

The background of the entire page is a photograph. In the foreground, a wooden gavel with a polished, multi-banded head and a dark handle lies diagonally across the frame. Below the gavel, a set of three metal keys is placed on a white surface. The keys include a standard house key and two other keys with different bit patterns. In the background, several small, yellowish cards with photos of houses are visible but out of focus.

# KIVELLS

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

## Collective Property Auction October 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



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?


**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



# 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 8th October

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## LOT 1 | Washaway, Bodmin

Guide: £100,000 - £120,000\* | SOLD: £205,000

**A**n equestrian set up with potential and good access.

Approximately 6.23 acres, two stable blocks including four loose boxes and two foaling boxes, a small range of miscellaneous outbuildings and four pasture paddocks.



## LOT 2 | Liskeard

Guide: £100,000 - £125,000\* | SOLD: £156,000

**A**rare opportunity to purchase a long leasehold of four, one bedroom flats located on the first and second floors of a unique Grade II Listed building.

This attractive investment opportunity, generating a generous yield, is located within close proximity to many local amenities.





# Wednesday 8th October

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## LOT 3 | Dobwalls, Liskeard

Guide: £150,000 - £175,000\* | SOLD: £175,000

**A** two bedroom detached bungalow occupying a substantial plot with tremendous potential.

Masonville is a fantastic renovation or redevelopment opportunity (STP), and benefits from a detached large garage/workshop, driveway and car port and low maintenance enclosed gardens.



## LOT 4 | Calstock

Guide: £140,000\* | SOLD: £186,000

**A** three bedroom semi-detached cottage in need of upgrade and refurbishment.

Set on a generous level plot and situated in a peaceful rural setting with wonderful views across the Tamar Valley, Churchtowne House offers huge potential, subject to necessary planning consents.



# Wednesday 8th October

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## LOT 5 | Lanivet, Bodmin

Guide: £140,000\* | **WITHDRAWN**

**A** three bedroom semi-detached house in need of some modernisation throughout.

Set in a peaceful location, 67 Rectory Road benefits from driveway parking and an enclosed rear garden.



## LOT 6 | Bush, Bude

Guide: £175,000 - £200,000\* | **UNSOLD**

**A** charming three bedroom character cottage boasting spacious accommodation.

Rose Cottage boasts character features throughout including exposed beams, feature fireplaces and slate flagstone flooring. The property also benefits from a generous garden, garage and off road parking.





# Wednesday 8th October

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## LOT 7 | Holsworthy

Guide: £150,000\* | **UNSOLD**

**A** four bedroom detached Woolaway bungalow set on a generous, mainly level plot.

Due to its non-standard construction, the property offers significant potential for redevelopment (STP), making it an ideal prospect for those looking to build a bespoke home or explore further development options.



## LOT 8 | Tremaine, Launceston

Guide: £125,000\* | **SOLD: £100,000**

**A** commercial unit comprising of workshops and office spaces, substantial concrete forecourt and two shipping containers 20' long.

This substantial and versatile commercial unit, situated in a quiet location, is ideal for a variety of business uses.





# Wednesday 8th October

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## LOT 9 | St. Issey, Wadebridge

Guide: £75,000\* | **UNSOLD**

**J**ust over 2 acres of level pasture with a steeper wooded bank boundary.

The Land at Little Petherick represents a fantastic opportunity to acquire a small parcel of land in a sought after creek side location, which benefits from stunning views up the valley and over Little Petherick Creek.



## LOT 10 | Boscastle

Guide: £95,000\* | **SOLD: £110,000**

**G**ently sloping pasture land extending to approximately 8.39 acres which is divided into three useful sized enclosures.

The land benefits from well fenced hedge banks and post and wire boundaries, and also has a slither of mature broadleaf woodland on its eastern margins.



# Wednesday 8th October

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## LOT 11 | Polyphant, Launceston

Guide: £225,000\* | SOLD: £230,000

**A** centre village three bedroom bungalow with scope for extension.

In need of upgrade and refurbishment throughout, Lanscarett is set on a generous level plot of approximately 0.3 acres with good frontage and vehicular access.



## LOT 12 | Tetcott, Holsworthy

Guide: £20,000 - £25,000\* | SOLD: £35,000

**J**ust over 2 acres of level pasture land with an attractive wooded area and pond in an accessible location with good access.

The land would be suitable for a number of purposes such as keeping bees, occasional camping or to simply enjoying the open space.



# Wednesday 8th October

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**LOT 13 | Rose Ash**

**Guide: £150,000 - £175,000\* | SOLD: £250,000**

**A** three bedroom semi-detached cottage offering fantastic potential to extend and improve (STP).

The property occupies a generous plot exceeding 1/2 an acre and is situated in a peaceful location with easy access to the North Devon Link Road.





# 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).



# TheNegotiator

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*Awards 2025*



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BEEN**



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of the Year



# KIVELLS

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

**Do you own land on the edge  
of a large village or town  
which may be suitable for  
housing development in  
the future?**

Kivells have housebuilders and developers  
who are interested in the right sites...

This could be an opportunity to  
add significant value to your land  
which could work harder for you!



[oliver.keates@kivells.com](mailto:oliver.keates@kivells.com)  
07554 060370

# 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



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Associate & Farms  
Coordinator



**William Braunton**  
Sales Negotiator



**Jack Alford**  
Assistant Manager



**Nyah Rendle**  
Sales Negotiator



**Nic Scorrier**  
Sales Progression





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**Claire Whiting**  
Sales Negotiator



**Enya Garrett**  
Property Secretary



**Neil Couling**  
Sales Negotiator

**\* Guide prices correct  
at time of printing**



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valuation. Our  
certified experts  
can advise you on  
the best method  
of sale for your  
property.

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