

The logo for Kivells is a red rectangle with the word "KIVELLS" in white, serif, all-caps font. Below the rectangle is a grey bar with the website address "www.kivells.com" in white, lowercase, sans-serif font.

KIVELLS

www.kivells.com

A wide-angle photograph of a golden-brown hayfield under a clear blue sky. Numerous large, cylindrical hay bales are scattered across the field, some in the foreground and others receding into the distance. The field is bordered by green hills and trees in the background.

Farms & Land 2025 Review

Exeter: 01392 252262 **Holsworthy:** 01409 259547 **Bude:** 01288 359999
Launceston: 01566 776886 **Liskeard:** 01579 345543

WELCOME to our 2025 Farms and Land Review.

With the recent Budget now behind us, many might have expected a degree of uncertainty to dampen confidence in the farmland market. While fiscal change has traditionally encouraged caution among landowners and investors, 2025 is proving to be a year of resilience and opportunity. Greater clarity on tax and policy has done little to unsettle demand, and the farmland market continues to perform strongly, reinforcing the view that land remains a safe, resilient and highly attractive asset class.

Accounting for 22% of all farmland marketed nationally this year, the South West continues to play a pivotal role within the wider land market, highlighting its importance as a region. The most consistent theme across the country remains a constrained supply of land, with availability in the South West 15% lower than the same period in 2024. This imbalance continues to underpin farmland values, particularly for high-quality arable land and well-located mixed farms. Competition from private investors, lifestyle purchasers, rollover buyers and established farming businesses seeking to expand is helping sustain price levels, even as the wider economic sentiment softens.

Whilst the broader farmland market remains strong, the residentially led, lifestyle farm market has proved noticeably trickier than its commercial counterpart in recent months. While interest in rural living remains strong, many discretionary buyers have become more cautious, particularly where guide prices reflect lifestyle appeal rather than agricultural value.

Higher borrowing costs and tighter affordability have also reduced competition for smaller amenity farms and converted holdings. By contrast, the commercial farm market, supported by established farming businesses, rollover funds, and long-term investors has held firm with several successful transactions completing throughout 2025, often exceeding guide prices.

Our experienced South West team are optimistic heading into 2026 and remain committed to supporting clients at every stage of the sales process. If you are considering a sale or would like an up-to-date understanding of the value of your farm or land holding, please contact us for a free, confidential and no-obligation market appraisal.

Ben Hancock, Head of Farms and Land



Farms



Sold

North Tamerton, Devon
200 acres | **Guide: £2,500,000**



Sold

Pyworthy, Devon
151 acres | **Guide: £2,150,000**



Sale Agreed

Torbryan, Devon
67.43 acres | **Guide: £1,210,000**



Sold

Pelynt, Cornwall
52.32 acres | **Price: £1,100,000**



Sold

St. Teath, Cornwall
140 acres | **Guide: £4,000,000**



Sale Agreed

Marhamchurch, Cornwall
57 acres | **Price: £1,600,000**

Land



Sold

North Tawton, Devon

34 acres | **Guide: £340,000**



Sold

St. Wenn, Cornwall

57 acres | **Guide: £525,000**



Sold

Parkham, Devon

50 acres | **Guide: £800,000**



Sale Agreed

Delabole, Cornwall

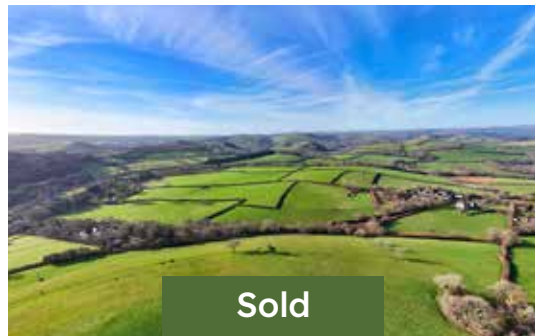
88.25 acres | **Guide: £1,050,000**



Sold

Alverdiscott, Devon

42.79 acres | **Guide: £350,000**



Sold

Staverton, Devon

331.16 acres | **Guide: £3,095,000**

Share in our auction success

Collective Property Auctions

- ✓ We have our own in-house experienced and dedicated professional auctioneers.
- ✓ Quick and effective method of sale - at the fall of the gavel, 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.



Leading the Field in... Machinery & Equipment | Agriculture & Livestock



Our three auction sites at Exeter, Holsworthy and Hallworthy provide the perfect venues for live and online sales. Vendors now have a wide choice of sale venues and a market leading sale service offering. Vendors can not only choose their preferred method of sale, but also the venue of their choice.

