

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
October 2024 Results

2024 figures to date

Over
£15 million
of property
sales

71%
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

84/118

A donut chart with a red outer ring and a grey inner ring. The red ring represents 84 out of 118 lots, while the grey ring represents the remaining 34 lots. The text '84/118' 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 **£15,931,500**


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](https://twitter.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 9th October

LOT 1 | Plymouth

Guide £250,000 | SOLD: £280,000

Approximately 33.2 acres of land available in an idyllic location.

Situated in a spectacular and instantly recognisable location, the land boasts extraordinary uninterrupted views across Plymouth Sound, towards Drakes Island and the Breakwater.



LOT 2 | Bolventor

Guide £450,000* | UNSOLD

Approximately 56 acres set amid the dramatic tors of Bodmin Moor, a remarkable run of land with the remains of an ancient farmhouse.

The land comprises an attractive run of permanent pasture and rough grazing divided into enclosures by traditional stone hedge-banks.



Wednesday 9th October

LOT 3 | Bude

Guide: £90,000* | SOLD: £100,000

A 2 bedroom apartment in a convenient town centre location boasting fantastic sea and clifftop views.

The apartment, with its own independent access, although in need of modernisation throughout offers opportunity to add value and personalise.



LOT 4 | Daw's House

Guide: £100,000* | SOLD PRIOR: £113,500

A 2 bedroom semi-detached stone and slate barn conversion, subject to a local occupancy restriction.

Set within a tranquil rural residential hamlet with access via a rural cul-de-sac, 2 Mill Cottage benefits from off road parking within a communal parking area and boasts huge potential.



Wednesday 9th October

LOT 5 | Black Torrington

Guide: £50,000* | **WITHDRAWN**

A development plot comprising of full planning permission for a 1 bedroom barn conversion and approximately 1.5 acres of gently sloping pastureland.

The land is perfect for equine enthusiasts, gardeners and may offer the potential for further development (STPP).



LOT 6 | Hatherleigh

Guide: £120,000 - £140,000* | **UNSOLD**

Extending to some 9.77 acres, the land at Yollaberry comprises three good sized, very gently sloping fields with natural hedge bank boundaries.

The land also boasts stunning far reaching views to the tors of Dartmoor National Park.



Wednesday 9th October

LOT 7 | Laneast

Guide: £145,000 | SOLD: £130,000

An existing agricultural building which benefits from permitted development under Class Q for a 4 bedroom dwelling.

The plot amounts to approximately 1.2 acres in total and also benefits from a further outbuilding offering the potential to be created into a garage or storage shed.



LOT 8 | Okehampton

Guide: £185,000* | SOLD: £218,000

A 3 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.



Wednesday 9th October

LOT 9 | Michaelstow

Guide: £30,000* | SOLD: £30,000

A plot extending to circa 0.15 acres with a wooden cabin and toilet block.

Nestled in a peaceful and rural setting, this level and enclosed plot offers great potential for a variety of uses, subject to planning.



LOT 10 | Lewdown

Guide: £40,000* | UNSOLD

Two small pasture paddocks, a field shelter and former quarry extending to about 0.62 acres.

The boundaries are a mixture of post and rail, natural hedge banks and a high chain link fence against the road.



Wednesday 9th October

LOT 11 | Lewdown

Guide: £30,000* | UNSOLD

A gently sloping 0.50 acre paddock with a small field shelter.

The boundaries are partly fenced natural hedge banks which include several mature trees.



LOT 12 | Lewdown

Guide: £30,000* | UNSOLD

Approximately 0.18 acres of former yard, comprising a level site with an open fronted store building.

Approached from the main road, the land is accessed via a short stoned lane, which is a shared right of way for Lots 1, 2 and 3.



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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the best method
of sale for your
property.

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