



# EXETER LIVESTOCK CENTRE

# MARKET REPORT JANUARY 2026

**Friday 23<sup>rd</sup> January – Store Stock Market**



## Store Steers to £2550 – Store Heifers to £2400

Good numbers coming forward especially considering we are only in January with many sellers taking advantage of the stronger trade we have seen since the turn of the year. We did perhaps think those stronger, forward sorts may be back a touch in price on Friday to mirror the finished quotes, but those big cattle were actually dearer on the week here at Exeter as were the many runs of younger steers and heifers on offer. The numerous consignments of high calibre stores on show were headed by an outstanding pen of six black Limousin steers (21m) from John and Emily Northam of Wellington which drew a considerable £2550 apiece with other Limousin bullocks off the same farm and of a similar age also easing to big money when reaching £2510 and £2490. Further sublime Limousin steers saw red ones (21m) from Brian Vallance and Family up from Bickington sell at £2540 whilst Roger Oliver of Lower Ashton saw his best Limousin (23m) draw £2440 and young Limousins (13m) from Natthew Wilson of Dunsford saw £1880 for a pair. An eye catching South Devon steer (21m) from Simon booty of Poundsgate sold well when making £2500 as did a super pen of five South Devons (22m) sold on behalf of Steve Cockren of Plympton which came back at £2300 a life followed by the best of the Charolais steers (27m) at £2500 for a well bred and kept pair from Alan Hembrow and Family of Lostwithiel with their next best still reaching £2460 and £2410. Also, other tidy Charolais fetched £2400 for both David Harris of Stoke Fleming and Willian Saunders in from Belstone. Later born Charolais steers (18m) also looked well sold at £2100 for David Skelley of Shaugh Prior. Alan Hembrow and Family were soon back when selling a pair of very smart rangy Aberdeen Angus bullocks (25m) for £2390 apiece as was David Harris with a fantastic bunch of six Hereford bred bullocks (20m) that ran to a creditable £2390 each. Also, the best of the British Blue steers saw a lovely pen of seven (20m) rise to £2340 a time for John Ridd and Family from Alverdiscott, Barnstaple and more quality young stores from David Skelley saw his smart trio of British Blonde steers (20m) draw £1950 a life. Several well bred and fed heifers about again this week with that section headed by Alan Hembrow and Family who sold their trim Charolais (27m) to a very decent £2400 whilst John and Emily Northam saw their pen of five standout Charolais (21m) reach £2280 apiece and John Ridd and Family saw theirs (26m) pick up £2100. Also, much later Charolais females (13m) of high order from Matthew Wilson sold readily and to £1800. Glorious Limousin bred heifers looking well sold at £2300 and £2280 (20m) for John and Emily Northam with older sorts (30m) selling to £2290 for Ross Skelley of Shaugh Prior and young Limousins (just 14m) making £1660 for Matthew Wilson. The three generations of the Cleave Family of Moretonhampstead, Sue, Geoff and Sean sold well farmed British blonde heifers (23m) for £2250 whilst John Ridd and family saw their Blonde females (22m) rise to £1910 whilst returning sellers John and Emily Northam and Alan Hembrow and Family saw Simmental and Aberdeen Angus females to £2200 and £2140 respectively. Best of the rest saw a couple of well-kept South Devon heifers (22m) sell for £1990 for Sue Geoff and Sean Cleave followed by British Blues (23m) at £1960 for Joe Mawle in from Sticklepath and Norwegian Reds (26m) make £1920 for Ray Middleton and Sons of Woodbury.

## BEEF BREEDING

A grand five year old pedigree Simmental breeding bull from Tony Francis of Okehampton made £2140 followed by an outstanding British Blonde cow with her smart four month old bull calf at foot sold for a worthy £3420 for Derek Arnold in from Morchard Road whilst Beef Shorthorn bullock heifers (28m) ran to £1540 for L Wessely of Chagford.

