



KIVELLS

www.kivells.com

Collective Property Auction
September 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 0DE



Wednesday 3rd September

LOT 1 | Callington

Guide: £200,000 - £220,000 | SOLD: £254,000

A deceptively spacious three bedroom detached Dorma bungalow positioned on the outskirts of Callington.

Maytor enjoys far reaching countryside views to the rear elevation and is surrounded by low maintenance gardens.



LOT 2 | Golant, Fowey

Guide: £30,000 - £35,000 | SOLD: £50,000

Approximately 2.38 acres comprising a single enclosure of sloping pasture land with access onto a quiet parish road.

The land is currently used as a pony paddock, although is equally suited to a variety of other uses, including equestrian, smallholding or general amenity.



Wednesday 3rd September

LOT 3 | Launceston

Guide: £125,000 | **WITHDRAWN**

A Grade II Listed former café and separately assessed two 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.



LOT 4 | Clawton, Holsworthy

Guide: £50,000 - £75,000 | **SOLD PRIOR: £66,000**

This large agricultural barn has huge potential as a development site (subject to planning) 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, (STP), offering the opportunity for a buyer to convert the site into residential dwelling.



Wednesday 3rd September

LOT 5 | Dobwalls, Liskeard

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

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

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



LOT 6 | St. Stephens, Launceston

Guide: £65,000 - £75,000 | **SOLD: £95,000**

Some 7.55 acres comprising a gently sloping pasture field which has lovely far reaching views over the town to Dartmoor and beyond.

The land is ideal for equestrian use, keeping livestock or to simply use for quiet enjoyment.



Wednesday 3rd September

LOT 7 | East Chilla, Beaworthy

Guide: £25,000 - £35,000 | **UNSOLD**

A gently sloping 2.18 acre pasture field with a field shelter, subdivided into temporary paddocks for equestrian use.

The land also benefits from wonderful far reaching countryside views.



LOT 7 | Westward Ho!, Bideford

Guide: £125,000 | **SOLD PRIOR: £160,000**

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

The Beach House has fantastic potential for conversion (STPP) for a myriad of uses.



KIVELLS

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!



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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.



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).



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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Sales Negotiator

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

Contact your local
Kivells office today
for your FREE, no
obligation market
appraisal and
valuation. Our
certified experts
can advise you on
the best method
of sale for your
property.

www.kivells.com



Kivells. The auction that sells!

