



KIVELLS

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Collective Property Auction Half Year Review

2024

“

To date, in 2024 we have seen over £10.5 million worth of properties sell at auction with Kivells.

- Sam Turner MNAEA - Director

”

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 already seeing in excess of £10.5 million worth of properties sold by this method of sale.

- Sam Turner MNAEA - Director





Following on from our most successful year to date, where over £21.7 million worth of properties were sold at auction, 2024 has got off to a flying start, with sales already topping an impressive £10.5 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 540 acres successfully going under the hammer so far 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.

It has been a phenomenal start to the year for our collective property auctions, with over £10.5 million worth of properties sold by this method of sale with Kivells.

2024 figures

£4.9 million in sales in our April auction

73% sales success rate in 2024*

Over **£10.5 million** of property sales

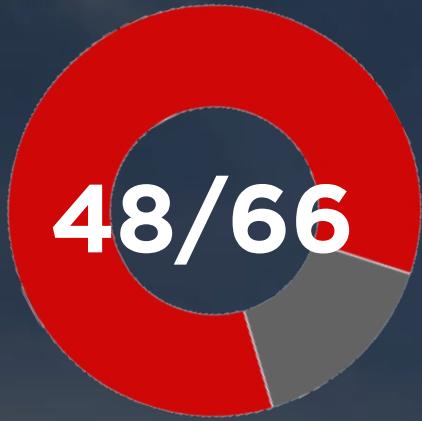
Kivells auctions attract **international interest**

Over **200,000** live online auction views

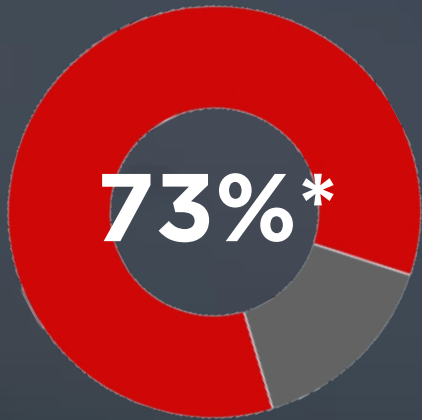
Over **10 million** auction property views online



2024 Analysis - Grand Total



Lots Sold



Sales Success

Value Sold
£10,527,000

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*Including lots sold prior to auction

2024 Analysis - Individual Auctions

Jan

Feb

March

Lots sold



6/9

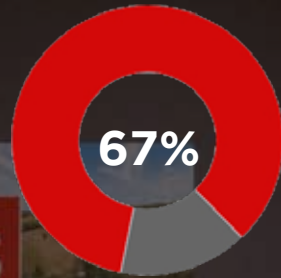


12/16

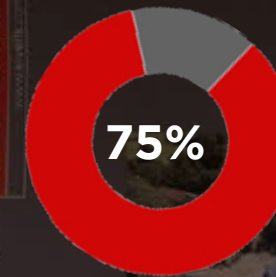


7/12

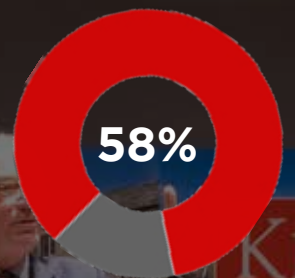
Sales Success



67%



75%



58%

Value Sold



£1,405,000



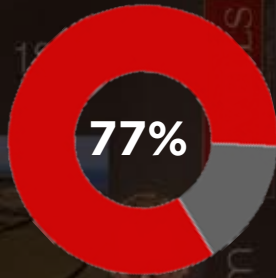
£2,190,000



£674,000

April

May










£4,963,000

£1,295,000

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

Think property auctions, **think Kivells.**

Bude

|

Exeter

|

Holsworthy

|

Launceston

|

Liskeard



A message from Simon Alford



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 Lifton, 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**



17th January

Kivells begins the year on a high with sales topping £1.4 million at its first auction of 2024.