**If you are considering selling at this time please do come into the market to check on the latest prices or why not view live online via the Marteye App. We are also always available for on farm visits to give impartial advice.**

**Please could we remind all customers of the need to clean and disinfect their vehicles and to complete the Vendor Declaration on the back of the entry forms. Thank you**



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### 356 STIRKS & SUCKLED CALVES

Auctioneer: Ian Cauter 07813 068935

A cracking day in the stirks and suckled calves pens here at Exeter with a packed ringside and trade strong for all types forward. Leading the way was Ben Tristram & Family of Wellington selling Limousin cross steers (10m) to £1820 with other pens to £1800 (x2) and £1540. Peter Mann of Widecombe in the Moor sold Charolais cross steers (9m) to £1800 with younger types (7m) to £1620. Bruce Ellett of Exmouth sold Simmental cross steers (8m) to £1780 with Charolais cross steers (8m) to £1740 and £1720. A super run of Charolais cross suckled calves from Phil & Lloyd Heard of Meldon saw the best of their steers top out at £1600 (9m) with others to £1580 & £1520. Trevor Lane of Helston sold Blue steers (10m) to £1570 whilst Greg Hutchings of Launceston sold Charolais cross steers (9m) to £1560 with Sandra Harvey of Broadwoodwidger close behind with further Charolais cross steers (9m) to £1540. Best of the dairy bred types saw Josh Webber of Yarcombe sell Charolais crosses (11m) to £1530 with Blues off the same farm hitting £1490. South Devon steers from Marguerite Asham of Dunsford hit £1520. Best of the heifers topped out at £1520 for Charolais crosses from Ben Tristram & Family (10m) with others realising £1460. Charolais heifers from Bruce Ellett (8m) attained £1450, closely followed by Sandra Harvey selling similar goods to £1440 and others to £1350. Peter Mann sold further Charolais cross heifers (8m) to £1420. Paul Bellamy of Bratton Clovelly sold Limousin cross heifers (9m) to £1290 whilst Blue heifers from Trevor Lane (9m) topped out at £1280, the same figure achieved for Greg Hutchings selling Charolais crosses (9m). Simmental heifers from MA Stephens of Plymouth (10m) levelled out at £1260, the same figure achieved for both Phil & Lloyd Heard and Bruce Ellett selling Charolais crosses.. Further Charolais heifers from Phil & Lloyd Heard achieved £1250 (x2) (8m).

### Show Results

Best Pen of Steers	Peter Mann of Widecombe in the Moor	Charolais (9m)
Best Pen of Heifers	Ben Tristram & Family of Wellington	Limousins (10m)

Our thanks to the show judge, Mark Miller of Banbury together with the show sponsor



**A smaller entry of calves sold to a very decent trade for the very mixed quality show that was forward!**

Top of the day was £610 for a weaned Hereford bull from Messrs RM & SJ Middleton of Woodbury who sold others to £570. Aberdeen Angus bulls to £510, & £460 for Michael Pyle of Broadhembury, £480, £472 & £438 for Luke Timewell of Langport and £460, £440 & £415 for Messrs MJ & NM Shire of Woodbury Salterton. Continental bulls topped at £600 for a British Blue bull and a good run from Andrew, Rose & Mark

Retter of Honiton sold to £540 x 2, £500 & £480. Charolais bulls to £555, £535, £480 & £460 for Rob & Chapple of Axminster. Limousin bulls to £510 for Chris Lee of Nadderwater and Simmental bulls to £505 for Messrs MR & KM Pring of Broadclyst. Montbeliarde bulls to £390 for Oliver Jones of Exeter. **Heifers topped at £575** for a cracking young British Blue heifer from Michael Pyle with others good young sorts to £510 & £500 for James Baker of Aylesbeare, £480 for Oliver Jones and £460 & £430 for Rob & Jack Chapple. Limousin heifers to £430 for Dave Gillard of Black Dog. Strong Hereford heifers to £455, £435, £420 & £400 for Messrs RM & SJ Middleton. Aberdeen Angus heifers to £405. **Dairy bulls to £190, £145 & £125** for Dave Gillard and £145 for David Headon of North Tawton.

