



## 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.



“

We are proud to be the most successful property auctioneers in Devon and Cornwall, with in excess of £70 million worth of properties sold by this method of sale.

- Sam Turner MNAEA - Director

”







Kivells' Collective Property Auctions continue to generate fantastic 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.

With over 10 million property views online, and in excess of 200,000 live online auction views, this method of sale is 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

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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?

**K**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](http://www.kivells.com)

@KivellsProperty

Think property auctions, **think Kivells.**

Bude

|

Exeter

|

Holsworthy

|

Launceston

|

Liskeard



# 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

Kivells' collective auctions are held at Lifton Strawberry Fields in Lifton, Devon; a vibrant yet relaxed atmosphere which is perfect for encouraging bidding.

The whole evening is hosted by experienced Kivells staff, from a warm welcome and registration, through to bidding and signing of contracts.

**Lifton Strawberry Fields**  
**Lifton**  
**Devon**  
**PL16 0DE**



# 15th January

A spectacular  
start to Kivells'  
2025 Collective  
Property Auctions.

Value  
Sold



£1,282,000

**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.

Value Sold



£1,275,000

**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 Fiddlecote, Chawleigh**

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

**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 £50,000**

Guide £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 £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**

**A**uction results continue to reinforce Kivells' reputation as the most successful auctioneers in Devon and Cornwall.

**Value  
Sold**



**£1,135,000**

**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 £155,000**

Guide £150,000



### **Barn at Stockhouse, St. Neot**

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

**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 £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.

Value  
Sold



£630,000

**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

Kivells' property  
auctions are  
the benchmark for  
excellence in the  
South West.



“

With our continued success and the tireless hard work of the amazing team at Kivells, our property auctions continue to be the most successful in Devon and Cornwall.

- Sam Turner MNAEA - Director

”





Kivells 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.

All auctions are live streamed, with over 200,000 live online auction 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 to attend the evening.



Kivells have the expertise to sell any property type, 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 a call today.

Think property auctions, think Kivells.



# 2025 auction dates

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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](http://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 Kivell**  
Office Manager



**Laura Westcott**  
MNAEA  
Senior Sales  
Negotiator



**William Braunton**  
Sales Negotiator



**Nyah Rendle**  
Sales Negotiator



**Sam Moore**  
Sales Negotiator

# Meet the Kivells team



**Mark Bunt**  
BSc MRICS FAAV  
Director



**Thomas Rattray**  
BSc (Hons) MRICS  
FAAV  
Director

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## Holsworthy

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**Claire Quick**  
BSc (Hons) MRICS  
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Land Agent



**Ian Caunter**  
BSc (Hons) MRICS  
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Land Agent



**Phoebe Millar**  
BSc (Hons) MRICS  
FAAV  
Rural Chartered  
Surveyor



**Jack Alford**  
Assistant Manager



**Natalie Fitch**  
Sales Negotiator



**Claire Whiting**  
Sales Negotiator



**Enya Garrett**  
Property Secretary



**Nic Scorrer**  
Customer Support  
and Sales Progression



**David Kivell**  
FRICS FAAV FLAA  
Consultant

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of sale for your  
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