram sale was the metaphoric icing on the sheep sale cake!



Your **Development Land and Planning Team** here at Kivells have housebuilders and developers who are interested in the right sites – from small family run builders who are looking for just 10 plots to large national housebuilders who want sites for 100 plus houses.

If you own land on the edge of a large village or town with good access and road frontage, we would be delighted to chat with you about your land and if there is a chance of planning for housing development in the future. With the recent reforms to the planning system, this could be an opportunity to add value to your land that could work harder for you.



Contact your Development Land & Planning Team today to discuss your options.



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Director  
07951 240305



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MNAEA  
Director  
07581 006203



# Huish Poll Dorsets

## Next Generation Sale

IN-LAMB EWES

ewe lambs

RAM lambs

Proven genetics from Champion Flock 2024!

**Saturday 9th August 2025**

**1pm Sale Start @ Burton Farm**

On-farm export to Europe available

Rich Rossiter

07549 938198

rossiterburton@gmail.com

Burton Farm, Galmpton, Kingsbridge, Devon, TQ7 3EY

**Huish Flock**

R&D Rossiter

Exlana | Poll Dorset | Suffolk





## FORTHCOMING SALES

### **MONDAY 4<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **TUESDAY 5<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*22<sup>nd</sup> Special August Sale of Breeding Ewes to include Show & Sale of Mule Shearlings & Ram Sale.*

### **THURSDAY 7<sup>TH</sup> AUGUST – HONITON SHOW, HONITON**

*Come along and meet the team – Stand No B 132.*

### **FRIDAY 8<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Sale of Innovis Rams*

### **SATURDAY 9<sup>TH</sup> AUGUST – BURTON FARM, GALMPTON, KINGSBRIDGE, TQ7 3EY**

*Huish Poll Dorsets Next Generation Sale sale starts at 1.00pm*

### **MONDAY 11<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **THURSDAY 14<sup>TH</sup> AUGUST – OKEHAMPTON SHOW, HONITON**

*Come along and meet the team.*

### **FRIDAY 15<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc Sale of Dairy Cattle, Sales of Dutch Spotted & Zwartbles Sheep plus Fortnightly Pig Sale.*

### **MONDAY 18<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **WEDNESDAY 20<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*NSA South West West Ram Sale*

### **THURSDAY 21<sup>ST</sup> AUGUST – MELPLASH SHOW, MELPLASH, DORSET**

*Come along and meet the team.*

### **FRIDAY 22<sup>ND</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Store Stock Market to inc 102<sup>ND</sup> Show & Sale on behalf of the Greyface Dartmoor Sheep Breeders Association, Monthly Catalogued Sale of Beef Breeding Stock plus Rare Breeds Sheep Sale.*

### **MONDAY 25<sup>TH</sup> AUGUST – EXETER LIVESTOCK CENTRE**

*Weekly Prime Stock Market*

### **MONDAY 25<sup>TH</sup> AUGUST – SMEATHARPE AIRFIELD**

*Honiton Hill Rally Auction*

## Farms | Land | Smallholdings

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# Farms For Sale

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## 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 2 lots

**Lot 1** - Farmhouse, 6 residential cottages, farmyard, traditional and modern farm buildings and approximately 91½ acres.

**Guide Price: £2,800,000**

**Lot 2** - High quality arable and pasture land and a range of modern farm buildings adjacent to a no-through road. In all approximately 58½ acres.

**Guide Price: £850,000**

**Guide Price: £3,650,000 (As a whole)**

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





# Farms For Sale

# KIVELLS

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## **Puddaven Farm** North Bovey, Newton Abbot

- Immaculate Farmhouse
- Stunning two bedroom Holiday Cottage
- Outbuildings and stabling
- Outdoor equine menage
- Well-maintained pasture land
- Versatile lifestyle property
- Far reaching views
- In all totalling approximately 32.35 acres (13.09 hectares)

**Guide Price: £1,800,000**

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





# Farms For Sale

# KIVELLS

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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
- Offered for sale as a whole
- In all approximately 67.43 acres (27.28 hectares)