CALVES	Bulls			Heifers		
Breed		TOP	AVE		TOP	AVE
<b>British Blue</b>	<b>8</b>	610	414	<b>13</b>	575	427
<b>Charolais</b>	<b>4</b>	555	507			
<b>Limousin</b>	<b>2</b>	510	455			
<b>Simmental</b>	<b>2</b>	505	477			
<b>Aberdeen Angus</b>	<b>11</b>	510	438	<b>4</b>	405	263
<b>Hereford</b>				<b>4</b>	455	428
<b>Friesians</b>	<b>8</b>	190	95			

## ENTRIES INVITED FOR TIMED ONLINE FODDER SALE

Available on  MartEye™

**Bidding opens 1pm Monday 9<sup>th</sup> February**

**Bidding closes 15<sup>th</sup> February at 6pm**

**Orphan Lambs to £50      Store Hoggs to £156      Grazing Ewes to £171**  
**Double Couples to £390      Singles Couples to £275**

### **53 ORPHAN LAMBS**

More orphans forward than we were expecting with a harder working trade seeing Tom & Helen Garland of Woodbury Salterton sell a pen of 6 weaned sorts at £50, followed by no less than 24 lambs from three different vendors selling at £25 and smaller and frailer things back in single figures to average £23.37 overall.

### **1902 STORE HOGGS**

Fewer hoggs than we were expecting with 1902 forward and sold and in truth some hoggs looking dearer than last week with nothing really taking any harm despite the weather and sticky prime trade. The Calcraft family of Aylesbeare in pole position at £156 followed by David & Lynda Pellow of Sourton with their two pens at £150 & £149, Andrew Bond of South Milton at £148 & £143.50 twice. Victor Pitts of Exminster with a good run at £146.50, £145 & £143.50 as Terry Phillips of Tedburn St Mary reached £145, the Shervington family of Hittisleigh at £144.50 and both the Clements family of Worlington and Micky Tylor of Helston made £144. Numerous pens of strength but not fit to kill hoggs trading either side of £140 with well bred medium keep hoggs well sought after too selling to £137 & £134.50 for Messrs Halwell Farms of South Pool. Longer term hoggs maybe a touch less on the week with a few more trading in the £90's than we've seen recently and the edge just off the riff raff too with these back at more sensible levels than the unsustainable highs of the past few weeks. Overall average of £119.15 is £4 dearer on the week, helped by a better show but in truth most hoggs just as dear and looking well sold, especially against the fats.

### **231 GRAZING EWES & RAMS**

A bigger show of grazers and a high percentage of hill ewes forward and these looking well sold usually between £65 and £95 with many going to graze whilst the better meated sorts sold over £100 to £112 & £101 for Steve Francis of North Tawton with Scotch ewes. Better bred ewes reaching £171 for Chris Southcott of Uffculme, £153 for Terry Phillips and £153 & £150 for Ian Treneman of Hatherleigh.

### **57 EWES & 81 LAMBS (138 LIVES)**

57 couples and although there's not a massive crowd of buyers trade remains strong. Chris and Sue Popham down from Trull atop the tree again this week with their powerful Dorset Mule FM's suckling young CharTex twins that rose to £390 (£130/life) as well as selling top price singles with a BM at £275 and FM at £272. Victor Pitts sold his best doubles at £365, £335 & £300 as well as a large pen of singles at £270. Tracey Cobblewick of Bude had Charollais doubles with only young lambs at £355 and Scott Burrough and family of Axminster sold Lleyn type doubles at £318 & £305. Other singles to £270 twice for GMA Chugg of Farway and lots of singles £115 to £125. Overall averages of £280 per outfit and £115.53 per life seeing notable lifts of £19 and £13 respectively.

