

A wooden gavel with a dark handle and a light-colored head, resting on a white surface. In the foreground, a set of keys is visible, including a large metal key and a smaller one. The background is slightly blurred, showing what appears to be a document or a wall with some markings.

KIVELLS

www.kivells.com

Collective Property Auction
July 2024 Results

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 £13.5 million worth of properties sold by this method of sale.

- Sam Turner MNAEA - Director

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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 currently topping an impressive £13.5 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 590 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.**

2024 figures to date

Over
£13.5 million of
property
sales

73%
sales
success rate
in 2024

£4.9 million in
sales in our
April
auction

Kivells
auctions
attract
**international
interest**

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

Over
10 million
auction
property views
online



2024 Analysis

Lots sold

68/93

A donut chart with a red outer ring and a grey inner ring. The red ring represents 68/93, and the grey ring represents the remaining 25/93. The chart is positioned over a background image of a flag with the Kivells logo.

Sales Success

73%

A donut chart with a red outer ring and a grey inner ring. The red ring represents 73%, and the grey ring represents the remaining 27%. The chart is positioned over a background image of a flag with the Kivells logo.


Value Sold **£13,564,000**


KIVELLS

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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 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**



Wednesday 24th July

LOT 1 | Morval, Looe

Guide: £60,000 - £65,000 | SOLD: £71,000

Approximately 3.62 acres of orchard, pasture and woodland in a fantastic rural location.

Close to the entrance is a level area with touring caravan providing a 'Tea Hut' and a further timber frame, timber clad and felt roof on concrete base Cider Barn (18' x 18').



LOT 2 | Par

Guide: £120,000 - £130,000 | SOLD: £165,000

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

36 Biscovey Road is an excellent investment opportunity or family home and must be viewed to be fully appreciated.



Wednesday 24th July

LOT 3 | Par

Guide: £120,000 - £130,000 | SOLD: £119,000

A spacious three bedroom mid terrace property with a single garage and allocated off-road parking.

38 Biscovey Road is an excellent family home or buy to let investment having been successfully rented out for many years by the current owners.



LOT 4 | Launceston

Guide: £140,000 | SOLD: £180,000

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

Located within a short distance of Launceston town, and being close to local amenities, this is a great opportunity for those looking for a project with huge potential.



Wednesday 24th July

LOT 5 | Pendrift Downs

Guide: £40,000 - £45,000 | SOLD: £46,000

Approximately 3.41 acres of pasture land and rough grazing in a single enclosure with a small range of buildings.

The land is currently used for agricultural purposes, although equally provides opportunities for perhaps equestrian or general amenity use.



LOT 6 | Illogan, Redruth

Guide: £80,000 - £90,000 | SOLD: £80,000

A Grade II Star Listed Chapel in a sought-after location providing a wealth of possibilities for its use.

Voguebeloth Chapel has many of its original features and there are also areas of temporary living accommodation that could be converted, subject to planning.



Wednesday 24th July

LOT 7 | Lewdown, Okehampton

Guide: £135,000 | UNSOLD

A two bedroom terraced cottage in need of refurbishment and modernisation throughout.

Situated in a sought-after village location, 2 Muse Hill Cottages also benefits from an outside store and low maintenance rear garden with distant countryside views.



LOT 8 | Milton Abbot, Tavistock

Guide: £240,000 | UNSOLD

Bellavista is a two bedroom detached bungalow which is set in just over 1/4 of an acre located in the heart Milton Abbot.

The bungalow requires modernisation and refurbishment throughout but offers huge potential.



Wednesday 24th July

LOT 9 | Bridford, Christow

Guide: £140,000 | SOLD: £150,000

A convenient equestrian holding extending to approximately 5.03 acres with a range of useful buildings.

The land, down to permanent grassland, is of a level topography and benefits from well fenced granite stone walls or prominent hedgerow banks.



LOT 10 | Launceston

Guide: £150,000 | SOLD PRIOR: £170,000

A wonderful opportunity to add significant value to a part completed project in the centre of town.

This large landmark property once completed will comprise of three residential dwellings and two retail units (which are already completed).



Wednesday 24th July

LOT 11 | St. Giles-on-the-Heath

Guide: £350,000 | SOLD: £450,000

A fantastic opportunity to acquire a block of 26.54 acres of productive farmland, and an agricultural building with Class Q permission for a three bedroom residential dwelling.

Accessed from the yard, this super block of undulating pasture land is contained in three good sized enclosures.



LOT 12 | Black Torrington

Guide: £100,000 - £125,000 | UNSOLD

Just over 15 acres in three useful pasture fields benefiting from natural water, road frontage and far reaching rural views.

The Land is located on the fringes of the village of Black Torrington which has a church, primary school and public house.



Wednesday 24th July

LOT 13 | Pyworthy, Holsworthy

Guide: £85,000 | SOLD: £125,000

This 16.93 acres is former farmland, now abandoned for many years, leaving overgrown meadows, rush pasture and naturally regenerated woodland.

The site would benefit from opening up, as is now almost impenetrable.



Wednesday 24th July

LOT 14 | Bridgerule, Holsworthy

Guide: £80,000 | SOLD: £185,000

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.

The property is set on a generous plot approaching an acre.



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).



2024 auction dates

Wednesday
17th January

Wednesday
21st February

Wednesday
20th March

Wednesday
17th April

Wednesday
15th May

Tuesday
12th June

Wednesday
24th July

Wednesday
4th September

Wednesday
9th October

Wednesday
13th November

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

*Guide prices correct at time of printing**



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Kivells office today
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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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