



# Collective Property Auction Review

# 2024

“

In 2024 we have seen over £19 million worth of properties sell at auction with Kivells.

- Sam Turner MNAEA - Director

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**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' Collective 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.**

It has been another phenomenal year for our collective property auctions, with over £19 million worth of properties sold by this method of sale with Kivells.

# 2024 figures

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**£4.9 million** in sales in our April auction

Kivells auctions attract **international interest**

Over **£19 million** of property sales








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

Over **10 million** auction property views online



# Why choose Kivells?

**K**ivells 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](http://www.kivells.com)

@KivellsProperty

Think property auctions, **think Kivells.**

Bude

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Exeter

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Holsworthy

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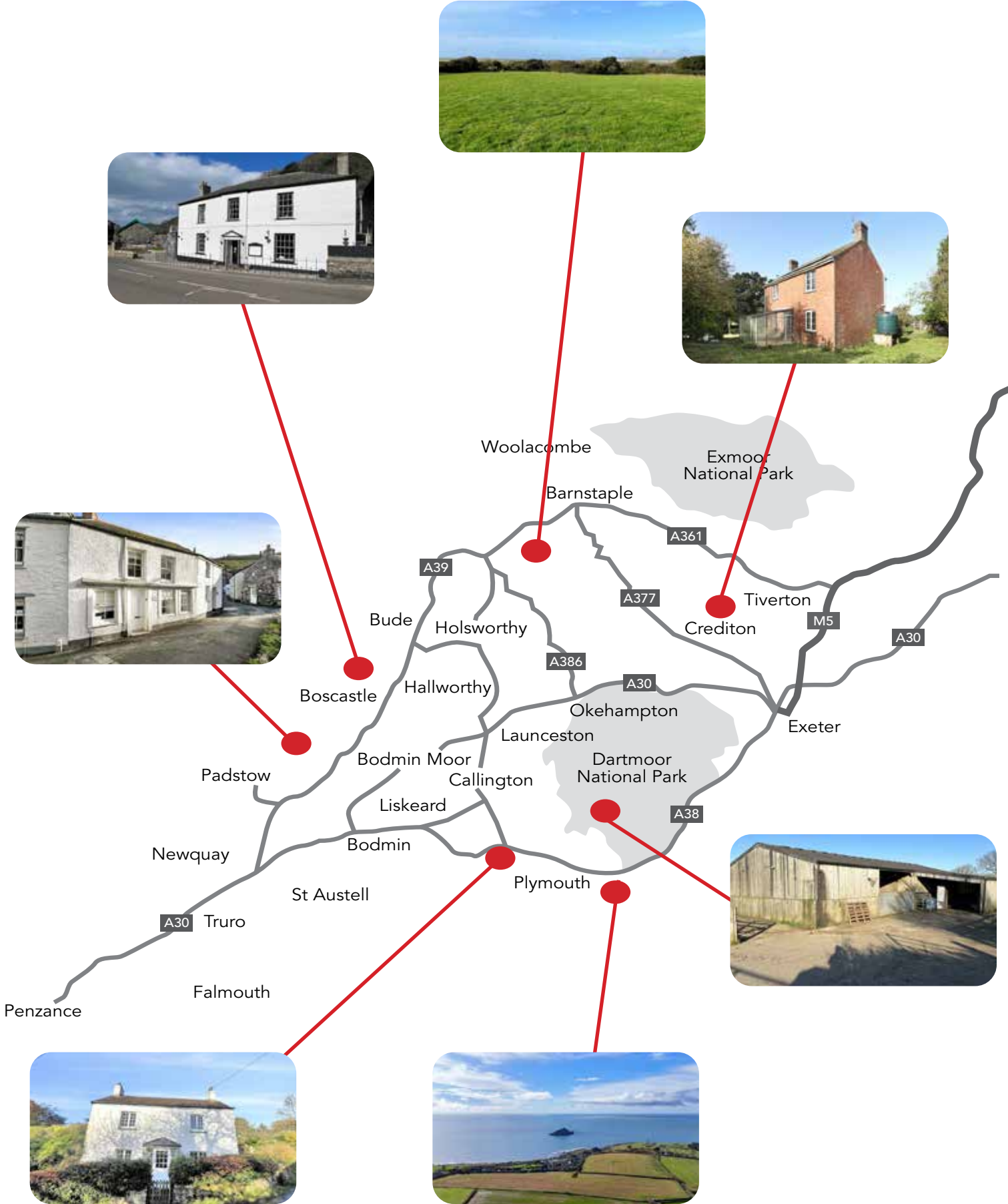
Launceston

|

Liskeard



# Auction sales across two counties



# 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 Lifton, Devon; a vibrant yet relaxed atmosphere which is perfect for encouraging bidding.