**Guide Price: £1,210,000**

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# Farms For Sale

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## Oxenpark Farm Hersham, Bude

- 68 acre farm with views to the North Cornish coast
- Three bedroom period farmhouse
- Attached two bedroom holiday cottage
- Two bedroom barn conversion with holiday use
- One bedroom barn conversion with holiday use or residential occupation
- Mobile home/lodge with residential use
- Range of adaptable farmbuildings and turbine

**Guide Price: £2,200,000**

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# Farms For Sale

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## Church Town Farm Treneglos, Launceston

- An outstanding and well located livestock and arable farm
- Extending to just over 253 acres
- Imposing four bedroom Grade II listed house
- Courtyard of traditional barns offering potential, plus further livestock housing
- EPC G

**Guide Price: £3,500,000**

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# Farms For Sale

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## Sensham Farm Marhamchurch, Bude

- Substantial modern farmhouse and separate first floor flat, both in need of modernisation
- Range of adaptable farm buildings with stabling
- Set in some 57 acres
- Not far from the North Cornish coast
- EPCs D and F

**Guide Price: £1,600,000**

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# Farms For Sale

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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 For Sale

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## **Growden Farm** Pancrasweek, Holsworthy

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

**Guide Price: £1,150,000**

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# Farms For Sale

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## Land and Buildings at Cookbury Court Cookbury, Holsworthy

- A useful block of just over 83 acres
- Extensive range of farm buildings
- Mainly level/gently sloping land
- Lane and road access
- Quiet rural setting

**Guide Price: £795,000**

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# Farms For Sale

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## **Rolstone Bungalow** Morchard Bishop, CREDITON

- A wonderfully presented and immaculate four bedroom Bungalow, subject to an Agricultural Occupancy Condition (AOC)
- Adjacent Workshop and Office Unit
- A useful Agricultural Building
- Well maintained productive Pasture Land
- In all totalling approximately 10.74 acres (4.34 hectares)

**Guide Price: £1,100,000**

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# Farms For Sale

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## Great Huish Farm Tedburn St. Mary Exeter

- Grade II Listed detached four bedroom house with three reception rooms
- Two further cottages providing income generation or multi-generation living
- Ring Fenced Farm
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- Easy access to the A30 & M5
- In all some 39.56 acres of agricultural land

**Guide Price: £1,950,000**

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# Farms For Sale

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## Tregonhaye Farm Kergilliack, Falmouth

**Beautifully positioned stock farm, within easy reach of Falmouth, Helford Passage and the South Coast.**

- Substantial and well appointed six bedroom farmhouse
- Useful range of adaptable buildings
- 85½ acres of private ring-fenced land
- Superb views
- EPC G

**Guide Price: £1,950,000**

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# Farms **For** **Sale**

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## **West Burrow Farm** Bratton Clovelly, Okehampton

**A quietly set rural small holding offering huge potential.**

- Grade II\* Listed thatched farmhouse in need of modernisation.
- 3 beds, 2 receptions.
- Two adjoining traditional barns.
- Land and woodland

**Guide Price: £695,000**

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# Farms For Sale

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## Landabethick Farm Blisland, Bodmin

Available as a whole or in 3 lots

- Five/six bedroom (one en suite) detached house, three reception rooms and conservatory
- Splendid private location
- Located on the fringe of the wide expanses of Bodmin Moor; close to the sought-after moorland village of Blisland
- Barns ripe for conversion
- Access to the Camel Trail for walking and cycling only 0.5 miles distant
- In all 76.97 acres of agricultural land and ancient woodland

**Lot 1:** House, Buildings and 26.27 Acres - £1,250,000

**Lot 2:** Higher Coldrinnick Woods (22.28 Acres) - £150,000

**Lot 3:** Land at Landabethick (28.42 Acres) - £200,000

**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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# Farms For Sale

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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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# Farms **For** Sale

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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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# 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



# Farms for Auction

Wednesday 3rd September, 7.00pm

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

# KIVELLS

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## Anderton Farmhouse St. Juliot, Boscastle Cornwall

- 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 total renovation
- Level site extending to 0.50 acres.

