

A wooden gavel with a dark handle and a light-colored head, resting on a white surface. In the foreground, a set of keys with a silver ring and several keys is visible. The background is slightly blurred, showing what appears to be a document or a book.


# KIVELLS


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


Collective Property Auction  
May 2026 Results

# 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://twitter.com/KivellsProperty)

**Think property auctions, think Kivells.**

Bude



Exeter



Holsworthy



Launceston



Liskeard

# Auction figures

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Over  
100 lots  
offered during  
2025

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' 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 0DH**



# Wednesday 27th May

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## LOT 1 | Woolley, Bude

Guide: £65,000 - £75,000 | SOLD: £75,000

**A**pproximately 5.59 acres in a quiet rural setting with lovely views.

Penloe Field comprises a gently sloping pasture field which is contained within natural hedge banks. There is also a useful open sided storage building - 27' x 15' (8.23m x 4.57m) with a rain water harvest tank to one side.



## LOT 2 | Upton Cross, Liskeard

Guide: £70,000 - £75,000 | SOLD: £145,000

**A**pproximately 6.74 acres of pasture land with far reaching rural and moorland views.

The land at Upton Cross comprises a single, very gently sloping enclosure of permanent pasture, most recently used for forage conservation purposes in recent years.



# Wednesday 27th May

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## LOT 3 | Milton Damerel, Holsworthy

Guide: £100,000 | SOLD: £110,000

**A**n exciting opportunity to acquire a detached two bedroom bungalow, offering significant scope for refurbishment or redevelopment (subject to any necessary consents).

Externally there is a former veranda, detached garage and a good-sized garden with road access.



## LOT 4 | Milton Damerel, Holsworthy

Guide: £20,000 | SOLD: £34,000

**A** pretty 2.42 acre field suitable for amenity purposes, keeping livestock or ponies.

The field comprises a mainly level paddock which benefits from excellent access from the adjoining main road on its northern boundary. It is enclosed within natural hedge banks and there are some native trees providing privacy and shelter.



# Wednesday 27th May

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## LOT 5 | Camelford

Guide: £100,000 | SOLD: £115,000

**A** characterful three bedroom mid-terrace cottage with spacious rooms offering potential to modernise.

21 Victoria Road benefits from a large enclosed garden to the rear, rare off road parking space to the front, single garage, an outdoor W.C. and utility shed.

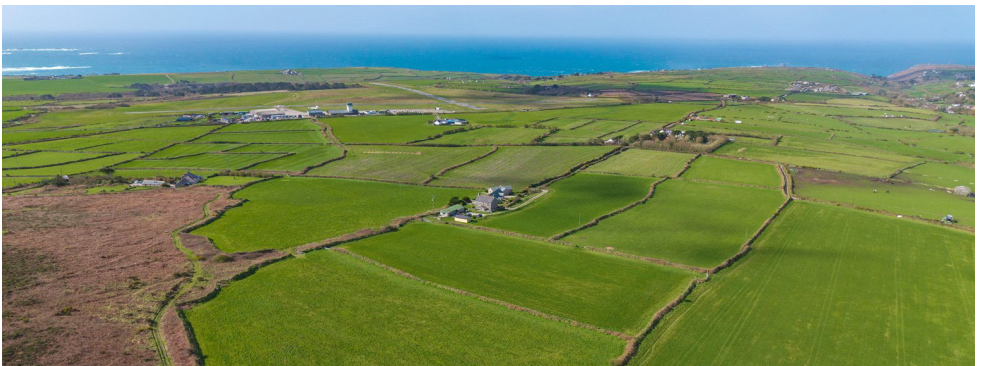


## LOT 6 | St. Just, Penzance

Guide: £130,000 | WITHDRAWN

**A** 13.54 acre block of mainly level agricultural land in a superb position, just inland from the West Cornish coastline.

Whilst currently down to grass and most recently used for the grazing of livestock, the productive run of largely Grade 3 land is capable of supporting cereal and fodder crop production.



