



KIVELLS

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Collective Property Auction
November 2025 Results

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

- Sam Turner MNAEA - Director



Kivells' 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?

Kivells 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](https://twitter.com/KivellsProperty)

Think property auctions, think Kivells.

Bude



Exeter



Holsworthy



Launceston



Liskeard

2024 figures

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 0DH



Wednesday 12th November

LOT 1 | Lanivet, Bodmin

Guide: £140,000 | SOLD: £155,000

Well proportioned three bedroom house in need of some modernisation throughout.

Externally there are low maintenance front and rear gardens, single garage and driveway parking located in a peaceful village.



LOT 2 | Merrymeet, Liskeard

Guide: £180,000 - £200,000 | SOLD: £380,000

A two bedroom detached bungalow in a popular village location, subject to a Section 106 Agreement.

Occupying a generous size plot of approximately 0.23 acres, Merrywell benefits from off road parking for multiple vehicles and a single garage.



Wednesday 12th November

LOT 3 | Old Mill, Callington

Guide: £5,000 | SOLD: £15,000

A former stone barn in need of repair.

Set in the heart of the pretty rural hamlet, the barn could be renovated, subject to gaining any necessary planning consents, to provide storage or garaging.



LOT 4 | Bray Shop, Callington

Guide: £30,000 - £35,000 | SOLD: £34,000

Approximately 3.98 acres including some broadleaf and hardwood plantation in a private, yet accessible, rural location in the heart of South East Cornwall.

The woodland is accessible via a pair of double wooden gates, which lead to some very overgrown woodland tracks.



Wednesday 12th November

LOT 5 | Hessenford, Torpoint

Guide: £125,000 - £150,000 | SOLD: £172,000

A three bedroom detached bungalow in a quiet location.

Having remained largely untouched for over 20 years, the property is in need of full modernisation and redecoration throughout, allowing the new owner to create a contemporary home to their own specification.



LOT 6 | Golant, Fowey

Guide: £225,000 - £250,000 | SOLD: £315,000

This two bedroom detached bungalow offers an exciting opportunity for buyers looking to create their dream home.

Although requiring modernisation throughout, the property occupies a generous plot with excellent scope for improvement, extension, or redevelopment, subject to obtaining any necessary planning.



Wednesday 12th November

LOT 7 | Crackington Haven, Bude

Guide: £100,000 | SOLD: £115,000

Just over 26 acres of more sloping pasture land, rough natural habitat and woodland.

Some of the land has been utilised for arable cropping but has much conservation appeal today. This land also has a natural water source, a stream on two of its boundaries.



LOT 8 | Crackington Haven, Bude

Guide: £200,000 | SOLD: £200,000

Nearly 38 acres of sloping pasture land and steeper naturalised woodland.

We understand that historically some of this land has been in arable production. The land also benefits from a natural water source, a stream on two boundaries.



Wednesday 12th November

LOT 9 | Crackington Haven, Bude

Guide: £495,000 | **UNSOLD**

Four bedroom dormer style bungalow, small range of outbuildings and just over 11 acres.

Benefiting from superb views over the nearby coastline, the property has not been lived in for around three years and is in need of complete renovation and modernisation.



LOT 10 | East Chilla, Beaworthy

Guide: £25,000 | **SOLD: £25,000**

A gently sloping pasture field extending to some 2.20 acres in a rural position with lovely far reaching views.

The field is loosely divided into three paddocks with post and wire fencing and it also benefits from a timber field shelter, in need of some repair.



Wednesday 12th November

LOT 11 | Dartmouth

Guide: £120,000 | **UNSOLD**

Approximately 7 acres of attractive grassland on the edge of Dartmouth with outstanding views.

The land, which has been grazed with livestock, benefits from its own separate access point off the public highway and is bordered by typical Devon hedgerow banks which is fenced in places.



LOT 12 | Dartmouth

Guide: £85,000 | **UNSOLD**

Approximately 5.26 acres of attractive grassland on the edge of Dartmouth with outstanding views.

The land, which has been grazed with livestock, benefits from its own separate access point off the public highway and is bordered by typical Devon hedgerow banks which is fenced in places.



Wednesday 12th November

LOT 13 | Launceston

Guide: £65,000 | **UNSOLD**

A prominent town centre Grade II commercial premises, suitable for a variety of uses, subject to planning.

This fantastic development opportunity, which is located within the heart of Launceston town centre, offers huge potential.



LOT 14 | Sutcombe, Holsworthy

Guide: £215,000 | **UNSOLD**

This former school house boasts planning permission for a pair of spacious three and four bedroom properties, located on the edge of the village, next to the park and village hall.

Each property will have parking for two vehicles and gardens to the rear.



Wednesday 12th November

LOT 15 | Sherwell, Callington

Guide: £80,000 - £85,000 | **UNSOLD**

Approximately 8.50 acres of gently sloping pasture land accessible via a country lane, yet close to the main A390.

The land is situated in an elevated rural location, enjoying fantastic views to Kit Hill and countryside beyond.



LOT 16 | Pendeen, Penzance

Guide: £140,000 | **SOLD: £140,000**

A stone barn conversion requiring full renovation with parking, garden, and outbuildings.

Outside there is ample parking for two or more cars and an abundance of timber storage sheds, modest front garden which is completely enclosed and useful timber workshop / store which could be easily further converted, STP.



Wednesday 12th November

LOT 17 | Cardinham, Bodmin

Guide: £25,000 - £30,000 | SOLD: £60,000

Approximately 1.56 acres of level pasture land in a single enclosure.

The land is accessible off a quiet parish road, yet close to several surrounding villages, and also includes the remains of a farm building.



LOT 18 | Hessenford, Torpoint

Guide: £25,000 | SOLD: £45,000

A former Working Men's Institute with tremendous potential, situated just a short distance from Seaton and Downderry.

This imposing detached property is of stone construction and offers great potential to be restored and converted, subject to obtaining any necessary planning permissions.



Wednesday 12th November

LOT 19 | St. Juliot, Boscastle

Guide: £200,000 - £225,000 | SOLD: £290,000

A four bedroom farmhouse in need of complete renovation, set in just under 2 acres.

If you are after a project, Anderton Farmhouse is it - a fantastic blank canvas set in a lovely quiet setting. Uninhabitable in its current state, the property requires complete renovation and modernisation.



LOT 20 | Tregonetha

Guide: £150,000 - £175,000 | SOLD: £270,000

A three bedroom detached character cottage in need of complete renovation.

Located in a sought after rural location on the outskirts of a village, Rose Cottage benefits from good size gardens and outside space with a plot of approximately 0.75 acres.



Unable to attend on the night?

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 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).

ID Requirements

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.

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



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