Lots sold



6/9

Sales Success



67%

Value Sold



£1,405,000

SOLD £150,000

Guide £110,000



**Land off Appledore Road,
Northam, Bideford**

A very gently sloping pasture paddock extending to 4.58 acres with road frontage and good access.

SOLD £385,000

Guide £325,000



**Land at Cottage Farm,
Jacobstow, Bude**

Approximately 51.19 acres of gently sloping organic pasture land with good road access.

SOLD £175,000

Guide £175,000



**Land at Little Panson,
St. Giles-on-the-Heath**

Just under 20 acres of level pasture land, mainly level or gently sloping and in three principal enclosures.

SOLD £385,000

Guide £350,000



Sunny Bank, Yeoford, Crediton

A four-bedroom detached farmhouse with opportunity to personalise and create a family home, set within a generous plot exceeding 2.5 acres.

SOLD £250,000

Guide £200,000



**2 and 4 Crandford Close,
Bridestowe, Okehampton**

An excellent investment opportunity to acquire two spacious two bedroom flats with tenants in situ.

SOLD £60,000

Guide £50,000



Bulland Barn, St. Cleer, Liskeard

Two adjoining traditional stone barns with potential, subject to planning, located in a quiet rural valley setting with lovely views.

21st February

Kivells' second auction of the year achieves over £2.1 million in sales.

Lots sold



12/16

Sales Success



75%

Value Sold



£2,190,000

SOLD £180,000

Guide £75,000



Lot 1, Land at Binkham Farm, Yelverton

Some 5.89 acres of pasture land and a useful general purpose building with stabling.

SOLD £125,000

Guide £65,000



Lot 2, Land at Binkham Farm, Yelverton

A gently sloping pasture paddock, with a natural water supply, totalling 6.66 acres.

SOLD £110,000

Guide £45,000



**Lot 3, Land at Binkham Farm,
Yelverton**

Approximately 8.60 acres of pasture land with a small area of woodland and a natural water supply.

SOLD £150,000

Guide £100,000



**Rose Cottage, Loveny Road,
St. Neot**

An imposing three bedroom detached residence in need of extensive renovation throughout.

SOLD £350,000

Guide £330,000



**Lot 1, Land at Higher Pigsdon,
Launcells, Bude**

Just over 42 acres of productive grassland, including 3 acres of attractive mature broadleaf woodland.

SOLD £150,000

Guide £170,000



**Lot 2, Land at Higher Pigsdon,
Launcells, Bude**

Approximately 21.66 acres of gently sloping grass and arable land with parish road frontage.

SOLD £20,000

Guide £25,000



**Land Behind 14-18 Youldon Way,
Horrbridge**

Approximately 0.275 acres of sloping land suitable for a variety of uses including potential development, STPP.

SOLD £175,000

Guide £125,000



**Land East of Beechlea, Coads
Green, Launceston**

Nearly 13 acres of productive arable/pasture land, level and very gently sloping, on the outskirts of the village.

SOLD £225,000

Guide £200,000



1 Newton Cottages, Lanhydrock

Offered to the market for the first time in its history, 1 Newton Cottages is a charming and characterful two bedroom semi detached property, beautifully nestled on the prestigious Lanhydrock Estate and boasting far-reaching countryside views across undulating Cornish countryside.

SOLD £275,000

Guide £250,000



2 Newton Cottages, Lanhydrock

2 Newton Cottages represents a beautiful two double bedroom stone built semi detached cottage, set within generous gardens and boasting spectacular far-reaching countryside views.

SOLD £130,000

Guide £100,000



Barn and Land at Neydown, Treskinnick Cross, Poundstock

Just over half an acre with a concrete block barn including a hardstanding and grass paddock.

SOLD £300,000

Guide £280,000



Land at Trevedda, Lanteglos, Fowey

33.18 acres comprising a ring fenced block of level or very gently sloping land.

20th March

Sales Exceed
£670,000 at
Kivells' March
Collective Property
Auction

Lots
sold



7/12

Sales
Success



58%

Value
Sold



£674,000

SOLD £200,000

Guide £200,000



7 Units at The White Hart Arcade, Launceston

A superb investment opportunity to acquire seven lockup units situated within the centre of Launceston Town Centre. Each unit was sold with tenants in situ and the seven units provide an overall income of £37,850 per annum.

