

Collective Property **Auction Half Year Review**

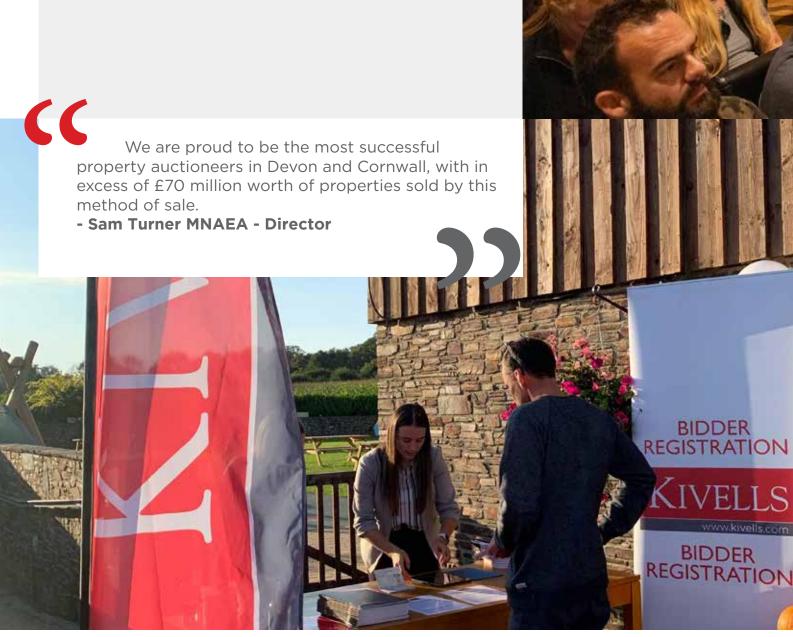
2025

In 2025 we have so far seen over £4.3 million worth of properties sell at auction with Kivells.

- Sam Turner MNAEA - Director

Sam Turner MNAEA Director

Incredible auction results reinforce Kivells' reputation as the most successful and professional auctioneers in Devon and Cornwall.





vivells' Collective Property Auctions continue to generate fantasic results, with 2025 sales currently topping an impressive £4.3 million, to the delight of our vendors.

Increased competition and exposure, alongside our bespoke marketing plans, online bidding and the hard work of our dedicated and experienced team. have helped us achieve some fantastic results. with properties being sold across the length and breadth of Devon and Cornwall.

Demand for land across the South West remains high, with fierce bidding in the auction room for a variety of lots ranging from 0.04 acres to 38,26 acres in size.

over 10 million property views online, and in excess of 200,000 live online auction views. this sale method proving ever more popular with both sellers and buyers alike.

Kivells have the experience and in-house expertise to ensure a successful outcome for our clients.

With more and more people seeing the benefits of selling and buying through this method of sale, there has never been a better time to choose the right agent.

Choose certainty, choose Kivells.

"It has been a phenomenal start to the year for our collective property auctions with these results once again reflecting the hard work of our dedicated property professionals and cementing Kivells' reputation as the leading land and property auctioneers across Devon and Cornwall."

2025 figures

Kivells
auctions
attract
international
interest

Over **£4.3 million** of property sales

Over
200,000
live online
auction
views

Over
10 million
auction
property views
online



Why choose Kivells?

ivells are a proudly independent firm selling property in Cornwall and Devon since 1885 and know the local market intimately. Kivells hold collective auctions for all property types and have a long, successful history throughout the West Country.



We have our own in-house experienced and dedicated professional auctioneers.



Quick and effective method of sale - at the fall of the hammer, the deal is done.



Competitive bidding ensures the best market price for your property.



Vibrant auction rooms create an atmosphere encouraging purchasers to bid.



Bespoke marketing plan to maximise exposure of your property.



Property may still be sold prior to the auction.