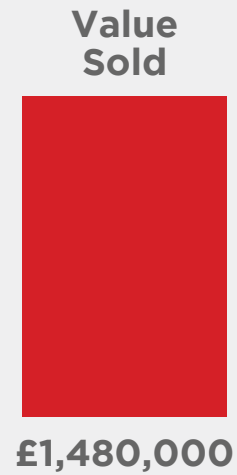
The whole evening is hosted by experienced Kivells staff, from a warm welcome and registration, through to bidding and signing of contracts.

**Lifton Strawberry Fields  
Lifton  
Devon  
PL16 0DE**



# 17th January

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



**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 £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 £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 £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 £2.4 million in sales.

Value Sold



£2,465,000

**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 £275,000**

Guide £250,000



**Plot at Bramble Lane,  
Crackington Haven, Bude**

A stunning sea view building plot with outline planning permission located a short walk from the beach.

**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 £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.

# 20th March

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

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.

# 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.

Value Sold



£4,963,000

**SOLD £415,000**

Guide £350,000



## **Pillaton Mill, Pillaton, Saltash**

A period detached residence 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**

A four-bedroom house boasting a range of useful outbuildings and set within 3.36 acres of gardens, yard and paddock.

**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 £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 £380,000**

Guide £360,000



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

A sizeable plot with outline planning permission for two dwellings located just a short walk from the beach.

**SOLD £358,000**

Guide £325,000



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

Two and one-bedroom terraced houses located in the heart of Port Isaac with huge income potential.

# 15th May

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

Value Sold



£1,295,000

**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.

**SOLD £46,000**

Guide £20,000



**Land at Golberdon, Callington**

Approximately 1.58 acres of level pasture land in a single enclosure, perfect for outriding and walking opportunities.

**SOLD £100,000**

Guide £60,000



**Land at Tartendown, Landrake**

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

**SOLD £178,000**

Guide £160,000



**45 Higher Glen Park, Pensilva, Liskeard**

A three-bedroom semi-detached property located in the ever popular moorland village of Pensilva.

# 12th June

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**K**ivells continue to generate remarkable auction results, with sales topping £1.8 million at June's Auction.

Value Sold



£1,805,000

**SOLD £197,000**

Guide £150,000



## **Christor, Upton Cross, Liskeard**

Offered to the market for the first time in its history, this three-bedroom property requires substantial renovation throughout, but offers immense potential, and sits on a generous size plot within the Cornish Moorland village of Upton Cross.

**SOLD £96,000**

Guide £50,000



**Land known as Jack's Field,  
Kellocott**

2.31 acres of level and gently sloping pasture paddock with a small range of buildings and polytunnel.

**SOLD £400,000**

Guide £250,000



**Station House and 2-4 Railway  
Cottages, Bodmin Parkway**

A terrace of four properties, comprising three railway cottages and a former Station House.

**SOLD £237,000**

Guide £150,000



**Treginegar Lodge, St. Merryn,  
Padstow**

A substantial two-bedroom detached bungalow set on a level plot and offering tremendous potential.

**SOLD £188,000**

Guide £140,000



**Chapel at Kilhampton, Bude**

A fantastic opportunity to convert a modern chapel into two single storey dwellings with each property having off-road parking for two cars.

## 24th July

Residential property sells well at Kivells' 7th auction of the year with in excess of £2m in sales achieved.

Value Sold



**SOLD £185,000**  
Guide £80,000



### Bevills Hill Cottage, Bridgerule, Holsworthy

Bevills Hill Cottage, once a farm worker's residence forming part of a large estate, represents a truly exciting project to return this tiny, Grade II listed thatched cottage to its former glory.

**SOLD £450,000**

Guide £350,000



**Land and Class Q Barn at Double Thorn, St. Giles-on-the-Heath**

26.54 acres and an agricultural building with Class Q permission for a three-bedroom residential dwelling.

**SOLD £180,000**

Guide £140,000



**51 St. Johns Road, Launceston**

A three-bedroom semi-detached property which requires full modernisation and refurbishment throughout.

**SOLD £170,000**

Guide £150,000



**15 - 17 Church Street, Launceston**

Once completed, this large property will comprise three residential dwellings and two retail units.

**SOLD £165,000**

Guide £120,000



**36 Biscovey Road, Par**

A three-bedroom end of terrace property boasting off-road parking for multiple vehicles and a low maintenance enclosed garden.

# 4th September

Sun sets on another fantastic summer for Kivells' property auctions.