SOLD £200,000

Guide £180,000



25 Torwood Street, Torquay

A substantial property providing three self-contained flats. An ideal investment or holiday home income property.

SOLD £115,000

Guide £75,000



Land on North Street, Sheepwash, Beaworthy

3.46 acres of very gently sloping pasture paddocks with stabling and general purpose store buildings. The land also benefits from good access off the adjoining parish road, generator electricity and mains water connected.

SOLD £33,000

Guide £55,000



Lot 1, Land at Stone Cross, Lifton

Approximately 3.44 acres of gently sloping pasture land with lane access.

SOLD £38,000

Guide £70,000



Lot 2, Land at Stone Cross, Lifton

Approximately 4.39 acres of gently sloping pasture land with lane access.

SOLD £33,000

Guide £65,000



Lot 3, Land at Stone Cross, Lifton

Approximately 3.69 acres of level pasture land with road frontage and access.

SOLD £55,000

Guide £80,000

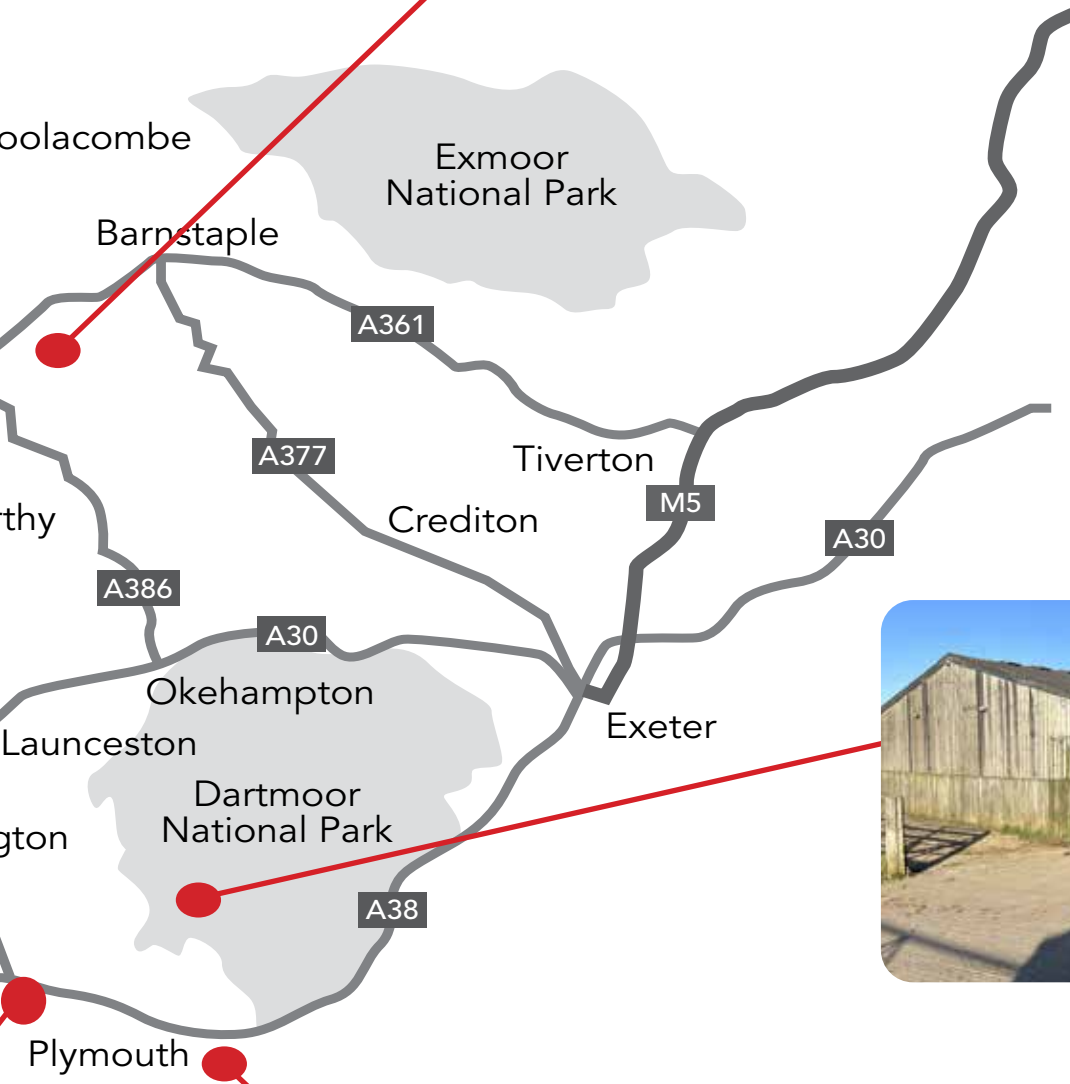


Lot 5, Land at Stone Cross, Lifton

Approximately 5.47 acres of gently sloping pasture land with road access.

Auction sales across two counties





17th April

A variety of sought after lots went under the auction hammer in April, resulting in over £4.9 million in sales being achieved. A phenomenal result for all involved.

Lots sold



13/16

Sales Success



81%

Value Sold



£4,963,000

SOLD £415,000

Guide £350,000



Pillaton Mill, Pillaton, Saltash

A period detached residence with an immense amount of charming character, being nestled in a simply idyllic location and occupying 2.10 acres of mature gardens and level pasture land.

SOLD £440,000

Guide £375,000

**Highfield, Bondleigh, North Tawton**

In need of complete renovation, a four bedroom house in a lovely rural setting boasting a range of useful outbuildings and set within 3.36 acres of gardens, yard and paddock.

SOLD £380,000

Guide £360,000

**Plot for Two Dwellings, Madeira Drive, Widemouth Bay, Bude**

This sizeable plot with outline planning permission for two dwellings is just a short walk from the beach and local restaurants and cafés. The site is perfect for a developer looking to maximise profit in a highly sought-after location, or planning could be submitted for one large dwelling.