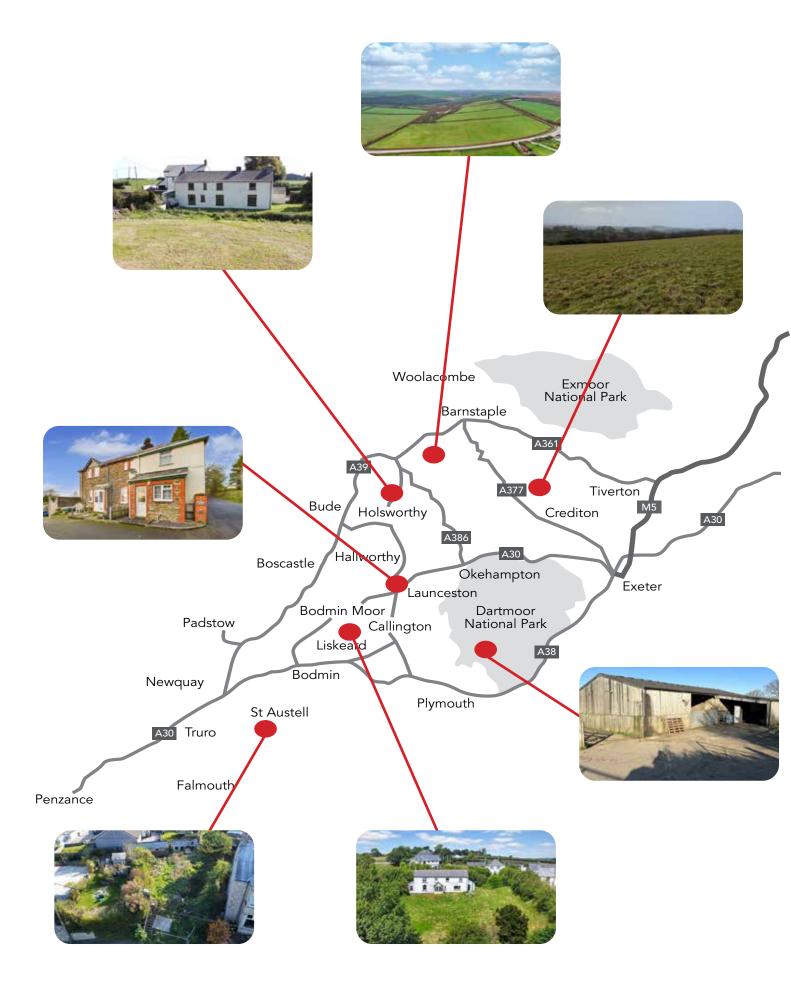
Online bidding available to maximise exposure.

Each lot entered into our auctions can be found on the Kivells website, the leading property portals and we provide a comprehensive marketing reach including local newspapers and social media.

rightmove www.kivells.com @KivellsProperty
Think property auctions, think Kivells.



Auction sales across two counties



A message from our Auctioneer



Property auctions are an extremely effective method of sale for the right property. With years of in-house expertise here at Kivells, your property really is in the best hands.

- Simon Alford - Director



Auction venue

held at Strawberry Fields in Lifton. from a warm welcome and Devon; a vibrant yet relaxed registration, atmosphere which is perfect bidding and signing for encouraging bidding.

✓ ivells' collective auctions The whole evening is hosted Lifton by experienced Kivells staff, through contracts.

Lifton Strawberry Fields Lifton Devon PL16 ODE



15th January

Aspectacular start to Kivells' 2025 Collective Property Auctions.



SOLD £535,000

Guide £275,000

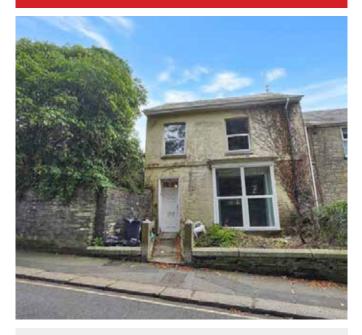


Land at Bursdon, Hartland, Bideford

Just over 38 acres of gently sloping south facing pasture land, including about 8 acres of conservation land, situated in an accessible location with far reaching views.

SOLD £170,000

Guide £140,000 - £160,000



43 Higher Lux Street, Liskeard

A substantial four bedroom semi detached property conveniently located on the edge of the market town of Liskeard.

SOLD £24,000

Guide £15,000



Dumnonii Woods, Trelaske

Extending to approximately 4.61 acres, Dumnonii Woods comprises a block of gently sloping coniferous woodland, in a quiet rural setting.

