

KIVELLS

HALLWORTHY MARKET REPORT



THURSDAY 24th September 2026

EVERY THURSDAY

Gates Open 6.30am

SALE TIMES

- | | |
|-----------------|---|
| 09:45 am | Draft Ewes followed by Prime, Store Hogs & Breeding Sheep |
| 10:45am | Tested & Untested Prime & OTM Cattle |
| 11:00 am | Store Cattle followed by Stirks and Weaned Calves |

Hallworthy Stockyard, Hallworthy, Camelford, Cornwall, PL32 9SH

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SHEEP

AUCTIONEER – STEVE PROUSE 07767 895366

FIELDSMAN – RYAN WALTER 07854 718886

249 DRAFT EWES

A flying trade for all on offer, Texels topped the day at £390 sold by Andy and James Melville of Trentworthy, Bradworthy. Suffolk x Ewes to £198 from Three vendors, Charolais x to £178 from Barry Gubbin of Brendon Barton. Mules to £170, and Hill Bred Ewes to £121. More Ewes wanted next week please!

351 PRIME LAMBS

A similar entry and a very strong trade, the shapely well fleshed lambs very much sought after selling at a top of 366ppk for a pen of 44kg £161 from Kath and Stuart Griffin of Thorndon, Ashwater.

Weight	Top		Average	
	Per Head	Per KG	Per Head	Per KG
32.1-39	132	347	132	347
39.1-45.5	161	366	152	347.1
45.6-52	166	357	162	335.3
52+	165	314	161	310
Overall	166	366	159	347.1

Then 3 vendors at 335ppk; Jim

Goodenough of Higher Tremail 45.4kg £161, Johnny Hooper of Lambs Barton 45.2kg £160.50 and Paul Parsons of Lower Trussell, Tresmeer 45.2 kg £160.50. Several pens around £165 to a top of £166 from Two vendors, Janey Mably of Higher Tynes, St Teath, and Simon and Rob Sluggett of Alvacott, North Tamerton.

895 STORE LAMBS

A much larger entry and a very fast trade, with a large crowd of buyers in attendance. Top on the day way £148 for Texel x from Billy Nankivell of Treswallack. Suffolk x Lambs to £144 from Richard Nankivell of Tregregnan. Pen after pen of framed lambs over £130 to £139.



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STORE CATTLE
AUCTIONEER – RICHARD DENNIS
FIELDSMAN – STUART CORNELIUS 07879 415136

A busy day in the cattle section with 507 stores and stirks sold. A spring like trade was seen, with all sizes and breeds extremely well bid for. PJ & JA Rogers up from Tavistock led the way with their trio of well-grown Blue steers, hitting £2280, EV Hosking & Son in next with an eye-catching run of well-bred Limousin steers which saw plenty of interest and drew £2240, £2180, £2160, £2140, £2130 and £2120 all around 19 months old. Mark Williams, St Kew had a good run of stores with Limousins away to £2050 who went on to sell strong Angus at £2050 (21m) with more to £2040 (20m) for PAG Bolitho up from Callington. A fantastic run of 17-month-old Simmental steers topped out at £2040 for S Backway Wadebridge who sold others to £1970 at only 16 months old. Herefords rose to £1990 (21m) for Mark Williams again followed by a pair of useful Devon steers at only 16 months to £1980 for WA & MG Northcott, St Gennys. Charolais sold extremely well today with a trio of 13-month-old suckler bred steers to £1930 for SA Bettison, Cardinham, further Charolais drew £1700 at only 16 months for PJ Harper, Advent followed by a grand bunch of 16-month-old South Devon steers hitting £1900 for WF & RH Pethick of Boscastle with M Greenaway of Liskeard selling a pair of Blonde steers to £1890. ID & SS Backway back in selling a pair of young 18-month-old Longhorn steers to a premium at £1840. PC CD & AJC Carter travelled up from Falmouth with a large run of Friesian steers which rose to £1790, £1700, and £1680 all around two years old. Heifers in the stores got to £2050 for EV Hosking & Son, best of the Charolais look extremely well sold to £1980, £1730, £1720 x9, £1690 and £1680 all at 17 months old presented by AM Thomas, St Kew. Neat Simmental heifers to £1800 (17m) for ID & SS Backway followed by a bunch of South Devon heifers at £1780 (17m) for WF & RH Pethick. Best of the Blue Heifers away to £1670 for Richard Drew who sold a trio of Limousins to £1600. Further young, but useful South Devon heifers to £1640 for CW Crocker of Crackington Haven. A run of young feeding bulls sold well with Charolais to £1470, Blues £1390 and Herefords to £1350 at only 10 months old from Raymond & Paul Quinn, St Kew.

