

Farms | Land | Smallholdings

KIVELLS

www.kivells.com



Farms, Land & Smallholdings 2024 Review

Exeter: 01392 252262 **Holsworthy:** 01409 259547

Launceston: 01566 776886 **Liskeard:** 01579 345543

Welcome

Welcome to our 2024 Farms, Land and Smallholdings Review.

Kivells' Farms, Smallholdings and Land team are pleased to report an extremely busy 2024. A number of factors including phasing out of the Basic Payment Scheme, change in Government and anticipated tax regime has not dampened the market for rural property, as perhaps anticipated.

Interestingly, the market has not followed the traditional pattern of spring instructions; the second half of the year proving to be busier, with many quality farms launched including Tregaminion Manor Farm in West Cornwall, Dinnabroad Farm in North Cornwall and Worthen Farm in West Devon, highlighting the team's activity across the region.

The West Country is still considered a favoured destination for out of county buyers looking for 'lifestyle' properties. Smallholdings with residential appeal remain in demand, with many launched across our region including Fanolas Farm in East Cornwall comprising a principal three bedroom farmhouse, three holiday lets, farm buildings and 15 acres.

The team have dealt with a variety of land sales. Small parcels of land remain in great demand, particularly those with equestrian or amenity appeal, where premium prices are achieved; often marketed by public auction at our extremely successful Collective Property Auctions, a platform which continues to grow from strength to strength. Our regular auctions host a diverse range of property, from residential to land and farms. Large parcels of accommodation land remain in significant demand from farmers looking to expand their landholding, or from investment purchasers.

Our experienced team look forward to a busy 2025 and discussing your farm, smallholding and land requirements.



Mark Bromell
07966 430001
mark.bromell@kivells.com



Simon Alford
07789 980203
simon.alford@kivells.com



Mark Bunt
07879 640970
mark.bunt@kivells.com



Thomas Rattray
07813 016804
thomas.rattray@kivells.com



Jackie Chegwyn
01409 259547
jackie.chegwyn@kivells.com



Ian Caunter
07813 068935
ian.caunter@kivells.com



Claire Quick
07789 980204
claire.quick@kivells.com



David Kivell
07899 960272
david.kivell@kivells.com

Kivells. A Complete Rural Service

Kivells have been at the heart of the farming community in Devon and Cornwall since 1885. We know the local markets intimately.

Kivells lead the way in providing reliable, professional advice on rural matters. We deal with the sale of large estates through to pony paddocks. We advise on the method of sale, valuation and provide a comprehensive marketing plan.

Strategically positioned geographically to cover the West Country, and linked via our in-house software, we offer a comprehensive service:

- ✓ Personal and confidential service.
- ✓ Experienced team of Farm Agents.
- ✓ Extensive internet coverage.
- ✓ National, regional and local advertising.
- ✓ Tailor made marketing plan.
- ✓ Network of contacts with rural professionals.
- ✓ Extensive contacts within the farming community.
- ✓ Added value with advice on Tax, Planning and Rural Based Schemes
- ✓ Extensive purchaser database.

Unrivalled
contact with
the rural
community

Full
coverage
of the South
West

Members
of **RICS**
and **CAAV**

Large
database of
prospective
purchasers



COASTAL FARM LAUNCHED

140 acre farm in an unrivalled position

In an unrivalled position on the North Cornish Coast, with breathtaking 180 degree sea views to Port Isaac and Tintagel, Kivells were delighted to bring Dinnabroad Farm to the market.

Extending in all to some 140.50 acres, Dinnabroad Farm comprises a traditionally built six bedroom farmhouse, an attractive three bedroom cottage used as a successful holiday let and a small range of outbuildings including some stone barns with redevelopment potential.

Chosen as the setting for Aunt Joan's house in the the popular ITV comedy-drama Doc Martin, Dinnabroad Farm is the perfect combination of a traditional working farmhouse in a spectacular location, brought to the market with a guide price of £4,000,000.



Thomas Rattray BSc (Hons)
MRICS FAAV
Director



Dinnabroad Farm, Port Isaac | Guide: £4,000,000



LATE SUMMER LAUNCH

Grassy ring fenced stock farm with development potential

Kivells are thrilled to have launched Worthen Farm, a 151 acre grassy ring fenced stock farm based in a peaceful rural setting close to the villages of Pyworthy and Bridgerule.

The property boasts a south facing three bedroom period farmhouse and adjoining two bedroom cottage, suitable for holiday letting, along with two further traditional barns with potential for conversion, subject to planning, and a range of adaptable farm buildings.

The productive run of pasture land is level, gently sloping and is divided into useful sized enclosures with well fenced hedge bank boundaries.