Traditional Live Auction | Live and Online | Hybrid Auctions
Timed Online Auction | Private Treaty Sales

Our Team



Ben Hancock
07760 887581
ben.hancock@kivells.com



Mark Bromell
07966 430001
mark.bromell@kivells.com



Mark Bunt
07879 640970
mark.bunt@kivells.com



Simon Alford
07789 980203
simon.alford@kivells.com



Thomas Rattray
07813 016804
thomas.rattray@kivells.com



Jackie Chegwyn
01409 259547
farms@kivells.com



Claire Quick
07789 980204
claire.quick@kivells.com



Ian Caunter
07813 068935
ian.caunter@kivells.com



David Kivell
07899 960272
david.kivell@kivells.com

Unlock the potential of your land



Oliver Keates
Head of Development
Land and Planning
07554 060370
oliver.keates@kivells.com

If you own land on the outskirts of a large village or town with good access and road frontage, we'd be delighted to discuss its suitability for future housing development and guide you through the planning possibilities. We work with landowners to turn potential into value.

Please get in touch for a confidential, no-obligation conversation.

Our Locations

Exeter

The Matford Centre
Matford Park Road
Exeter
Devon
EX2 8FD
(01392) 252262
exeter@kivells.com

Exeter Livestock Centre

The Matford Centre
Matford Park Road
Exeter
Devon
EX2 8FD
(01392) 251261
livestock@kivells.com

Holsworthy Livestock Market

New Market Road
Holsworthy
Devon
EX22 7FA
(01409) 253275
holsworthymarket@kivells.com

Holsworthy

Kivells Property Suite
Market Square
New Market Road
Holsworthy
Devon
EX22 7FA
(01409) 253888
holsworthy@kivells.com

Hallworthy Stockyard

Hallworthy
Camelford
Cornwall
PL32 9SH
(01840) 261261
hallworthy@kivells.com

Bude

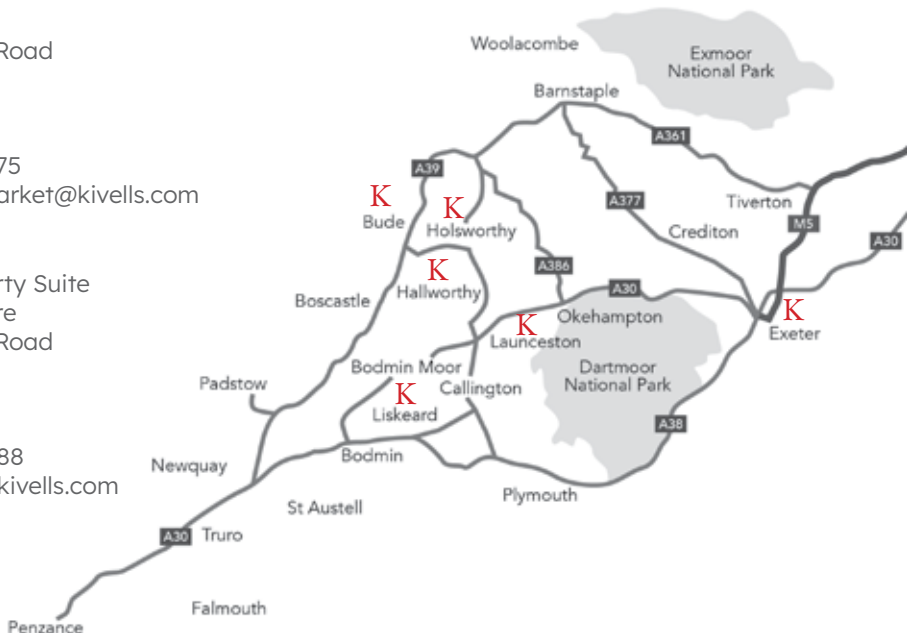
8 Belle Vue
Bude
Cornwall
EX23 8JL
(01288) 359999
bude@kivells.com

Launceston

2 Broad Street
Launceston
Cornwall
PL15 8AD
(01566) 777777
launceston@kivells.com

Liskeard

7 - 8 Bay Tree Hill
Liskeard
Cornwall
PL14 4BE
(01579) 345543
liskeard@kivells.com



Covering the whole of the
South West & Beyond.



KIVELLS

www.kivells.com

Exeter: 01392 252262 **Holsworthy:** 01409 259547 **Bude:** 01288 359999

Launceston: 01566 776886 **Liskeard:** 01579 345543