STIRKS AUCTIONEER – TIM KIVELL

Another week where we saw over 150 stirks penned which all sold to a fabulous trade, almost like an April trade rather than Autumn. Henry Hawke of Bodgate Farms led the way with his suckler bred Devon which reached £1330. Richard Drew presented a strong run of stirks which rose to £1260 for his trio followed by Tracey Cobbledick coming down from Bude to part with her Limousin steer to £1230 with a strong Simmental steer from the same farm at £1230 also. Tracey also sold a pair of Charolais steers well at £1140 at only 10 months old. A single Blue steer to £1200 for Richard Drew again. Hereford steers saw good demand and reached £1160 at only 7 months old for G & J Quance coming down from Shebbear who went on to sell well farmed Angus to £1100 at the same young age with R & L Ashton also coming down from Shebbear to sell their Angus at £1100. Heifers sold to a decent trade with a great run of Charolais heifers from Tracey Cobbledick hitting £1215, £1200, £1130 and £1100. Richard Drew in next selling a trio of sweet Simmental heifers at £1200 with a Blue Heifer from the same farm racing up to £1170. WB Benney & Son travelled up from Gweek with a large run of Angus with heifers at £910 and £880 with Woodville Gardens selling their heifers to £880 also. Friesian steers saw great demand and made £910 for WB Benney again.



Rural Professional Matters - Toby Theobald
At Hallworthy Market every Thursday

All Rural Professional work able to be supported with, including:

Valuations | Environmental Stewardship | Licences and Tenancies
Compensation Claims | Land Registry Compliant Mapping



Toby Theobald
01409 253275 | toby.theobald@kivells.com





KIVELLS

www.kivells.com

2026 FORTHCOMING SPECIAL BREEDING EWE SALES *at*

HOLSWORTHY & HALLWORTHY



HOLSWORTHY MARKET - WEDNESDAYS

	8TH JULY	St Peters fair, special sale of Store Lambs & Breeding Ewes
	29TH JULY	1 ST Breeding Ewe Sale
	12TH AUGUST	2 ND Breeding Ewe Sale
	26TH AUGUST	3 RD Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	9TH SEPTEMBER	4 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	23RD SEPTEMBER	5 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	7TH OCTOBER	6 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	21ST OCTOBER	7 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	SATURDAY 22ND AUGUST	The 2 ND August Fair of Breeding Ewes & Ewe Lambs
	FRIDAY 28TH AUGUST - 7PM	Evening Sale of Rams plus Pedigree and Pure-Bred Breeding Ewes



HALLWORTHY STOCKYARD - THURSDAYS

	6TH AUGUST	1 ST Breeding Ewe Sale
	20TH AUGUST	2 ND Breeding Ewe Sale
	3RD SEPTEMBER	3 RD Breeding Ewe Sale
	17TH SEPTEMBER	4 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	1ST OCTOBER	5 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams
	15TH OCTOBER	6 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams & 1 ST Special Sale of Hill Bred Ewes & Rams
	29TH OCTOBER	7 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams & 2 ND Special Sale of Hill Bred Ewes & Rams
	5TH NOVEMBER	8 TH Breeding Ewe & Ewe Lamb Sale and Special Sale of Rams & 3 RD Special Sale of Hill Bred Ewes & Rams
	TUESDAY 15TH SEPTEMBER - 7PM	Evening Sale of Rams & Pedigree and Pure-Bred Breeding Ewes
	SATURDAY 25TH JULY	Liskeard & District Sheep and Machinery Sale at Bolitho Farm, Liskeard Sale of Breeding Ewes, Ewe Lambs, Store Lambs and Breeding Rams