# Wednesday 27th May

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## LOT 7 | Woodacott, Holsworthy

Guide: £360,000 | SOLD PRIOR: £325,000

**A** versatile smallholding set in approximately 4.7 acres of gardens and pastureland.

The property includes a detached bungalow, subject to an AOC, and a range of outbuildings positioned in a superb rural setting with far-reaching countryside views.



## LOT 8 | Chilsworthy

Guide: £45,000 - £50,000 | SOLD: £50,000

**A**pproximately 5.67 acres of land comprising a mainly level pasture field with natural hedge bank boundaries.

Benefiting from excellent access from the adjoining parish road, the land also has a small corrugated sheet clad shed and an ancient burial ground - Ugworthy Barrow, located in the western corner of the land.



# Wednesday 27th May

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## LOT 9 | Parkham, Bideford

Guide: £75,000 - £85,000 | **UNSOLD**

**T**he Land at Broad Parkham extends to some 8.50 acres and benefits from road frontage and excellent access.

The land comprises a very gently sloping pasture field which is enclosed within natural hedge banks and could be used for a number of purposes including rearing livestock or for an equestrian enterprise.



## LOT 10 | St. Gennys, Bude

Guide: £140,000 - £150,000 | **SOLD: £140,000**

**A**useful block of just over 15.5 acres of pasture land with excellent access from the adjoining main road.

The land is divided in two good sized very gently sloping enclosures which are extremely well fenced with post, netting and barbed wire against hedge bank boundaries.



# Wednesday 27th May

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## LOT 11 | Bude

Guide: £90,000 | **UNSOLD**

**A**pproximately 3.59 acres of land adjoining the parish of Upton, with excellent sea and countryside views.

This gently sloping paddock offers natural drainage and year-round usability, ideal for equestrian or recreational use with potential for a pop-up camp site (subject to planning permission).



## LOT 12 | Bude

Guide: £95,000 | **UNSOLD**

**A**pproximately 5.84 acres of gently sloping land with sea views.

This gently sloping land offers natural drainage and year-round usability, and benefits from direct access from Marine Drive with two existing gateways which opens up a variety of livestock and equestrian uses.



# Wednesday 27th May

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## LOT 13 | Trewidland, Liskeard

Guide: £110,000 - £115,000 | SOLD: £115,000

**A**pproximately 13.80 acres comprising a ring fence block of pasture accessed off a quiet parish road, along a grassy track, which provides further grazing.

The land is divided by fencing into four enclosures for easy management of stock and runs into a pretty valley, with a woodland fringe and stream boundary.



## LOT 14 | St. Keyne, Liskeard

Guide £5,000 - £10,000 | POSTPONED TO JUNE

**A**pproximately 0.40 acres comprising a single enclosure of woodland and amenity land, accessible off an adjoining quiet parish road.

Given its super picturesque valley location, with a small woodland stream running through, the land provides a great space for enjoying the Cornish countryside.



# Wednesday 27th May

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## LOT 15 | Lower Metherell, Callington

Guide: £150,000 | SOLD: £188,000

**A** three bedroom detached property with double garage and off road parking.

Requiring modernisation throughout, the property boasts generous room sizes and a well-proportioned layout, providing excellent potential to reconfigure or update to suit modern living.



## LOT 16 | Pensilva, Liskeard

Guide: £425,000 - £450,000 | SOLD: £500,000

**A** substantial three bedroom detached dormer bungalow set within approximately 17.2 acres.

Ken Caro offers tremendous potential to revive the beautiful gardens that were created by the previous owners in the early 1970s. These occupy approximately 4 acres of domestic gardens, with the remaining 13 acres of land comprising pasture, meadows, arable and mature woodlands.



# 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?

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We'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).

# 2026 auction dates

Wednesday  
18th February

Wednesday  
25th March

Wednesday  
22nd April

Wednesday  
27th May

Wednesday  
24th June

Wednesday  
29th July

Wednesday  
2nd September

Wednesday  
7th October

Wednesday  
11th November

Wednesday  
9th 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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**Neil Couling**  
Sales Negotiator

\* Guide prices correct  
at time of printing

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