

The background of the entire page is a photograph. It shows a wooden gavel lying diagonally across the frame. In the foreground, a set of keys is placed on a white surface. In the background, a yellow house with windows is visible but out of focus.

# KIVELLS

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

## Collective Property Auction July 2025 Results

Sam Turner MNAEA  
Director

**I**ncredible 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 2024 seeing in excess of £19 million worth of properties sold by this method of sale.

- Sam Turner MNAEA - Director





**K**ivells' Property Auctions continue to generate fantastic results, with 2024 sales topping an impressive £19 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, has 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, resulting in more than 800 acres successfully going under the hammer in 2024.

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.

# 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](https://www.instagram.com/KivellsProperty)

**Think property auctions, think Kivells.**

Bude



Exeter



Holsworthy



Launceston



Liskeard



# 2024 figures

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Over  
**£19 million**  
of property  
sales

**£4.9**  
million in  
sales in our  
April 2024  
auction

Kivells  
auctions  
attract  
international  
interest

Over  
**200,000** live  
online auction  
views

Over  
**10 million**  
auction  
property views  
online



# 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 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**



# Wednesday 30th July

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## LOT 1 | Tamerton Foliot

Guide: £40,000 - £45,000 | **WITHDRAWN**

**J**ust under 1½ acres of pasture land on the edge of a pretty village.

The land is all down to pasture and is mainly sloping with lovely views over the village. Located on its western boundary is a stone and concrete block stable and a further small timber store can be found nearer the entrance gate.



## LOT 2 | Nanstallon, Bodmin

Guide: £325,000 | **SOLD: £360,000**

**A** former equestrian residence nestled on the outskirts of the Cornish village of Nanstallon.

Offering tremendous potential, this 4 bedroom detached house is of generous proportion having an array of detached outbuildings positioned within the grounds which extend to over 5.26 acres.





# Wednesday 30th July

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## LOT 3 | Bodmin

Guide: £200,000 - £225,000 | SOLD: £190,000

**A** 3 bedroom detached bungalow on large corner plot with excellent potential to create a wonderful family home.

9 Boxwell Park is situated on a well-proportioned plot and benefits from far reaching views, off street parking available for 2 vehicles and a detached garage.



## LOT 4 | Bray Shop, Callington

Guide: £50,000 - £55,000 | SOLD: £60,000

**3**.95 acres comprising a single enclosure of gently sloping pasture enclosed by mature Cornish hedges.

Access to the land is off a parish road and there is a timber frame and corrugated roof building (10' x 15'), most recently used for stabling and fodder storage. The land is likely to be of interest to those with agricultural, smallholding, amenity or equestrian interests.



# Wednesday 30th July

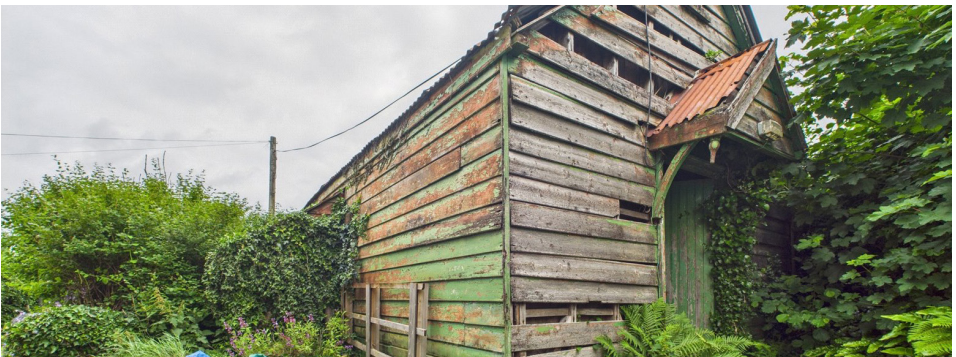
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## LOT 5 | Bridestowe

Guide: £20,000 - £25,000 | SOLD: £38,000

**A** detached “Reading Room” with pitched roof having electric connected.

Providing 365 sq ft of fantastic storage / hobby space, the store is approached via two stone steps through a wooden gate with lawn around.



## LOT 6 | Halwill, Beaworthy

Guide: £85,000 | SOLD: £155,000

**J**ust over 9½ acres of land including a polytunnel and old sheep shed.

Lot 1 includes gently sloping pasture and a small area of boundary woodland with consent for an agricultural shed under a General Permitted Development Order.





# Wednesday 30th July

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## LOT 7 | Halwill, Beaworthy

Guide: £40,000 | SOLD: £62,000

**E**xtending to 4.49 acres, this attractive level field enjoys parish road frontage and good access.

Natural hedge banks form the boundaries with a number of mature trees allowing ample of shelter and privacy.



## LOT 8 | Halwill, Beaworthy

Guide: £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.





# Wednesday 30th July

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## LOT 9 | Westward Ho!

Guide: £125,000 - £150,000 | POSTPONED TO SEPT 25

**A** modern two storey premises boasting fantastic views over Westward Ho! beach.

The Beach Lodge represents an exciting endeavour for a myriad of purchasers given the vast potential in such a highly sought-after and one-off residential location – overlooking the Northam Burrows and Westward Ho! beach beyond.



## LOT 10 | Launceston

Guide: £135,000 | POSTPONED TO SEPT 25

**A** Grade II Listed former café and separately assessed 2 bedroom maisonette.

The property is set across four storeys including a separately accessible events space on the lower ground floor, former café on the ground floor and separately accessed two bed maisonette.