CONTACT



Steve Prouse
07767 895366



Ryan Walter
07534 166251

*See You
at the Sales!*

Farms For Sale

KIVELLS

Puddaven Farm North Bovey, Newton Abbot

- Immaculate Farmhouse
- Stunning two bedroom Holiday Cottage
- Outbuildings and stabling
- Outdoor equine menage
- Well-maintained pasture land
- Versatile lifestyle property
- Far reaching views
- In all totalling approximately 32.35 acres (13.09 hectares)
- EPC: E & D

Guide Price: £1,695,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms For Sale

KIVELLS

Oxenpark Farm Hersham, Bude

With wonderful far reaching views over Bude Bay on the North Cornish coast, Oxenpark comprises:

- A three bedroom farmhouse
- Attached two bedroom holiday cottage
- Detached two bedroom barn conversion with holiday use
- One bedroom barn conversion with holiday use or residential occupation
- Lodge with residential use
- A range of adaptable farm buildings set around a yard
- Wind turbine (on a feed in tariff)
- Just over 16 acres
- EPC - D, C, C, C & D

Further land available

Guide Price. £1,395,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms For Sale

KIVELLS

Landabethick Blisland, Bodmin

- Charming, 6 bedroom detached farmhouse
- Excellent range of traditional farm buildings suitable for a variety of uses
- In all about 77 acres comprising a combination of good agricultural land and woodland
- Parking, garaging and workshop space
- Unrivalled, private position at the end of a private drive
- Freehold with vacant possession available
- EPC: D

Guide Price: £1,350,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms For Sale

KIVELLS

Weeke Farm Spreyton, Crediton

- Substantial Grade II Listed 4/5 bedroom farmhouse
- Extensive range of traditional barns with potential for alternative uses, subject to obtaining the necessary consents
- Versatile range of modern, general purposes agricultural buildings
- Produce pasture and woodland
- Private yet accessible rural setting with excellent access
- In all about 54 acres
- EPC: F

Guide Price: £1,200,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms For Sale

KIVELLS

Gratton Hill Farm Milton Damerel, Holsworthy

A former dairy farm occupying an attractive rural setting, with a three-bedroom farmhouse, a range of adaptable farm buildings and approximately 73½ acres of pasture, arable and a small area of woodland. For sale as a whole or in two lots

Lot 1: Farmhouse, Buildings and just over 57½ acres of pasture/arable and a small area of woodland.

Guide Price: £975,000

Lot 2: Approximately 16 acres of pasture land.

Guide Price: £150,000

As a whole: £1,125,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms For Sale

KIVELLS

North Hayne Farm Shillingford, Tiverton

- Attractive and spacious five bedroom farmhouse with extensive living accommodation
- Superb range of traditional outbuildings with potential (STP)
- Productive pastureland, woodland and river access
- In all about 37.36 acres
- Freehold with vacant possession available
- EPC: F

Guide Price: £1,075,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms For Sale

KIVELLS

Trehere Farm Trewidland, Liskeard

- Substantial four bedroom (all en-suite) modern house enjoying extensive country views
- Range of buildings currently comprising a livery yard with potential for alternative uses
- Approximately 36.51 acres of pasture, amenity woodland and a sand school
- Wonderful rural location yet conveniently situated close to several villages and the town of Liskeard
- EPC: D