#### **IMPORTANT NOTICE TO ALL SHEEP VENDORS:**

- ***Please ensure all sheep are tagged in the approved (EID) manner before arrival at the livestock market and checked before you leave.***
- ***Please ensure all VAN numbers are available when booking in your sheep, VAN numbers are only valid for 12 months from date of issue, ensure yours is up-to-date.***
- ***Please complete the market entry form as well as the sheep licence making sure you have completed the number of sheep you have bought to market.***

*Thank You for your Co-operation*

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## Parlour Optimisation Dairy Farmer Meeting

Improving dairy farm productivity, milk quality and udder health.

**Invitation to the Venture Dairy Services Dairy Farmer Meeting at 7pm on Wednesday 28th January 2026 at Honiton RFC.**

**The meeting will provide insight into improving dairy farm productivity, milk quality and udder health.**

**7pm to 9pm**  
**Includes presentation, refreshments, finger buffet and networking**

**At Honiton Rugby Football Club, Allhallows Playing Field, Honiton, Devon, EX14 1QW.**

**Book your FREE place**  
**Call Carl Britt on 07484 900055**  
**or email carl.britt@gea.com**

## FORTHCOMING SALES

### MONDAY 26<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market*

### TUESDAY 27<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE

*Monthly Sale of TB Restricted (Orange Market) Cattle*

### FRIDAY 30<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include Monthly Sale of Organic Cattle & Sheep plus Fortnightly Pig Sale*

### MONDAY 2<sup>ND</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market*

### FRIDAY 6<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include Special February Sale of In Lamb Ewes*

### MONDAY 9<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market to include the Opening Sale of Spring Lambs*

### FRIDAY 13<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include St Valentines Fair of Store Cattle, Sale of Dairy Cattle plus Fortnightly Pig Sale*

### MONDAY 16<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market*

### FRIDAY 20<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include Monthly Catalogued Sale of Beef Breeding Stock*

### MONDAY 23<sup>RD</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market*

### TUESDAY 24<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Monthly Sale of TB Restricted (Orange Market) Cattle*

### FRIDAY 27<sup>TH</sup> FEBRUARY – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include Monthly Sale of Organic Cattle & Sheep, Sale of Dairy plus Fortnightly Pig Sale*

### MONDAY 2<sup>ND</sup> MARCH – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market*

### FRIDAY 6<sup>TH</sup> MARCH – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include 1<sup>st</sup> Spring Judged Sale of Continental and Continental X Store Cattle Special March Sale of In Lamb Ewes and Ewe Hoggs*

### MONDAY 9<sup>TH</sup> MARCH – EXETER LIVESTOCK CENTRE

*Weekly Prime Stock Market*

### FRIDAY 13<sup>TH</sup> MARCH – EXETER LIVESTOCK CENTRE

*Weekly Store Market to include Sale of Dairy Cattle including the Spring Gold Sale of Jerseys plus Fortnightly Pig Sale*

# Farms | Land | Smallholdings

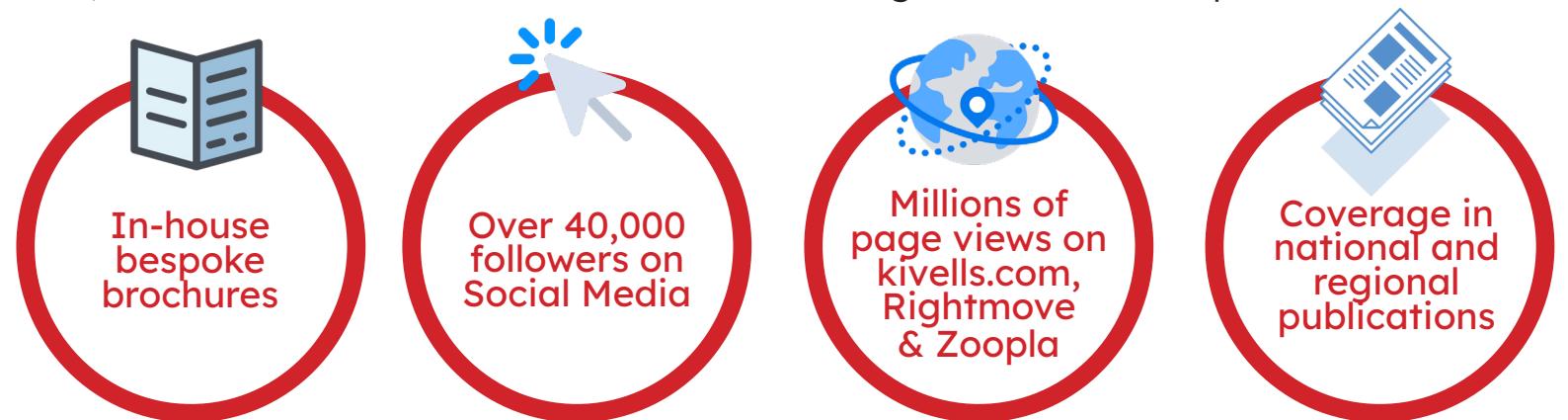
## Thinking of selling?