Value Sold



£2,009,000

**SOLD £415,000**

Guide £350,000



## Old Tredalsett Farm, Duloe, Liskeard

A substantial farmhouse in need of an element of modernisation throughout and set in generous grounds of approximately 7.22 acres.

**SOLD £505,000**

Guide £375,000



**Little Gimble, Common Moor, Liskeard**

A three-bedroom detached residence occupying approximately 14 acres of land with a range of outbuildings.

**SOLD £115,000**

Guide £90,000



**The Carlton Suite, Liskeard**

An imposing and iconic commercial premises set within the heart of Liskeard.

**SOLD £190,000**

Guide £150,000



**4 Humphreys Close, St. Cleer**

A two-bedroom detached bungalow requiring modernisation throughout, set on a substantial plot with off-road parking and an integral garage.

**SOLD £13,000**

Guide £10,000



**Land at Trebarwith Strand, Tintagel**

Approximately 0.23 acres of amenity land in a tremendous coastal position with views over Trebarwith Strand.

# 9th October

Kivells' penultimate auction of the year sees residential property generate strong results.

Value Sold



£972,001

**SOLD £280,000**

Guide £250,000



## Land at Jennycliff, Plymouth

Approximately 33.2 acres of land situated in a spectacular and instantly recognisable location. The land boasts extraordinary uninterrupted views across Plymouth Sound, towards Drakes Island and the Breakwater.



**SOLD £100,501**

Guide £50,000

**Development Plot at Victoria Road, Black Torrington, Beaworthy**

A development plot comprising full planning permission for a one-bedroom barn conversion and approximately 1.5 acres of gently sloping pasture land. The land is perfect for equine enthusiasts, gardeners and may offer the potential for further development (STPP).

**SOLD £218,000**

Guide £185,000

**29 Exeter Road, Okehampton**

A three-bedroom semi-detached town house in a highly convenient location. The property requires a level of modernisation and refurbishment throughout but also offers considerable potential to add value.

# 13th November

Over £1.3 million worth of property sells at Kivells' November Auction.

Value Sold



£1,305,000

**SOLD £710,000**

Guide £500,000



## Beechcroft, Hallworthy, Camelford

A generous four-bedroom bungalow situated in 19.6 acres and boasting a range of outbuildings suitable for a variety of uses. The property benefits from good road frontage with great access to the A39 and A395.

**SOLD £255,000**

Guide £165,000



**Land and Buildings at Trebray, Altarnun**

17.81 acres of grazing land and a useful range of agricultural and storage buildings.

**SOLD £90,000**

Guide £70,000



**4 Cannon Hill, Liskeard**

A charming one-bedroom terraced house located in the heart of Liskeard.

**SOLD £165,000**

Guide £100,000



**Land adjacent to Elements, Widemouth Bay, Bude**

A timber stable block with hardstanding parking, turnout area and 4 acres of pasture land.

**SOLD £85,000**

Guide £36,000



**Land at West Tosberry, Hartland, Bideford**

A pretty grass paddock extending to approximately 1.88 acres on the edge of a rural hamlet with a barn.

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

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

During 2024 the company saw some phenomenal results with over 120 lots going under the auction hammer and in excess of £19 million in property sales achieved.

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 streaming 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 11 auctions planned for next year, Kivells are confident that 2024's success will continue into 2025 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.

# 2025 auction dates

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15th January

12th February

12th March

9th April

14th May

18th June

30th July

3rd September

8th October

12th November

10th December

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

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

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



**Simon Alford**  
Director



**Mark Bromell**  
BSc (Hons) MRICS  
FAAV FLAA  
Director



**Sam Turner**  
MNAEA  
Director



**Daniel Stokes**  
MNAEA  
Director



**Jackie Chegwyn**  
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Associate & Farms  
Coordinator



**Mark Kivell**  
Office Manager



**Laura Westcott**  
MNAEA  
Senior Sales  
Negotiator



**William Braunton**  
Sales Negotiator



**Nyah Rendle**  
Sales Negotiator



**David Kivell**  
FRICS FAAV FLAA  
Consultant

# Meet the Kivells team



**Mark Bunt**  
BSc MRICS FAAV  
Director



**Thomas Rattray**  
BSc (Hons) MRICS  
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Director



**Claire Quick**  
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Land Agent



**Ian Caunter**  
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FAAV FLAA  
Land Agent



**Phoebe Millar**  
BSc (Hons) MRICS  
FAAV  
Rural Chartered  
Surveyor



**Jack Alford**  
Valuer



**Natalie Fitch**  
Sales Negotiator



**Claire Whiting**  
Sales Negotiator

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



**Kivells. The auction that sells!**