Guide Price: £995,000

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543



Farms For Sale

KIVELLS

Rolstone Bungalow Morchard Bishop, Crediton

- A wonderfully presented and immaculate four bedroom Bungalow, subject to an Agricultural Occupancy Condition (AOC)
- Adjacent Workshop and Office Unit
- A useful Agricultural Building
- Well maintained productive Pasture Land
- In all totalling approximately 10.74 acres (4.34 hectares)
- EPC: C

Guide Price: £925,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms For Sale

KIVELLS

Southmoor Farm Winnards Perch, St Columb

- A superbly presented residential farm in a sought-after North Cornish location
- Well presented, five bedroom detached property in fantastic condition
- Versatile outbuildings
- Productive pasture and woodland
- Sought after location with easy access to the North Cornish coastline
- In all about 33.54 acres
- EPC E [50]

Guide Price: £825,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms For Sale

KIVELLS

Patchacott Farm Patchacott, Beaworthy

Residential and stock farm with some development potential.

Lot 1

- Set in a quiet rural hamlet location
- Four bedroom farmhouse (AOC)
- Range of farm buildings, including barns with potential
- 3 acres
- EPC D (66)
- Further land available

Guide Price: £695,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Development Site For Sale

KIVELLS

Development Site, Lower Newton Farm Zeal Monachorum, Crediton, Devon

- Valuable residential development opportunity
- Range of agricultural buildings with planning permission for demolition and creation of three new build, detached four and three bedroom dwellings
- Potential under extension of Permitted Development Rights for retention and conversion of the existing buildings (Clarkson's Law - Maximum 10 dwellings), subject to planning
- Additional land available

Guide Price: £450,000

Exeter Farms & Land Department
simon.alford@kivells.com | 01392 252262



Aerial view looking north west

Farms For Auction

KIVELLS

Birchwood Exbourne, Okehampton

For Sale by Public Auction on Wednesday 7th October, 7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

- A rare opportunity to restore a charming 3 bedroom property
- Private location
- Range of versatile outbuildings
- In all approximately 2.13 acres
- EPC - F

Auction Guide: £175,000 - £195,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Farms For Auction

KIVELLS

Talskiddy Farm Talskiddy, St. Columb

For Sale by Public Auction on Wednesday 7th October, 7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

- An array of residences offering an abundance of potential for multigenerational living or to provide an income
- Set across 0.95 acres in a peaceful and tranquil setting
- Generously proportioned four bedroom farmhouse retaining a wealth of charm and character throughout
- Ideally situated within mid-Cornwall being approximately 7 miles east of Newquay
- EE Ratings: Talskiddy Farmhouse - F, Lambs Barn - G, Goose Cottage - G, The Chalet - F

Auction Guide: £475,000 - £500,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



Property For Auction

KIVELLS

Landulph House Landulph, Saltash

**For Sale by Public Auction on Wednesday 7th October,
7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16
0DH.**

- Impressive Grade II Listed residence in need of substantial renovation and modernisation
- Retaining a wealth of original character and period features
- Superb potential to create a beautiful family home
- Set within generous and established grounds of 2.43 acres
- Bordering the River Tamar with far reaching views
- EPC - Exempt due to Grade II Listing

Auction Guide: £525,000 - £550,000

Liskeard Estate Agents
liskeard@kivells.com | 01579 345543



Land For Sale

KIVELLS

Land at Higher Reedy Mill

Trewidland, Liskeard | Guide Price £50,000



Approximately 4.39 acres of pasture land, accessible off a quiet parish road close to the village of Trewidland in a quiet rural location with far reaching views.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land at Stoke Canon

Exeter, Devon | Offers in Excess of £375,000



A highly productive run of level arable and pastureland with livestock handling pens extending to just under 46 acres.

Exeter Farms & Land Department
simon.alford@kivells.com | 01392 252262

Land at Criftoe Farm

Tregonetha | Guide Price £675,000 - £700,000



Approximately 64.98 acres of quality cropping land and amenity woodland and a useful modern farm building (with potential for alternative uses (STPP)).

