

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 map.

KIVELLS

www.kivells.com

Collective Property Auction
June 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 £11.8 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 £11.8 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.**

2024 figures to date

Over
£11.8 million
of property
sales

72%
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

57/79

A donut chart with a red outer ring and a grey inner ring. The red ring represents 57/79, and the grey ring represents the remaining 22/79. The text '57/79' is centered in the red ring.

Sales Success

72%

A donut chart with a red outer ring and a grey inner ring. The red ring represents 72%, and the grey ring represents the remaining 28%. The text '72%' is centered in the red ring.


Value Sold **£11,823,000**


KIVELLS


www.kivells.com


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



Auction Results

Wednesday 12th June

LOT 1 | Sheepwash, Beaworthy

Guide: £65,000 | SOLD: £70,000

Over three acres of prime woodland and amenity land previously run as an exemption-certificated glampsite.

The site offers seating, polytunnel and camping facilities with an off-grid kitchen including LPG gas-fired water heater, compost toilets and two LPG Gas-fired showers.



LOT 2 | Bodmin Parkway

Guide: £250,000 - £300,000 | SOLD: £400,000

A terrace of four properties comprising of three former Railway Cottages and Station House.

Set on a generous plot of approximately 0.54 acres, this is a once in a lifetime sale offering the purchaser the chance to renovate or redevelop to their own personal specification.



Wednesday 12th June

LOT 3 | St. Merryn, Padstow

Guide: £150,000 - £175,000 | SOLD: £237,000

Treginegar Lodge is offered to the market for the first time in over 20 years and represents a wonderful renovation or redevelopment opportunity.

This substantial two bedroom detached bungalow is set on a level plot with generous gardens and parking available.



LOT 4 | Tinhay, Lifton

Guide: £25,000 | SOLD: £48,000

A great opportunity to acquire 2.25 acres of amenity land which has the potential for a variety of uses.

The land is gently sloping and is enclosed by well-established hedgerows. The current access is off the Parish Road via a wooden gate.



Wednesday 12th June

LOT 5 | Tinhay, Lifton

Guide: £50,000 | SOLD: £50,000

A fantastic opportunity to acquire 6.41 acres of pasture land which has the potential for amenity, equestrian and agricultural uses.

The land is enclosed by well-established trees and hedgerows and can be accessed off the Parish Road through a metal gate.



LOT 6 | Altarnun

Guide: £525,000 - £575,000 | UNSOLD

A four bedroom bungalow in a rural position with spectacular views of open farmland.

Wheal Bray is set in approximately 8 acres which includes sloping gardens, three gently sloping grassland fields amounting to 3.77 acres along with a wonderful pond hosting a boating house and summerhouse.



Wednesday 12th June

LOT 7 | Herodsfoot, Liskeard

Guide: £5,000 - £10,000 | SOLD: £10,000

0.87 acres of mature Woodland, offering a wide variety of potential uses.

The land is currently bordered by a parish road with pedestrian access directly onto the land, this has the opportunity to be changed to vehicular access, subject to obtaining any necessary planning permissions required.



LOT 8 | Langtree, Torrington

Guide: £250,000 | UNSOLD

A three bedroom detached bungalow, in need of modernisation, boasting generous gardens, a garage and workshop/ store.

Planning was previously granted for a single, semi detached dwelling to replace the workshop and it is considered that such planning could be obtained again.



Wednesday 12th June

LOT 9 | Langtree

Guide: £50,000 - £75,000 | UNSOLD

An attractive gently sloping pasture field extending to some 4.37 acres.

The land at Wonders Corner Farm benefits from main road frontage and access, natural water and far-reaching countryside views.



LOT 10 | Bridgerule, Holsworthy

Guide: £67,500 | UNSOLD

Afantastic opportunity to build your own detached property.

Located just 4 miles to the east of Bude, with excellent transport links, this individual building plot is sold with the advantage of outline planning for one dwelling with off road parking and a large garden.



Wednesday 12th June

LOT 11 | Kilkhampton, Bude

Guide: £140,000 | SOLD: £188,000

A fantastic opportunity to convert a modern chapel into two single story dwellings.

The building is already connected to mains water, electric and drainage and each property will have off road parking for two cars.



LOT 12 | Kellacott

Guide: £50,000 - £70,000 | SOLD: £96,000

Some 2.31 acres of level and very gently sloping pasture paddock which is accessed from the adjoining parish road.

The land benefits from a small range of useful buildings which could compliment a number of different ventures such as a small holding, an equestrian set up or just used for amenity purposes and occasional camping.



Wednesday 12th June

LOT 13 | Upton Cross

Guide: £150,000 - £175,000 | £197,000

Offered to the market for the first time in its history, a rare opportunity to acquire a three bedroom detached residence.

The property requires substantial renovation throughout, but offers immense potential, and sits on a generous size plot.



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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Contact your local
Kivells office today
for your FREE,
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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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