**Auction Guide Price: £175,000 - £195,000**

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# Land For Sale

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## Land at Pipswell Cross

Morwenstow, Bude | Guide Price £290,000



Just under 35 acres of productive pasture and arable ground in a sought after farming area with road frontage and access and far-reaching views as far as Lundy Island.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](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 Chudleighs Barn Holding

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



Approximately 20.19 acres of pasture and amenity land situated on the periphery of the town of Liskeard with pretty stream frontage and some woodland included.

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

## 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 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 Trehill Farm

Menheniot, Liskeard | Guide Price £850,000



High quality arable and pasture land and range of modern farm buildings adjacent to a no-through road. In all approximately 58½ acres.

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



# Land For Sale

# 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 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. The land is gently sloping and south facing with road frontage.

Holsworthy Farms & Land Agency

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

# Land for Auction

## Wednesday 3rd September, 7.00pm

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

# KIVELLS

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

### Land at Trelakes

St. Stephens, Launceston | Auction Guide Price £65,000 - £75,000  
For sale by public auction - Wednesday 3rd September



The land at Trelakes extends to some 7.55 acres and comprises a gently sloping pasture field which has lovely far reaching views over the town to Dartmoor and beyond.

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

### Land at East Lake

East Chilla, Beaworthy | Auction Guide Price £25,000 - £35,000  
For sale by public auction - Wednesday 3rd September



The Land at East Lake comprise a gently sloping pasture field extending to some 2.20 acres with access at three points from the adjoining lane (right of way).

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

### Land at Tartendown (Lot 1)

Landrake, Saltash | Auction Guide Price £150,000 - £155,000  
For sale by public auction - Wednesday 3rd September



Extending to approximately 15.57 acres, the land comprises three enclosures of gently sloping permanent pasture, with access onto an adjoining quiet parish road.

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

### Land at Tartendown (Lot 2)

Landrake, Saltash | Auction Guide Price £165,000 - £170,000  
For sale by public auction - Wednesday 3rd September



Extending to approximately 15.78 acres, lot 2 comprises two gently sloping enclosures currently in arable rotation and a small area of waste.

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

### Land at Tartendown (Lot 3)

Landrake, Saltash | Auction Guide Price £290,000 - £295,000  
For sale by public auction - Wednesday 3rd September



Extending to approximately 30.69 acres, lot 3 comprises a block of level or gently sloping pasture and an area of steep, rough grazing/woodland.

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

### Land at Golant

Fowey | Auction Guide Price £30,000 - £35,000  
For sale by public auction - Wednesday 3rd September



Approximately 2.38 acres of sloping pasture land in a single enclosure benefiting from quiet parish road frontage with nearby outriding. Suitable for a variety of uses.

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



# Previous Auction Results

## Wednesday 30th July

# KIVELLS

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

### Land South of Fullaford Road

Callington | Auction Guide Price £50,000 - £60,000

**SOLD: £130,000**



In an idyllic sheltered location, approximately 1.71 acres of level pasture and a small amount of planted woodland with a static caravan shelter and useful timber barn.

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

### Land at Bray Shop

Callington | Auction Guide Price £50,000 - £55,000

**SOLD: £60,000**



The land extends to approximately 3.95 acres comprising a single enclosure of gently sloping pasture enclosed by mature Cornish hedges.

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

### Land near Bradworthy Common

Bradworthy, Holsworthy | Auction Guide Price £75,000

**SOLD: £72,000**



Two pretty fields of level pasture land extending to 6.51 acres with well fenced natural hedge bank boundaries and a number of mature broadleaf trees providing shelter for livestock.

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

### Land at Foxhole Moor Farm (Lot 1)

Halwill, Beaworthy | Auction Guide Price £85,000

**SOLD: £155,000**



Just over 9½ acres of gently sloping land and a small area of boundary woodland with a polytunnel, old sheep shed and planning for a replacement shed.