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land Off Yorke Road

Dartmouth | Guide Price £195,000



Approximately 12.26 acres in two separate field parcels both down to permanent grassland, previously grazed with livestock.

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land at Polskeys Farm

Roche, St. Austell | Guide Price £495,000



Approximately 59.18 acres of pasture and conservation land accessible off a quiet parish road with mains water connected, a useful livestock building and yard.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land at Four Beeches Farm

Sourton, Okehampton | Guide Price £224,000



Approximately 26.25 acres of productive pasture land with easy access to the A386. Suitable for amenity, equestrian and traditional farming.

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land For Sale

KIVELLS

Land at Kelynack

St. Just, Penzance | Guide Price £130,000



A 13.54 acre block of predominantly level agricultural land in a superb position

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land at Little Petherick

St. Issey, Wadebridge | Guide Price £75,000



Some 2.21 acres comprising a pretty level pasture field with a bank of steeper woodland on its eastern boundary.

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land For Sale

KIVELLS

Land at Crylla Minions, Liskeard

An excellent ring fenced block of some 141.4 acres of pasture land on the edge of Bodmin Moor.

- Productive run of pasture land
- Amenity woodland
- Natural water
- Freehold
- In all about 141.4 acres

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Land For Sale

KIVELLS

Land at Hood Dartington, Totnes

A substantial block of Grade 3 arable and pasture land extending to 116.49 acres in all. Available as a whole or in two lots.

- Productive run of Grade 3 arable and pasture land
- Well connected with multiple direct road access points
- Freehold with vacant possession available

The Whole | Approximately 116.49 acres of productive arable and pasture land
Guide Price: £1,055,000

Lot 1 | Approximately 65.79 acres of productive arable and pasture land
Guide Price: £595,000

Lot 2 | Approximately 50.70 acres of predominantly productive arable land together with small areas of permanent pasture
Guide Price: £460,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262



2026 Auction Dates

Wednesday 7th October
Wednesday 11th November
Wednesday 9th December

Thinking of selling by auction? Contact our experienced team today for a FREE, no obligation auction appraisal



Land for Auction

Wednesday 7th October, 7.00pm

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 0DE

KIVELLS

Land at Sticklepath

Okehampton | Auction Guide Price £15,000

For sale by public auction - Wednesday 7th October



An attractive parcel of approximately 6.17 acres offering excellent amenity and recreational appeal and comprising a mix of open grassland, established woodland, scrub and watercourses.

Exeter Farms & Land Agency

Exeter@kivells.com | 01392 252262

Land at Shilstone

Throwleigh, Okehampton | Auction Guide Price £175,000

For sale by public auction - Wednesday 7th October



Some 18.31 acres comprising an attractive block of mainly level pasture land, including a small area of rough grazing.

Holsworthy Farms & Land Agency

Farms@kivells.com | 01409 259547

Land at Buckator

St Juliot, Boscastle | Auction Guide Price £495,000

For sale by public auction - Wednesday 7th October



A unique coastal holding extending to some 47.48 acres with a former agricultural yard area in an unrivalled position on the North Cornish coast.

Holsworthy Farms & Land Agency

Farms@kivells.com | 01409 259547

Land at the Blue Ball

Clyst St Mary | Auction Guide Price £170,000-£180,000

For sale by public auction - Wednesday 7th October



7.21 acres of predominantly level pasture with a range of buildings and concrete yard, situated in a highly accessible location on the edge of Exeter.

Exeter Farms & Land Agency

Exeter@kivells.com | 01392 252262

Land and Stables at Wotter

Plympton, Plymouth | Auction Guide Price £65,000

For sale by public auction - Wednesday 7th October



A unique coastal holding extending to some 47.48 acres with a former agricultural yard area in an unrivalled position on the North Cornish coast.