SOLD £358,000

Guide £325,000



Leatside Cottage and Moll's Yard, Middle Street, Port Isaac

Nestled in the heart of Port Isaac, Leatside and Moll's Yard offer a unique opportunity to purchase a "lock up and leave" holiday home with huge income potential. Both properties are well presented throughout and retain many of the original characterful features.

SOLD £565,000

Guide £450,000



**Lot 1, Land at Oatham,
Sydenham Damerel**

Some 64.85 acres of level and gently sloping pasture land at Oatham, including 11.50 acres of woodland.

SOLD £355,000

Guide £215,000



**Lot 2, Land at Portington,
Lamerton**

Approximately 26.43 acres of level pasture land at Portington with a useful agricultural building.

SOLD £160,000

Guide £135,000



**Lot 1, Land at Hallworthy,
Camelford**

Approximately 11.74 acres of very gently sloping agricultural land with road frontage and good access.

SOLD £100,000

Guide £100,000



**Lot 2, Plot Between Crossways
and Wileyside, Hallworthy**

Building plot with Permission in Principle granted for a single residential dwelling.

SOLD £90,000

Guide £70,000



Land at Whey Cross, Umberleigh

Just under 8 acres of productive pasture land, gently undulating with far reaching countryside views. The land also benefits from road frontage, excellent access and mains water connected.

SOLD £525,000

Guide £550,000



Lot 1, Land at Paiges Farm, Gabber Lane, Plymouth

Approximately 78.70 acres of generally gently sloping farmland contained in good sized enclosures with road frontage on two sides. There is a little steeper ground in the west.

SOLD £310,000

Guide £180,000



Lot 2, Land at Gabber Farm, Gabber Lane, Plymouth

Approximately 22.69 acres of level farmland in two good shaped fields.

SOLD £450,000

Guide £450,000



Lot 3, Land at Gabber Farm, Gabber Lane, Plymouth

About 64.53 acres of level or gently sloping farmland in six principal enclosures.