Kivells are at the heart of the farming community throughout the westcountry and beyond and have been selling farms, land and smallholdings since 1885.



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- ✓ Experienced team of Farm Agents
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- ✓ Network of contacts within the farming community
- ✓ Added value with advice on Tax, Planning and Stewardship



With 140 years of industry experience, we pride ourselves in providing friendly and professional advice on all aspects of selling your farm, land or smallholding.

# Farms For Sale

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

## Great Huish Farm Teburn St. Mary Exeter

- Grade II Listed detached four bedroom house with three reception rooms
- Two further cottages providing income generation or multi-generation living
- Ring Fenced Farm
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- Easy access to the A30 & M5
- In all about 8.92 acres of agricultural land with further land available by separate negotiation.
- EPC: C

**Guide Price: £1,395,000**

Exeter Farms & Land Department  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262



## West Burrow Farm Bratton Clovelly, Okehampton

A quietly set rural small holding offering huge potential.

- Grade II\* Listed thatched farmhouse in need of modernisation.
- 3 beds, 2 receptions.
- Two adjoining traditional barns.
- Land and woodland
- EPC: Exempt as a listed property

Guide Price: £645,000

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547



# Farms For Sale

# KIVELLS

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

## Fern Hill Farm Mount, Bodmin

- Farm with significant development potential
- Range of agricultural and equestrian buildings
- 60.29 acres of land including productive pasture
- Two bedroom lodge
- Planning for farm dwelling and residential caravan
- Located in a super rural location with far reaching valley views
- Freehold with vacant possession upon completion

**Guide Price: £1,000,000**

Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543



# Development Site For Sale

# KIVELLS

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## Development Site at 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](mailto:simon.alford@kivells.com) | 01392 252262



**Aerial view looking north west**

# Land For Sale

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## Solar Park & Land at Gammaton Bideford

- Two solar parks with RPI linked, long-term leases
- Substantial income
- Excellent road frontage with good internal access via a well established track network
- 21.55 acres of quality pastureland in addition to the solar
- In all about 109.9 acres combining solar and pastureland

**Guide Price: £1,950,000**

Exeter Farms & Land Department  
[ben.hancock@kivells.com](mailto:ben.hancock@kivells.com) | 07760 887581



# Land For Sale

## Land At Trevillies

St. Keyne, Liskeard | Guide Price £375,000 - £400,000



Approximately 45.64 acres of productive arable/pasture land and amenity woodland with mains water connected. Freehold with vacant possession upon completion.

Liskeard Farms & Land Department

[mark.bunt@kivells.com](mailto: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](mailto:simon.alford@kivells.com) | 01392 252262

# Land & Buildings For Let

# KIVELLS

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

## UNITS TO LET AT WREYS BARTON, STOWFORD, LEWDOWN, OKEHAMPTON, DEVON EX20 4BZ

Four recently refurbished units available to rent with immediate effect. Each unit varies in size from 100m2 squared up to 297m2 with the prices varying in accordance.

All available units have electricity and the site has multiple security gates, including an electronic access gate, plus a private off road location.