Exeter Farms & Land Agency

Exeter@kivells.com | 01392 252262

Previous Auction Results

Wednesday 2nd September

KIVELLS

Land at Dunns Farm

Boyton, Launceston | Auction Guide Price £200,000
SOLD £280,000



Just over 26 acres of gently sloping pasture land with good access, situated in a rural yet accessible location.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Land at Lake

Bradworthy, Holsworthy | Auction Guide Price £225,000
SOLD £315,000



A highly accessible and productive run of approx. 22½ acres of pasture land, mainly level/gently sloping, and situated in a sought after farming area, close to the village.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Land at Milladon Lane

Trerulefoot, Saltash | Auction Guide Price £50,000 - £55,000
SOLD £46,000



Approximately 6.12 acres of pasture and pretty naturally regenerated woodland with a small range of buildings and fantastic rural views at its highest position.

Liskeard Farms & Land Agency
mark.bunt@kivells.com | 01579 345543

Land at Cliffs

Blisland, Bodmin | Auction Guide Price £45,000 - £50,000
SOLD £85,000



Some 4.55 acres comprising a single very gently sloping pasture field which is ideal for those with equestrian interests, or to keep livestock or use for amenity purposes.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Upton Cross Land (Lot 1)

Upton, Bude | Auction Guide Price £90,000
UNSOLD



Approximately 3.59 acres of land adjoining the parish of Upton, with excellent sea and countryside views. Ideal for grazing or equestrian use.

Bude Estate Agents
bude@kivells.com | 01288 359999

Upton Cross Land (Lot 2)

Upton, Bude | Auction Guide Price £95,000
SOLD £185,000



Versatile parcel of approximately 5.84 acres of gently sloping land with sea views, ideal for grazing or equestrian use.

Bude Estate Agents
bude@kivells.com | 01288 359999

Previous Auction Results

Wednesday 2nd September

KIVELLS

Higher Troswell Farm (Lot 1)

Troswell, North Petherwin | Auction Guide Price £295,000
SOLD £340,000



A wonderful opportunity to create a rural, yet accessible smallholding with an attractive cottage, range of useful outbuildings and approximately 6.85 acres.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Higher Troswell Farm (Lot 2)

Troswell, North Petherwin | Auction Guide Price £50,000
SOLD £55,000



Approximately 5.64 acres divided into two handy sized enclosures which are level/gently sloping and all down to permanent pasture with natural hedge banks boundaries.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Higher Troswell Farm (Lot 3)

Troswell, North Petherwin | Auction Guide Price £145,000
SOLD £158,000



15.87 acres comprising two similar sized enclosures, level/gently sloping and all down to permanent pasture with natural hedge bank boundaries.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Land & Stables on Harrowbeer Lane

Yelverton | Auction Guide Price £195,000
SOLD £230,000



Just over 9 acres with stabling and useful storage buildings in a quiet, secure location with outstanding views to Dartmoor.

Holsworthy Farms & Land Agency
Farms@kivells.com | 01409 259547

Previous Auction Results

Wednesday 2nd September

KIVELLS

Great Knowle Farmhouse Pyworthy, Holsworthy

For Sale by Public Auction on Wednesday 2nd September, 7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

- A rare and exciting opportunity to acquire a detached four-bedroom farmhouse
- Requiring complete renovation and modernisation
- Occupying a delightful rural setting within just under 11 acres of land
- Exceptional potential to create a stunning family home
- EPC - F

**Auction Guide: £200,000
SOLD: £280,000**

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Previous Auction Results

Wednesday 2nd September

KIVELLS

Little Silworthy Farm Bradworthy

For Sale by Public Auction on Wednesday 2nd September, 7.00pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

A rare opportunity to reimagine a historic Devon farmstead set within 44 acres of unspoiled countryside with further land available.