# Wednesday 30th July

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## LOT 11 | Widecombe-in-the-Moor

Guide: £55,000 | SOLD: £55,000

**7.52** acres of immaculate, well preserved permanent grassland on the edge of Dartmoor National Park.

The land has been grazed with livestock for generations and benefits from typical Dartmoor granite stone and hedge bank boundaries which incorporates livestock fencing in places.

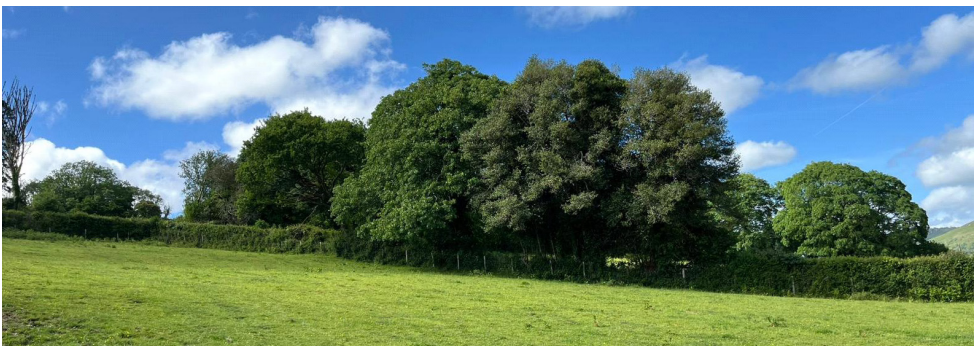


## LOT 12 | Widecombe-in-the-Moor

Guide: £115,000 | SOLD: £115,000

**I**mmaculate and well preserved permanent grassland on the edge of Dartmoor National Park extending to 17.01 acres.

The land has been grazed with livestock for generations and benefits from typical Dartmoor granite stone and hedge bank boundaries which incorporates livestock fencing in places.





# Wednesday 30th July

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## LOT 13 | Liskeard

**Guide: £65,000 - £75,000 | SOLD PRIOR: £80,000**

**A**n imposing Grade II listed building dating back to 1833.

Webbs House is one of Liskeard's most iconic and imposing buildings. Steeped in history and retaining many original features, the property was converted in 2005 to provide a mix of residential and office facilities.



## LOT 14 | Clawton, Holsworthy

**Guide: £50,000 - £75,000 | UNSOLD**

**L**arge agricultural barn with huge potential as a development site (stp) or use as storage.

The barn has been used for agricultural storage for a number of years and may be able to benefit from Class Q planning in the future, subject to planning permission, offering the opportunity for a buyer to convert the site into residential dwelling.





# Wednesday 30th July

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## LOT 15 | Bradworthy, Holsworthy

Guide: £75,000 | SOLD: £72,000

**T**wo pretty fields of level pasture land extending to some 6.51 acres in a quiet rural location not far from the North Cornish coast.

There are well fenced natural hedge bank boundaries and a number of mature broadleaf trees providing shelter for livestock.



## LOT 16 | Downgate, Callington

Guide: £275,000 | SOLD: £500,000

**J**ust over 29 acres of gently sloping pasture land with a large agricultural building/covered yard and small stone store.

The land benefits from Parish road frontage and good access in a lovely rural location with stunning countryside views.



# Wednesday 30th July

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## LOT 17 | Downgate, Callington

Guide: £35,000 | SOLD: £44,000

**A** pretty sheltered pasture field of just over 3½ acres with Parish road frontage and access.

The land is enclosed within natural hedge banks and has a number of mature trees on its most western boundary. Ideal for a number of purposes such as keeping livestock, horses or amenity purposes.



## LOT 18 | Callington

Guide: £50,000 - £60,000 | SOLD: £130,000

**A**pproximately 1.71 acres of level pasture and a small amount of planted woodland.

The land also benefits from a static caravan/shelter for agricultural use with kitchenette, wood burner and seating area. Please note this static caravan can only be used for shelter as there is no residential planning permission given.



# ID Requirements

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All auctioneers are now required to verify the identity of all bidders before the auction. Bidders will need to register with Kivells on the night of the auction and, in doing so, will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. If we are not fully satisfied, we will not be able to proceed with the transaction.





# Unable to attend on the night?

**W**e've got that covered! Kivells are delighted to offer live online bidding for our property auctions. A modern way to secure your next property from the comfort of your own home. Using the latest cutting edge technology, you can bid on your chosen lot in real time, as the auction takes place, without having to attend.

Bidding online is easy:

- 1.** Visit [www.kivells.com](http://www.kivells.com) and navigate to the 'Online Bidding' page.
- 2.** Click the link to download the Online Bidder Registration form.
- 3.** Return the form to us with your ID.
- 4.** We will send you your log-in details.
- 5.** Click the 'Online Auction' button on the day of the auction.
- 6.** Bid on your chosen lot (full instructions can be found on the Kivells website).



# 2025 auction dates

Wednesday  
15th January

Wednesday  
12th March

Wednesday  
9th April

Wednesday  
14th May

Wednesday  
18th June

Wednesday  
30th July

Wednesday  
3rd September

Wednesday  
8th October

Wednesday  
12th November

Wednesday  
10th December

For further details, including times and venue, and information on how you can bid online, please visit [www.kivells.com](http://www.kivells.com)



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Director



**Sam Turner**  
MNAEA  
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**Daniel Stokes**  
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Director



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Associate & Farms  
Coordinator



**Jack Alford**  
Valuer



**William Branton**  
Sales Negotiator



**Nyah Rendle**  
Sales Negotiator



**Nic Scorrier**  
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time of printing



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the best method  
of sale for your  
property.

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**Kivells. The auction that sells!**

