

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

Collective Property Auction  
**November 2024 Results**

# 2024 Figures

---

**71%** sales  
**success rate**  
in 2024

Over  
**£17.2**  
**million** of  
property  
sales

**£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**

**89/126**

A donut chart with a red outer ring and a grey inner ring. The red ring represents 89 out of 126 lots, while the grey ring represents the remaining 37 lots. The text '89/126' is centered in the red portion.

**Sales Success**

**71%**

A donut chart with a red outer ring and a grey inner ring. The red ring represents 71% sales success, while the grey ring represents the remaining 29%. The text '71%' is centered in the red portion.


**Value Sold**     **£17,236,500**


**KIVELLS**

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


# 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



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 13th November

---

## LOT 1 | Trebray, Altarnun

Guide £165,000 | SOLD: £255,000

**1** 7.81 acres of grazing land and a useful range of agricultural and storage buildings.

Accessed from the yard or parish road to the east of the buildings, this block of established pasture offers excellent livestock grazing, and is divided into handy sized enclosures with well fenced Cornish hedge banks.



## LOT 2 | Callington

Guide £225,000 | WITHDRAWN

**A** detached, three bedroom bungalow on a plot approaching 0.5 acres.

Trenance is fantastically positioned, benefiting from countryside views towards the moors and offering great potential to add value.



# Wednesday 13th November

---

## LOT 3 | Drakewalls, Gunnislake

Guide £80,000 | UNSOLD

**A**pproximately 6.82 acres of amenity/pasture land with great potential for various uses (STPP).

The land is level with lovely views, fully enclosed by hedge boundaries. This excellent parcel of amenity land includes an access lane with hardstanding area for parking and turning with a trailer.



## LOT 4 | Germansweek

Guide £75,000 - £95,000 | USOLD

**A**pproximately 12 acres of pasture land accessible to Launceston, Okehampton, Bude and Holsworthy.

The gently sloping pasture is currently used for grazing and has been farmed without the use of artificial sprays or fertiliser for the past 20 years. The land would also be ideal for crops or equestrian uses.





# Wednesday 13th November

---

## LOT 5 | Liskeard

Guide £70,000 - £80,000 | SOLD PRIOR: £90,000

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

This cosy property offers a convenient lifestyle with a peaceful courtyard garden. 4 Cannon Hill is an excellent investment opportunity.



## LOT 6 | Shop, Morwenstow

Guide £295,000 | UNSOLD

**A**n excellent block of productive pasture and arable land extending to some 34.74 acres.

Benefiting from road frontage and good access on its eastern and southern boundaries, the land is gently sloping and divided into good sized enclosures with natural hedge bank boundaries.



# Wednesday 13th November

---

## LOT 7 | Trelaske, Lewannick

Guide £35,000 | WITHDRAWN

**J**ust over 13 acres of mature woodland in two compartments linked by a woodland walk.

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



## LOT 8 | Hallworthy, Camelford

Guide £500,000 | SOLD PRIOR: £710,000

**A** generous four bedroom bungalow situated in 19.6 acres.

Beechcroft boasts a range of outbuildings suitable for a variety of uses and good road frontage with great access to the A39 and A395. The property offers huge potential to add value.



# Wednesday 13th November

---

## LOT 9 | Widemouth Bay, Bude

Guide £100,000 | SOLD PRIOR: £165,000

**A** timber stable block with hardstanding parking and turnout area providing access to approximately four acres of pasture land.

The property is set in a prime location in between the coastal hamlet of Upton and the picturesque Widemouth Bay.



## LOT 10 | Hartland, Bideford

Guide £36,000 | SOLD: £85,000

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

The land benefits from far reaching views sea views towards Lundy Island and offers possible development potential, subject to planning.



# 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?

---

**W**e'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](http://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 February**

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



**Simon Alford**  
Director



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



**Sam Turner**  
MNAEA  
Director



**Daniel Stokes**  
MNAEA  
Director



**Claire Quick**  
BSc (Hons) MRICS FAAV  
Land Agent



**Jackie Chegwyn**  
MNAEA  
Associate & Farms  
Coordinator



**William Braunton**  
Sales Negotiator



**Sharron Ruby**  
Sales Negotiator



**Natalie Fitch**  
Sales Negotiator



**Nyah Rendle**  
Sales Negotiator



**Mark Bunt**  
BSc MRICS FAAV  
Director



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

## **Bude**

8 Belle Vue  
Bude, Cornwall  
EX23 8JL  
bude@kivells.com  
01288 359999

## **Exeter**

The Matford Centre  
Matford Park Road  
Exeter, Devon  
EX2 8FD  
exeter@kivells.com  
01392 252262

## **Holsworthy**

Kivells Property Suite  
New Market Road  
Holsworthy, Devon  
EX22 7FA  
holsworthy@kivells.com  
01409 253888

## **Launceston**

2 Broad Street  
Launceston, Cornwall  
PL15 8AD  
launceston@kivells.com  
01566 777777

## **Liskeard**

7-8 Bay Tree Hill  
Liskeard, Cornwall  
PL14 4BE  
liskeard@kivells.com  
01579 345543



**Ian Caunter**  
BSc (Hons) MRICS  
FAAV FLAA  
Land Agent



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



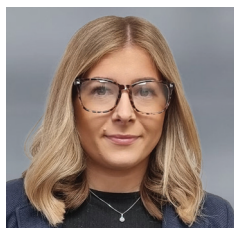
**Mark Kivell**  
Office Manager



**Jack Alford**  
Valuer



**Laura Westcott**  
MNAEA  
Senior Sales Negotiator



**Claire Whiting**  
Sales Negotiator

*\* Guide prices correct at time of printing*

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!**

naea | propertymark

PROTECTED

nava | propertymark

PROTECTED

naea | propertymark

PROTECTED