SOLD £268,000

Guide £175,000



Trebarrow Farmhouse, North Tamerton, Holsworthy

A charming cob and stone-built farmhouse, in need of full modernisation, nestled amidst 2.8 acres of Cornish countryside. The property boasts a wealth of potential offering a unique opportunity to create a dream country retreat.

12th March

Excellent spring success at Kivells' March Auction.



SOLD £240,000

Guide £200,000 - £225,000

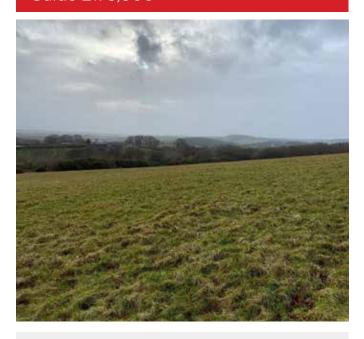


Myrtle House, St. Ive

An impressive period detached four bed residence on a large plot of 0.48 acres. Myrtle House offers tremendous ongoing renovation with further possibilities to benefit from recently lapsed planning to build a detached three bed barn style house within the grounds.

SOLD £256,000

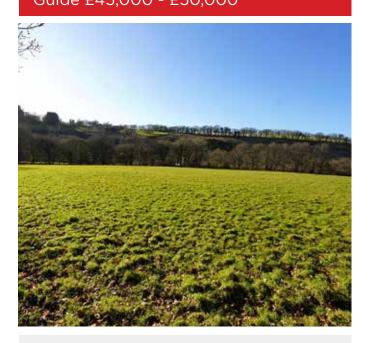
Guide £175,000



Land at Fiddlecott, Chawleigh

Approximately 25.46 acres of mainly level or gently sloping pasture land including nearly 8 acres of scrub and native woodland.

SOLD £50,000Guide £45,000 - £50,000

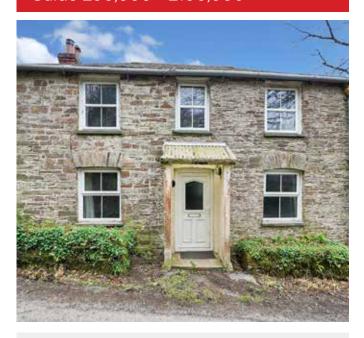


Land at Scrubtor Farm, Tavistock

Approximately 3.49 acres of pasture land in a single gently sloping enclosure with parish road frontage.

SOLD £154,000

Guide £90,000 - £100,000



Myrtle Cottage, St. Pinnock

A charming two bedroom detached property that occupies a generous sized plot and boasts off road parking.

SOLD £116,000

Guide £50,000 - £55,000



Land at Penvith, St. Martin, Looe

5..47 acres of pasture land in a single enclosure with parish road frontage and a timber clad and box profile roof Field Shelter (10' x 21').

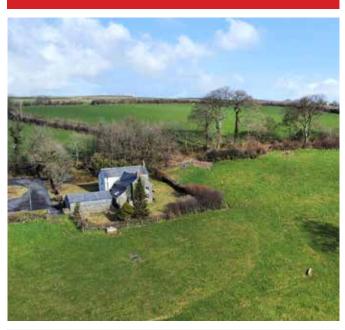
9th April

Acontinue to reinforce Kivells' reputation as the most successful auctioneers in Devon and Cornwall.



SOLD £315,000

Guide £250,000 - £275,000



Stockhouse Farm, St. Neot

An imposing four bedroom detached farmhouse in an enviable location set on a generous size plot of approximately 1.57 acres.

SOLD £250,000

Guide £150,000

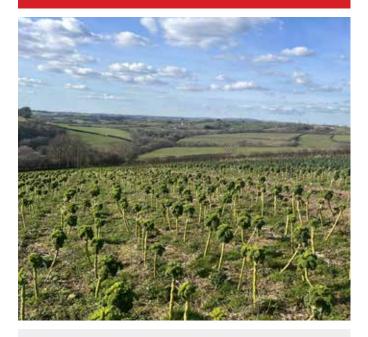


Land at Fox Hole, Whitstone

Approximately 19.73 acres of level pasture land in two enclosures with road frontage.

SOLD £145,000

Guide £65,000



Land at St. Erney, Landrake

Just over 6 acres on the edge of a quiet rural hamlet comprising a single field, which is currently planted with a variety of brassicas.