SOLD £815,000

Guide £850,000



Lot 4, Gabber Farm, Gabber Lane, Plymouth

A seven-bedroom farmhouse, range of adaptable dairy and general-purpose farm buildings and land totalling around 35.62 acres.

15th May

Impressive results achieved at Kivells' May Auction with sales exceeding £1.2 million

Lots sold



10/13

Sales Success



77%

Value Sold



£1,295,000

SOLD £30,000

Guide £25,000



Woodland at Lanivet, Bodmin

Approximately 2.51 acres of mature woodland in a single enclosure, offered to the market for the first time in over 30 years.

SOLD £45,000

Guide £40,000



Land Adjacent to St. Eval Church, St. Eval

Approximately 3.40 acres comprising a single enclosure of level pasture. The land also includes a concreted pad.

SOLD £56,000

Guide £40,000



Land at Robins Hill, Cookbury

The land at Robins Hill extends to some 5.66 acres and is accessed via a short track / right of way on its southern boundary.

SOLD £35,000

Guide £35,000



Land at Pillaton, Saltash

Woodland extending to approximately 3.99 acres comprising an enclosure of ancient and naturally regenerated woodland.

SOLD £100,000

Guide £60,000



Land at Tartendown, Landrake

Approximately 4.95 acres of gently sloping pasture land in a single enclosure.

SOLD £65,000

Guide £70,000



Land at Exbourne, Okehampton

Approximately 10.32 acres in a quiet rural location including a small wooded copse.

SOLD £178,000

Guide £160,000



45 Higher Glen Park, Pensilva, Liskeard

A spacious three bedroom semi detached property located in the ever popular moorland village of Pensilva and within walking distance to many local amenities and public transport.

SOLD £410,000

Guide £375,000



The Old Manor House, Boscastle

The Old Manor House Restaurant, Takeaway and Tea Garden is a landmark Grade II listed property in the heart of Boscastle Harbour.

SOLD £330,000

Guide £300,000

**The Posting House, Treworld, Boscastle**

A partly completed barn conversion and summer house in a sought-after village location on a large corner plot. Part of the works have already been carried out including the installation of a new foul drainage system with power and water already being brought to the property.

SOLD £46,000

Guide £20,000

**Land at Golberdon, Callington**

Approximately 1.58 acres of level pasture land in a single enclosure. Access onto an adjoining quiet parish road, with a network of parish roads and lanes beyond. The land is perfect for outriding and walking opportunities.

Sam Turner MNAEA
Director

Kivells' property auctions are the benchmark for excellence in the South West.



With our continued success and the tireless hard work of the amazing team at Kivells, our property auctions continue to be the most successful in Devon and Cornwall.

- Sam Turner MNAEA - Director





Kivells are proud to have been holding successful property auctions for over a century across the South West and beyond.

2023 saw the most successful year to date, with over 130 lots going under the auction hammer and in excess of £21.7 million in property sales achieved.

2024 is set to exceed these phenomenal results, with sales already topping £10.5 million.

Kivells have the expertise to host every aspect of the auction, including in-house auctioneers with decades of experience.

All auctions are live streamed, with over 200,000 live online auction views in the past 12 months. This live steaming service means reach is maximised as bidders are able to bid online if they are unable to attend the evening.



Kivells have the expertise to sell any property type, from terraced town centre properties, bungalows and commercial premises, to rural smallholdings, land and multi-million pound commercial farms, for a multitude of client circumstances.

With 5 auctions remaining, Kivells are confident that 2023's success will continue into 2024 and beyond.

If you are thinking of selling your property by auction, give your local, trusted property experts a call today.

Think property auctions, think Kivells.

2024 auction dates

17th January

21st February

20th March

17th April

15th May

12th June

24th July

4th September

9th October

13th November

For further details, including times, venue and information on how you can bid online, please visit

www.kivells.com

Kivells' auction team includes residential, agricultural and commercial specialists.



Simon Alford
Director



Mark Bromell
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Claire Whiting
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Natalie Fitch
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