### UNIT DESCRIPTIONS

Unit 1—Former Workshop

Concrete floor

100m2

**Rental: £400pcm LET**

Unit 2 – Middle Barn 2

Concrete floor, Parking, High roof (5.6m to the eaves)

107m2

**Rental: £500pcm LET**

Unit 3 – Middle Barn 3

Concrete floor, Parking

123m2

**Rental: £650pcm LET**

Unit 4 – Former Cubicle shed

Concrete floor, Parking

297m2

**Rental: £1,000pcm**

Holsworthy Farms & Land Department

[toby.theobald@kivells.com](mailto:toby.theobald@kivells.com)

01409 253275



# Land for Auction

## Wednesday 18th February, 7.00pm

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

# KIVELLS

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

### Land at Coombe

St. Beward, Bodmin | Auction Guide Price £50,000 - £55,000  
For sale by public auction - Wednesday 18th February



Approximately 4.15 acres of pasture and woodland coppice accessible off a quiet parish road with stream frontage on the northern boundary and a useful farm building.

Liskeard Farms & Land Agency  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543



Just under 3½ acres of gently sloping pasture with a small range of buildings suitable for equestrian purposes.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547



Just over 7¾ acres of gently sloping pasture land with a useful timber agricultural building and good access.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

### Collecotts Field

Jacobstowe, Okehampton | Auction Guide Price £25,000 - £30,000  
For sale by public auction - Wednesday 18th February



An attractive level paddock of approximately 2.19 acres with a small timber and corrugated sheet building in an accessible location, not far from Hatherleigh.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547



### Land at Pipswell Cross

Morwenstow, Bude | Auction Guide Price £275,000  
For sale by public auction - Wednesday 18th February

Just under 35 acres of productive pasture and arable ground with road frontage and access and rare reaching views.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547



About 12¼ acres of gently sloping pasture land with road frontage and good access.

Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

# Land for Auction

## Wednesday 18th February, 7.00pm

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

# KIVELLS

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

### Land at Little Ladford (Lot 3)

Shebbear, Beaworthy | Auction Guide Price £100,000

For sale by public auction - Wednesday 18th February



Some 10½ acres of gently sloping pasture land with road frontage and good access.

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

## Previous Auction Results

### Wednesday 10th December, 7.00pm

#### Woodland at Dolton

Winkleigh | Auction Guide Price £85,000

SOLD: £91,000



Mature mixed broadleaf woodland situated in a highly accessible location and bordered by a small water course. In all about 11.35 acres.

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

#### 77 Elmfield Crescent

Exmouth | Auction Guide Price £205,000

SOLD: £225,000



A detached two bedroom bungalow in a sought-after location with a large garden, in need of complete renovation. No onward chain.

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

# Farms Sale Agreed

# KIVELLS

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

**Keymelford Farm Buildings & Land**  
Keymelford, Colebrook, Crediton, Devon



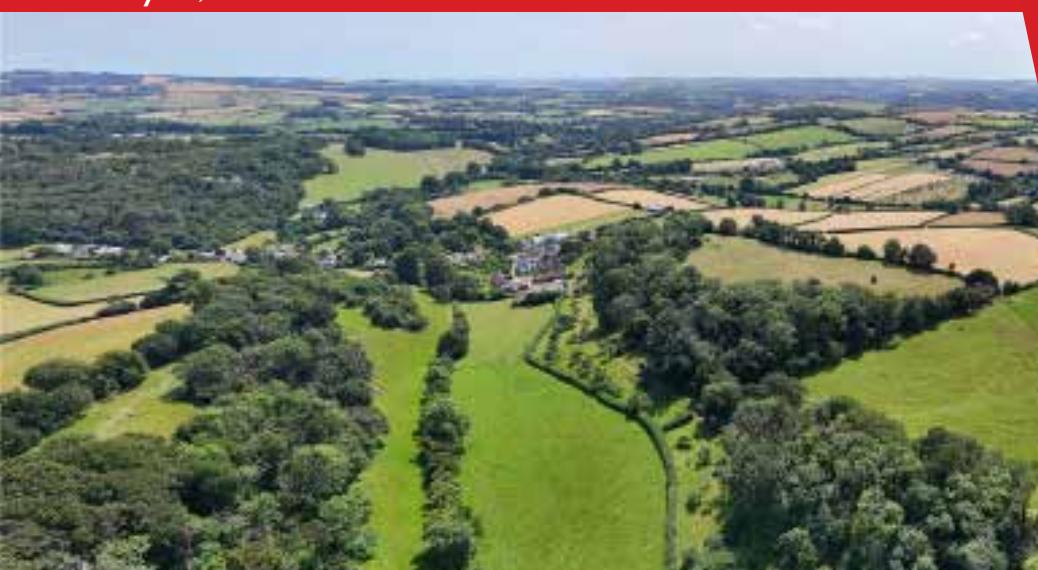
**Lot 1** - Agricultural buildings and yard area with land surrounding extending to 0.41 acres.  
**Guide Price: £150,000**

