

A wooden gavel is positioned diagonally across the upper half of the image, with its head pointing towards the bottom left. In the lower right foreground, a set of keys is laid out on a white surface. The background is a blurred, light-colored surface, possibly a desk or table.

KIVELLS

www.kivells.com

Collective Property Auction
January 2025

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' 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.

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

2024 figures

£4.9 million in sales in our April auction

Over **£19 million** of property sales

Kivells auctions attract **international interest**

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

Over **10 million** auction property views online



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 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**



Auction Results

Wednesday 15th January

LOT 1 | Hartland, Bideford

Guide: £275,000 | SOLD: £535,000

Just over 38 acres of gently sloping south facing pasture land, including approximately 8 acres of conservation land.

The land is divided into useful sized enclosures and can be accessed from the adjoining farm lane on the northern boundary, albeit there is frontage to the main road.



LOT 2 | Wembworthy, Chulmleigh

Guide: £50,000 | UNSOLD

An opportunity to purchase 2.84 acres of land which benefits from direct road access off an unnamed country road.

The land, down to permanent grassland, benefits from a small field shelter in the north eastern corner.



Wednesday 15th January

LOT 3 | Liskeard

Guide: £140,000 - £160,000 | SOLD: £170,000

A substantial four bedroom semi detached property conveniently located on the edge of Liskeard.

43 Higher Lux Street offers a fantastic renovation project with the opportunity for the purchaser to modernise the current accommodation to their own specification.



LOT 4 | Delabole

Guide: £50,000 | SOLD: £45,000

The land North of Higher Medrose comprises an access track leading to a public highway and an area of scrub extending in all to approximately 1,170 sq m (including the track).

Mains services is assumed to be close by and pre-application advice has been received for development.



Wednesday 15th January

LOT 5 | Delabole

Guide: £50,000 | **UNSOLD**

The land South of Higher Medrose comprises an area of scrub extending to approximately 1,085 sq m.

Mains services is assumed to be close by and pre-application advice has been received for development.



LOT 6 | Lewdown, Okehampton

Guide: £100,000 | **SOLD: £130,000**

Just over 10 acres of mainly level, south facing pasture land in a rural yet accessible location.

The land has well fenced natural hedge bank boundaries and benefits from parish road frontage on two boundaries. Access to the land is on the northern and eastern boundary. It also has far reaching rural views.



Wednesday 15th January

LOT 7 | Launceston

Guide: £99,000 | SOLD: £110,000

A semi-detached, one bedroom cottage in good condition.

This charming cottage features a porch, open-plan living area, kitchen, dual-aspect double bedroom and well-appointed bathroom. A great first-time purchase or investment opportunity.



LOT 8 | Trelaske, Lewannick

Guide: £15,000 | SOLD: £24,000

Extending to approximately 4.61 acres, Dumnonii Woods comprises a block of gently sloping coniferous woodland, in a quiet rural setting.

The woodland has great timber harvesting potential subject to gaining the necessary licences, and may present opportunities for carbon capture.



Wednesday 15th January

LOT 9 | North Tamerton

Guide £175,000 - £195,000 | SOLD: £268,000

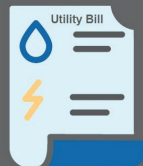
This charming, cob and stone-built farmhouse, in need of full modernisation, offers a unique opportunity to create your dream country retreat.

Nestled amidst 2.8 acres of Cornish countryside, the property boasts a wealth of potential.



ID Requirements

All auctioneers are now required to verify the identity of all bidders before the auction. Bidders will need to register with Kivells on the night of the auction and, in doing so, will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. If we are not fully satisfied, we will not be able to proceed with the transaction.



Unable to attend on the night?

We've got that covered! Kivells are delighted to offer live online bidding for our property auctions. A modern way to secure your next property from the comfort of your own home. Using the latest cutting edge technology, you can bid on your chosen lot in real time, as the auction takes place, without having to attend.

Bidding online is easy:

- 1.** Visit www.kivells.com and navigate to the 'Online Bidding' page.
- 2.** Click the link to download the Online Bidder Registration form.
- 3.** Return the form to us with your ID.
- 4.** We will send you your log-in details.
- 5.** Click the 'Online Auction' button on the day of the auction.
- 6.** Bid on your chosen lot (full instructions can be found on the Kivells website).



2025 auction dates

Wednesday
15th January

Wednesday
12th March

Wednesday
9th April

Wednesday
14th May

Wednesday
18th June

Wednesday
30th July

Wednesday
3rd September

Wednesday
8th October

Wednesday
12th November

Wednesday
10th December

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



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** Guide prices correct at time of printing*

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and valuation. Our
certified experts
can advise you on
the best method
of sale for your
property.

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