Lot 1: Little Silworthy Farm, agricultural buildings and land, in all about 44.84 acres. EPC - G
Auction Guide: £750,000
SOLD: £750,000

Lot 2: Land at Little Silworthy, in all about 36.06 acres
Auction Guide: £275,000
SOLD: £422,000

Lot 3: Land at Little Silworthy, in all about 0.50 acres
Auction Guide: £10,000
SOLD: £22,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms Sale Agreed

KIVELLS

Vennbrook
Varley Farm, Prieford, Barnstaple



- 100 acre residential and stock farm
- Attractive, well proportioned bungalow (AOC)
- Useful range of livestock and storage buildings
- Ring fenced pasture land
- Superb views
- EPC C [77]

Guide Price: £1,800,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547

Holdstrong Farmhouse
Coryton, Okehampton



- A delightful 5 bedroom 17th Century Devon Longhouse. EPC: E
- Situated in a beautiful rural setting on the edge of Dartmoor National Park with superb views
- Stabling, further outbuildings, pond and coppice
- In all about 15.87 acres

Guide Price: £850,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Farms Sale Agreed

KIVELLS

Sandenbury
Tregadillett, Launceston



- Smallholding in a lovely rural, yet accessible location
- Three bedroom bungalow (AOC) in need of modernising
- Range of pole barns
- Just over 40 acres of pasture land including some woodland
- A fantastic blank canvas
- EPC: D

Guide Price: £650,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547

Tre Golow
Bratton Clovelly, Okehampton



- Well-located rural smallholding
- Three-bedroom bungalow
- Range of modern farm buildings
- Some 27 ½ acres of productive pastureland
- Wonderful views towards Dartmoor National Park
- EPC - E

Guide Price: £775,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547

Farms Sale Agreed

KIVELLS

East Coombe Farm St. Pinnock, Liskeard



- Three bedroom, two bathroom, three reception room character detached house
- Splendid private location, with far reaching rural views
- Outbuildings with significant potential for alternative uses
- Located in rural East Cornwall between the wide expanses of Bodmin Moor and the South Cornish coastline
- In all 45.50 acres of land and woodland. EPC: E & D

Guide Price: £900,000

Liskeard Farms & Land Department
liskeard@kivells.com | 01579 345543

Little Clamoak Farm Bere Ferrers, Yelverton

- Four bedroom bungalow (AOC)
- Adaptable range of farm buildings
- Sought after location
- In all approximately 26 acres
- Freehold with vacant possession available
- EPC F

Guide Price: £725,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252 262



Farms Sale Agreed

KIVELLS

Barton Moor
Meshaw, South Molton, Devon



- Three bedroom detached bungalow (AOC). EPC: 23 Band F
- Range of modern farm buildings with Class Q Permission for five dwellings
- Desirable and accessible location
- Freehold with vacant possession available
- In all about 4.22 acres

Guide Price: £495,000

Exeter Farms & Land Department
ben.hancock@kivells.com | 01392 252262

View Farm
Bratton Flemming, Barnstaple

- Compact ring fenced farm with 34 acres
- Private setting
- Five bedroom dormer bungalow (AOC)
- Range of versatile outbuildings
- Superb views
- EPC: C

Guide Price: £875,000

Holsworthy Farms & Land Department
farms@kivells.com | 01409 259547



Farms Sale Agreed

KIVELLS

Holland Park Farm Livaton, South Tawton



- Impressive three bedroom contemporary farmhouse (AOC)
- Extensive range of modern and traditional outbuildings
- Traditional stone and cob barn
- Productive pasture and woodland
- Private yet highly accessible location within Dartmoor National Park
- In all about 34 acres
- EPC - B

Guide Price: £900,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land Sale Agreed

KIVELLS

Land off Blackacre Lane

St Columb | Guide Price £150,000 - £155,000



Approx 12.87 acres comprising a single enclosure of gently sloping land currently in a temporary ley.

Liskeard Farms & Land Agency
mark.bunt@kivells.com | 01579 345543

Land at Lidburn Hill

Tedburn St Mary, Exeter | Guide Price £100,000



An attractive south facing arable field extending to approximately 8.95 acres suited for farming, conservation or amenity uses. For sale as a whole.