**Lot 2** - Agricultural building with concrete pad and land surrounding extending to 0.41 acres.  
**Guide Price: £135,000**

**Lot 3** - A small grassland area extending to approximately 0.14 acres. **Guide Price: £25,000**

Exeter Farms & Land Agency  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262

**Tor Court Farm**  
Torbryan, Newton Abbot



- Four bedroom, Grade II Listed farmhouse
- Stone barns and a modern agricultural building with potential for alternative uses (stp)
- A truly hidden gem located in a peaceful yet accessible location
- Stunning, well-maintained pasture, orchards and woodland
- In all approximately 67.43 acres (27.28 hectares)

**Guide Price: £1,210,000**

Exeter Farms & Land Department  
[ian.caunter@kivells.com](mailto:ian.caunter@kivells.com) | 01392 252262

# Farms Sale Agreed

**Sandenbury**  
Tregadillett, Launceston

# KIVELLS

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



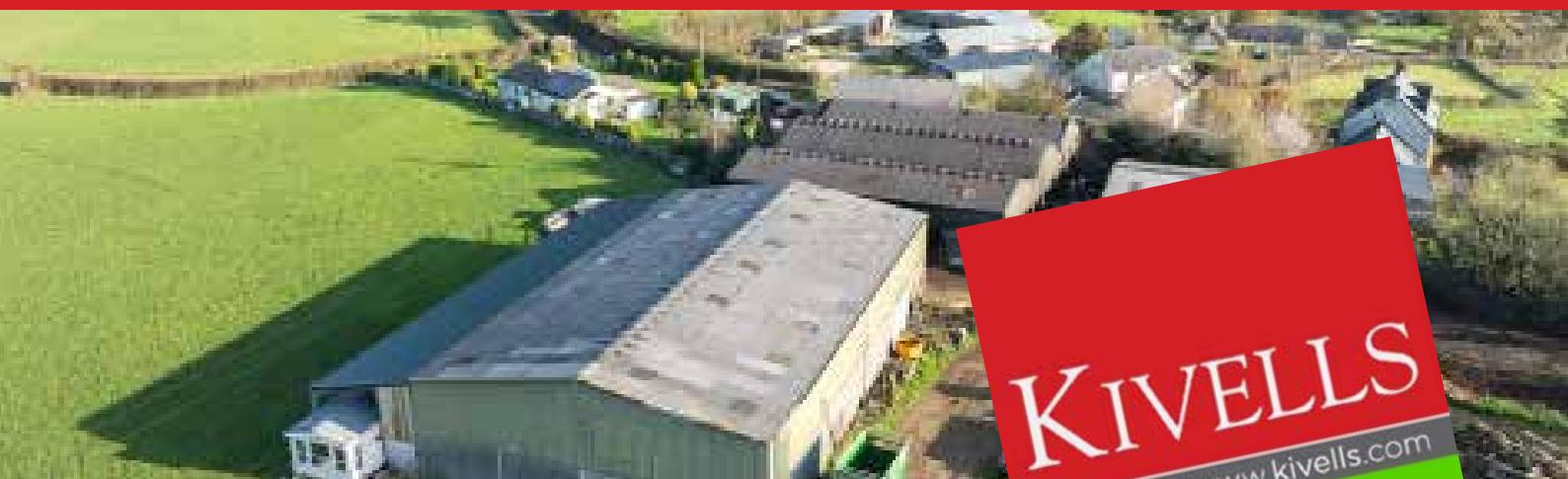
KIVELLS  
[www.kivells.com](http://www.kivells.com)  
Kivells. The sign that sells!  
**SALE AGREED**