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

### Land at Foxhole Moor Farm (Lot 2)

Halwill, Beaworthy | Auction Guide Price £40,000

**SOLD: £62,000**



Extending to 4.49 acres, this attractive level field enjoys parish road frontage and good access with natural hedge banks forming the boundaries with a number of mature trees allowing ample of shelter and privacy.

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

### Land at Foxhole Moor Farm (Lot 3)

Halwill, Beaworthy | Auction Guide Price £70,000

**SOLD: £65,000**



A real wildlife haven which is accessed from the parish road and via a farm track on the southern boundary. Comprising some 15.67 acres of open grassland, moorland and native woodland including a stream.

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



# Previous Auction Results

Wednesday 30th July

# KIVELLS

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

## Land & Buildings at Southcoombe (Lot 1)

Downgate, Callington | Auction Guide Price £275,000

**SOLD: £500,000**



Just over 29 acres of gently sloping pasture land with a large agricultural building/covered yard and small stone store. Parish road frontage and good access. Lovely rural location with stunning countryside views.

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

## Land & Buildings at Southcoombe (Lot 2)

Downgate, Callington | Auction Guide Price £35,000

**SOLD: £44,000**



A pretty sheltered pasture field of just over 3½ acres benefiting from parish road frontage and access, situated in a lovely rural location.

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

## Land forming part Higher Dunstone (Lot 1)

Widcombe-in-the-Moor | Auction Guide Price £55,000

**SOLD: £55,000**



Immaculate, well-preserved permanent pasture land extending to 7.52 acres in a tranquil and idyllic yet located in an accessible location with roadside frontage.

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

## Land forming part Higher Dunstone (Lot 2)

Widcombe-in-the-Moor | Auction Guide Price £115,000

**SOLD: £115,000**



Immaculate, well-preserved permanent pasture land extending to 17.01 acres in a tranquil and idyllic yet located in an accessible location with roadside frontage.

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



# Farms Sale Agreed

# KIVELLS

[www.kivells.com](http://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](mailto:exeter@kivells.com) | 01392 252262

## Larrick Farm South Petherwin, Launceston

- Super reverse living barn conversion
- 4 bedrooms and 2 bathrooms
- Outbuildings for livestock or equestrian use
- 45 acres of pasture land

**Guide Price: £1,000,000**

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



# Farms Sale Agreed

# KIVELLS

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

## Blagdon Manor Farm North Tamerton, Holsworthy, Devon



- Just under 200 acres of ring fenced land
- Imposing four/five bedroom Grade II listed farmhouse and two bedroom bungalow (AOC)
- Extensive range of modern livestock buildings, plus some more traditional stone barns with potential, subject to planning
- Equestrian appeal with stabling, all weather track and sand school/turnout areas
- Huge appeal with enormous potential to diversify

**Guide Price: £2,500,000**

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

## Higher Hole Farm Bere Alston, Yelverton

- A 108 acre mixed livestock and arable farm
- Three bedroomed modern house
- Useful range of outbuildings
- An excellent run of pasture and arable land
- In an unrivalled setting with panoramic views of the rivers Tavy and Tamar
- EPC D [55]

**Guide Price: £1,600,000**

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





# Land Sold

# KIVELLS

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

## Land at High Ridge Farm North Tawton, Devon



A highly productive run of approx. 34 acres of level pasture land with planning permission for a 80ft x 40ft storage shed.

**Guide Price £340,000**

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

# 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.

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

## Land at Myrtle Cottage Farm

Alverdiscott, Barnstaple | Offers in Excess of £425,000



A cracking run of nearly 43 acres of pasture land, level and gently sloping with road frontage and excellent access.

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

## Land at Yollaberry

Hatherleigh | Guide Price £120,000 - £140,000



Just over 9¾ acres of gently sloping pasture land in a stunning location with parish road frontage and lane access.

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

## Land at Upton Farm (Lot 1)

Delabole | Guide Price £500,000



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

Liskeard Farms & Land Department  
[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.

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