SOLD £80,000

Guide £60,000

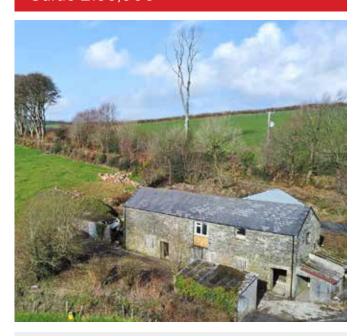


Land at Venncott, Newton St. Petrock

Some 6.46 acres comprising very gently sloping pasture land which is divided into two handy sized enclosures.

SOLD £155,000

Guide £150,000



Barn at Stockhouse, St. Neot

An imposing double storey stone barn with excellent development potential, subject to planning.

SOLD £60,000

Guide £35,000



Land at Holemoor, Bradford, Holsworthy

A pretty parcel of pasture land extending to 3.95 acres and benefiting from road frontage and access.

14th May

Kivells' spring
Auction success
continues into May.



SOLD £55,000

Guide £50,000 - £55,000



Land at Penpoll, Lostwithiel (LOT 1)

Approximately 3.86 acres of pasture land incorporating an interesting small area of woodland.

SOLD £50,000

Guide £45,000 - £50,000



Land at Penpoll, Lostwithiel (LOT 2)

Approximately 3.19 acres comprising a single enclosure of gently sloping pasture land.

SOLD £110,000

Guide £99,950



Central Garage, Delabole

A generous yard space and commercial building in the heart of Delabole situated on a site extending to circa 0.122 acres. This former garage, well known furniture and piano shop and now currently used as an antiques store, would suit a variety of future uses, subject to planning being obtained.

SOLD £15,000

Guide £10,000 - £15,000



Land Adjacent to 9 Hendra Road, St. Dennis. St. Austell

A convenient parcel of land measuring approximately 0.04 acres situated within a popular residential area in St. Dennis. The land offers a wealth of possibilities for its use including development, subject to obtaining any necessary planning permissions required.

Sam Turner MNAEA Director

auctions are the benchmark for excellence in the South West.







vivells are proud to have been holding successful property auctions for over a century across the South West and beyond.

During 2024 the company saw some phenomenal results with over 120 lots going under the auction hammer and in excess of £19 million in property sales achieved. 2025 is set to continue in this success with sales currently topping £4.3 million.

Kivells have the expertise to host every aspect of the auction, including in-house auctioneers with decades of experience.

ΑII auctions are live streamed. with over views in the past 12 months. This live streaming service means reach is maximised as bidders are able to bid online if they are unable attend the evening.



Kivells have the expertise to sell any property type, 200,000 live online auction from terraced town centre properties, bungalows and commercial premises, to rural smallholdings, land and multi-million pound commercial farms, for a multitude of client circumstances.

> With ten auctions taking place this year, Kivells are confident that 2024's success will continue into 2025 and beyond.

> If you are thinking of selling your property by auction, give your local, trusted property experts today.

Think property auctions. think Kivells.

2025 auction dates

15th January 12th March 9th April 14th May 18th June **30th July 3rd September** 8th October 12th November 10th December

For further details, including times, venue and information on how you can bid online, please visit

www.kivells.com

Kivells' auction team includes residential, agricultural and commercial specialists.



Simon Alford Director



Mark Bromell BSc (Hons) MRICS FAAV FLAA Director



Sam Turner MNAEA Director



Daniel Stokes
MNAEA
Director



Jackie Chegwyn MNAEA Associate & Farms Coordinator



Mark KivellOffice Manager



Laura Westcott MNAEA Senior Sales Negotiator



William Braunton
Sales Negotiator



Nyah Rendle Sales Negotiator



Sam Moore Sales Negotiator



Mark Bunt BSc MRICS FAAV Director



Thomas Rattray BSc (Hons) MRICS FAAV Director



Claire Quick BSc (Hons) MRICS FAAV Land Agent



lan Caunter BSc (Hons) MRICS FAAV FLAA Land Agent



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Nic ScorrerCustomer Support
and Sales Progression



David Kivell FRICS FAAV FLAA Consultant

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