- 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

**Guide Price: £650,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Higher Norley Farm Northlew, Okehampton



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[www.kivells.com](http://www.kivells.com)  
Kivells. The sign that sells!  
**SALE AGREED**

- Just over 93 acres of productive pasture land
- A useful range of farm buildings including 96 cubicles, loose housing, fodder store and workshop
- Wonderful far reaching views to Dartmoor
- For sale by Private Treaty

**Guide Price: £1,100,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

# Farms Sale Agreed

# KIVELLS

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

## Tregaminion Manor Farm Morvah, Pendeen, Penzance



- Idyllic coastal setting
- Ring fenced farm in an Area of Outstanding Natural Beauty
- Multiple dwellings for income generation or multi-generational living
- Period farmhouse and two cottages
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- In all some 118 acres
- EPC C, G & G.

**Guide Price: £2,500,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Trelissick Farm Sithney, Helston



In a beautiful sheltered setting, an 85 acre stock farm. For sale as a whole or in the following lots.

**LOT 1:** Farmhouse, range of modern livestock and storage buildings, traditional stone barns (some with planning for residential development), set in just over 28 acres of land. EPC: E. **Guide Price: £1,300,000**

**LOT 2:** A super run of gently sloping pasture land extending to some 43½ acres. **Guide Price: £375,000**

**LOT 3:** Just over 14 acres and a former waterworks building with planning in principle for a dwelling. **Guide Price: £290,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

# Farms Sale Agreed

# KIVELLS

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

**Sensham Farm**  
Marhamchurch, Bude



- Substantial modern farmhouse and separate first floor flat, both in need of modernisation
- Range of adaptable farm buildings with stabling
- Set in some 57 acres
- Not far from the North Cornish coast
- EPCs: D and F

**Guide Price: £1,600,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

**Pinelands Farm**  
Highampton, Beaworthy



- Charming lifestyle farm with a three bedroom, newly renovated and extended bungalow
- Superb range of traditional and modern outbuildings
- Productive pasture with pockets of woodland extending to just over 56 acres
- Secluded yet convenient location
- EPC: D

**Guide Price: £845,000**

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

# Land Sale Agreed

# KIVELLS

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

## 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, although in recent years has been used for arable and vegetable growing purposes.

Liskeard Farms & Land Agency

[mark.bunt@kivells.com](mailto: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 and lovely rural views over Dartmoor. Suitable for amenity, equestrian and traditional farming.

Exeter Farms & Land Department

[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262

## 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](mailto:farms@kivells.com) | 01409 259547

## 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](mailto:mark.bunt@kivells.com) | 01579 345543

## 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, easy working, enclosures.

Liskeard Farms & Land Department

[mark.bunt@kivells.com](mailto: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, mostly contained in large, easy working, enclosures.

Liskeard Farms & Land Department

[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543

# Land Sale Agreed

# KIVELLS

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

## Land at St. Issey (LOT 1)

Wadebridge | Guide Price £470,000



Extending to a total of 39.74 acres, lot one comprises a productive block of Grade 3 pasture land, divided into five enclosures.

Exeter Farms & Land Agency  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262

## Land at St. Issey (LOT 2)

Wadebridge | Guide Price £450,000



A productive block of farmland totalling 38.87 acres, contained within a ring fence of six enclosures. The land is all down to pasture and is being utilised for livestock grazing.

Exeter Farms & Land Agency  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262