

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
September 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 £15 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 already topping an impressive £15 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 660 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
£15 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

78/107

A donut chart with a red outer ring and a grey inner ring. The red ring represents 78% of the total, and the grey ring represents 22%. The text '78/107' is centered in the red ring.

Sales Success

73%

A donut chart with a red outer ring and a grey inner ring. The red ring represents 73% of the total, and the grey ring represents 27%. The text '73%' is centered in the red ring.


Value Sold **£15,068,000**


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**



Auction Results

Wednesday 4th September

LOT 1 | St. Cleer

Guide: £150,000 - £175,000 | SOLD: £190,000

A two bedroom detached bungalow in a peaceful Cornish village.

Requiring modernisation throughout, 4 Humphreys Close is set on a substantial plot and boasts off road parking for two vehicles and an integral garage.



LOT 2 | Millendreath

Guide: £150,000 - £175,000 | UNSOLD

A former two bedroom detached bungalow in a beautiful location situated moments from the picturesque Millendreath Beach.

Bosuns Locker is an extremely rare opportunity with excellent renovation or redevelopment potential, subject to planning.



Wednesday 4th September

LOT 3 | Ashwater, Beaworthy

Guide: £275,000 | **UNSOLD**

A period detached cottage with large garden and no near neighbours.

Boasting well-proportioned living accommodation throughout filled with character features, Wood Park is situated in an idyllic rural location and offered for sale for the first time in 45 years.



LOT 4 | Trebarwith Strand

Guide: £10,000 - £12,000 | **SOLD: £13,000**

Approximately 0.23 acres of amenity land in a tremendous coastal position enjoying views over Trebarwith Strand and to the sea and coastline beyond.

Access to the land is off two adjoining public footpaths, one connecting the village of Treknaw and the other to the South West coastal footpath.



Wednesday 4th September

LOT 5 | Liskeard

Guide: £90,000 - £100,000 | SOLD: £115,000

An imposing and iconic commercial premises set within the heart of Liskeard.

The sale of the former Carlton Suite represents a wonderful opportunity to purchase and rejuvenate one of the town's iconic buildings that has been utilised for a variety of purposes for many decades.



LOT 6 | Menheniot

Guide: £50,000 - £55,000 | SOLD: £58,000

Approximately 4.91 acres of pasture land and amenity land in a single enclosure.

The land is enclosed by fencing and hedgebanks and from its highest point enjoys extensive rural views. The land provides opportunities for agricultural, equestrian or general amenity use, with access onto a permissive path close by.



Wednesday 4th September

LOT 7 | Kilkhampton

Guide: £475,000 | SOLD: £480,000

Some 57 acres of pasture land in an accessible location with good road access and a useful handling pen.

The boundary hedges are well fenced with post, wire and sheep netting, and the land benefits from a mains water supply to troughs located throughout.



LOT 8 | Bratton Clovelly

Guide: £100,000 | SOLD: £100,000

Approximately 12.26 acres of rolling pasture land in a quiet rural setting with an open fronted concrete block barn with possible development potential.

The whole is enclosed within natural hedge banks which are adorned with mature broadleaf trees and there are wonderful views to Dartmoor and beyond.



Wednesday 4th September

LOT 9 | Pencarrow

Guide £40,000 - £50,000 | SOLD: £52,000

A small parcel of amenity land with a Nissen Hut style building formerly used as a workshop.

The 'plot' extends to some 0.16 acres and comprises mainly level lawn/grass areas which are partially enclosed in hedging and mature trees.



LOT 10 | Black Torrington

Guide £7,500 | UNSOLD

An attractive mature native woodland totalling some 0.50 acres.

Appealing for a variety of different uses, this attractive woodland would be suitable for carbon offsetting, cutting firewood or simply enjoying the wildlife.



Wednesday 4th September

LOT 11 | Metherell

Guide £45,000 - £50,000 | SOLD: £60,000

Approximately 3.50 acres known as 'Long Meadow' comprising a single enclosure of south facing, gently sloping pasture.

Long Meadow lies adjacent to the village of Metherell and is accessible along the hardcore lane leading to a parish road.



LOT 12 | Metherell

Guide £100,000 - £110,000 | UNSOLD

Approximately 11.10 acres comprising field parcels known as 'Pump Field', 'Trumpy' and 'Outside Field'.

The land is principally south facing, gently sloping pasture, with an area of woodland/amenity land. There is a stream boundary to the south west and access is along the hardcore lane leading to the parish road, past Lot 1.



Wednesday 4th September

LOT 13 | St. Dominick

Guide £15,000 | SOLD: £21,000

A pretty little paddock of 0.33 acres in a very private position with far reaching views.

The Land at Berry is level, predominantly down to grass and enclosed within natural hedge banks. Perfect for a number of uses such as horticulture, grazing a pony or occasional camping.



LOT 14 | Duloe

Guide £350,000 - £375,000 | SOLD: £415,000

A substantial farmhouse set in generous grounds of approximately 7.22 acres.

In need of an element of modernisation throughout, this substantial four bedroom property is offered to the market for the first time since the 1970's and is a credit to the current vendors.



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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of sale for your
property.

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