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land at Compton

Marldon, Paignton | Auction Guide Price £650,000



A productive run of Grade 2 arable land and Grade 3 pasture land, in all about 70.03 acres, with excellent road access.

Exeter Farms and Land
Exeter@kivells.com | 01392 252262

Land forming Part Home Park

Ipplepen, Newton Abbot | Guide Price £250,000



Approximately 17.57 acres providing an area of secluded pastureland and woodland.

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Land at Upton Farm Lot 1

Delabole | Guide Price £500,000



Approx. 39.59 acres comprising a ring fence block of level or very gently sloping land currently in arable and temporary pastures contained in large enclosures.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land at Upton Farm Lot 2

Delabole | Guide Price £,1050,000



Approx. 88.25 acres comprising a block of level or very gently sloping land currently in arable and temporary pastures.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land Sale Agreed

KIVELLS

Land at Chudleighs Barn Holding

Liskeard | Guide Price £100,000 - £125,000



Approximately 20.19 acres of pasture and amenity land with pretty stream frontage and some woodland included.

Liskeard Farms & Land Department
mark.bunt@kivells.com | 01579 345543

Land known as Three Corner Field

Lifton | Guide Price £50,000



Approximately 3.00 acres comprising a gently sloping triangular shaped pasture paddock, enclosed within natural hedge bank boundaries.

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land at Viverdon Down

St. Mellion, Saltash | Guide Price £465,000



Just under 45 acres of productive pasture land in a very accessible location with lovely far reaching views.

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land known as Gardeners Field

Sandford, Crediton | Guide Price £60,000



Approximately 3.71 acres comprising an agricultural field offering versatility for a variety of uses.

Exeter Farms & Land Agency
exeter@kivells.com | 01392 252262

exeter@kivells.com | 01392 252262

Land at Trethew

Lanlivery, Bodmin | Guide Price £210,000



Extending to approximately 19.31 acres, the Land at Trethew comprises a substantial single enclosure of productive pasture.

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land Sale Agreed

KIVELLS

Land & Buildings at Horwood

Horwood, Bideford



Just over 166 ½ acres of productive arable land and a useful range of modern agricultural buildings.

- LOT 1: Just over 132 acres of arable land with a range of modern farm buildings. **Guide Price: £1,600,000**
- LOT 2: Circa 34 ½ acres of arable land in a single level field. **Guide Price: £400,000**

Holsworthy Farms & Land Agency
farms@kivells.com | 01409 259547

Land and buildings Mucksey Lane

Exbourne, Okehampton



A unique development opportunity sat within 27.85 acres of Grade 2 arable land with river frontage. Full planning permission has been granted for the demolition of the existing building and the construction of a substantial four-bedroom dwelling. Further details can be found on the West Devon Borough Council planning portal under

Guide Price: £475,000
Exeter Farms & Land Agency
ben.hancock@kivells.com | 07760 887581

Land Sale Agreed

KIVELLS

Land at Barkington
Staverton, Totnes



A productive block of highly accessible Grade 2 and 3 agricultural land in a favoured location.

- Productive run of versatile agricultural land
- Combination of Grade 2 and 3 soils
- Highly accessible with multiple direct road access points
- Freehold with vacant possession available

The Whole | Approximately 73.12 acres of productive arable land
Guide Price: £800,000

Exeter Farms & Land Department
exeter@kivells.com | 01392 252262

Tregovenek Bungalow, Attwood Lane, Pensilva, Liskeard, Cornwall PL14 5QU

Kivells have been instructed to market Tregovenek, a detached three/four bedroom bungalow in a quiet rural location, close to the village of Bolventor, with good size outside space. The bungalow is subject to an Agricultural Occupancy Condition.

Enquiries to W M Bunt BSc MRICS FAAV, Kivells, 7-8 Bay Tree Hill, Liskeard,
Cornwall PL14 4BE