Jackie Chegwyn
Associate & Farms Coordinator

Worthen Farm, Pyworthy, Holsworthy | Guide: £2,150,000



2024 Auction Results

4.58 acres of land at Appledore Road, Northam, Bideford
Guide: £110,000 Sold: £150,000



51.19 acres of land at Cottage Farm, Jacobstow, Bude
Guide: £325,000 Sold: £385,000



19.89 acres of land at Little Panson, St. Giles-on-the-Heath, Launceston
Guide: £175,000 Sold: £175,000



Sunny Bank and 2.50 acres, Yeoford, Crediton
Guide: £350,000 Sold: £385,000



Bulland Barn, St. Cleer, Liskeard
Guide: £50,000 Sold: £60,000



6.66 acres of land at Binkham Farm, Yelverton
Guide: £65,000 Sold: £125,000



42.21 acres of land at Higher Pigsdon, Launcells, Bude
Guide: £330,000 Sold: £350,000



33.18 acres of land at Trevedda, Lanteglos, Fowey
Guide: £280,000 Sold: £300,000



3.46 acres of land on North Street, Sheepwash, Beaworthy
Guide: £75,000 Sold: £115,000



26.43 acres of land at Portington, Lamerton, Tavistock
Guide: £215,000 Sold: £355,000



5.89 acres with a general purpose building at Binkham Farm, Yelverton
Guide: £75,000 Sold: £180,000



33.20 acres of land at Jennycliff, Plymouth
Guide: £250,000 Sold: £280,000



2024 Auction Results

**Barn and 0.57 acres at Neydown,
Treskinnick Cross, Poundstock, Bude**
Guide: £100,000 Sold: £130,000



**21.66 acres of land at Higher Pigsdon,
Launcells, Bude**
Guide: £170,000 Sold: £150,000



**8.60 acres of land at Binkham Farm,
Yelverton**
Guide: £45,000 Sold: £110,000



**Ruby's Orchard, Sheepwash,
Beaworthy**
Guide: £65,000 Sold: £70,000



**64.85 acres of land at Oatham,
Sydenham Damerel, Tavistock**
Guide: £450,000 Sold: £565,000



**7.89 acres of land at Whey Cross,
Umberleigh**
Guide: £70,000 Sold: £90,000



**12.90 acres of land East of Beechlea,
Coads Green, Launceston**
Guide: £125,000 Sold: £175,000



**78.70 acres of land at Paiges Farm,
Down Thomas, Plymouth**
Guide: £550,000 Sold: £525,000



**Building Plot between Crossways and
Wileyside, Hallworthy, Camelford**
Guide: £100,000 Sold: £100,000



**2.51 acres of woodland at Lanivet,
Bodmin**
Guide: £25,000 Sold: £30,000



**Highfield, Bondleigh,
North Tawton**
Guide: £375,000 Sold: £440,000



**Gabber Farm, Gabber Lane, Down
Thomas, Plymouth**
Guide: £850,000 Sold: £815,000



2024 Auction Results

26.54 acres and Class Q Barn at Double Thorn, St. Giles-on-the-Heath
Guide: £350,000 Sold: £450,000



11.74 acres of land at Hallworthy, Camelford
Guide: £135,000 Sold: £160,000



3.40 acres of land adjacent to St. Eval, Wadebridge
Guide: £40,000 Sold: £45,000



64.53 acres of land at Gabber Farm, Down Thomas, Plymouth
Guide: £450,000 Sold: £450,000



The Workshop, Pencarrow, Camelford
Guide: £40,000 Sold: £52,000



0.33 acres of land at Berry, St. Dominick, Saltash
Guide: £15,000 Sold: £21,000



0.87 acres of woodland at Herodsfoot, Liskeard
Guide: £5,000 Sold: £10,000



12.26 acres of land at Burrow, Bratton Clovelly, Okehampton
Guide: £100,000 Sold: £100,000



0.15 acre plot at Michaelstow, Bodmin
Guide: £30,000 Sold: £30,000



10.32 acres of land at Bude Farm, Exbourne, Okehampton
Guide: £70,000 Sold: £65,000



4.91 acres of land at Lower Clicker Road, Menheniot
Guide: £50,000 Sold: £58,000



57.29 acres of land at East Thorne, Kilkhampton, Bude
Guide: £475,000 Sold: £480,000



2024 Auction Results

2.31 acres of land known as Jack's Field, Kellacott

Guide: £50,000 Sold: £96,000



5.66 acres of land on Robins Hill, Cookbury, Holsworthy

Guide: £40,000 Sold: £56,000



Plot for two dwellings, Madeira Drive, Widemouth Bay, Bude

Guide: £360,000 Sold: £380,000



16.84 acres of land near South Moor Farm, Pyworthy, Holsworthy

Guide: £85,000 Sold: £125,000



The Orchard, Wringworthy, Morval, Looe

Guide: £60,000 Sold: £71,000



5.03 acres of land and buildings at Bridford, Christow

Guide: £140,000 Sold: £150,000



3.99 acres of woodland at Pillaton, Saltash

Guide: £35,000 Sold: £35,000



3.50 acres of land at Metherell, Callington

Guide: £45,000 Sold: £60,000



1.58 acres of land at Golberdon, Callington

Guide: £20,000 Sold: £46,000



3.41 acres of land at Jubilee Rock, Pendrift Downs, Blisland, Bodmin

Guide: £40,000 Sold: £46,000



22.69 acres of land at Gabber Farm, Down Thomas, Plymouth

Guide: £180,000 Sold: £310,000



4.95 acres of land at Tartendown, Landrake, Saltash

Guide: £60,000 Sold: £100,000



WEST CORNWALL

Sizable ring fenced farm with multiple dwellings

Located in an Area of Outstanding Natural Beauty, Tregaminion Manor Farm is a 118 acre ring fenced farm boasting three dwellings for income generation or multi-generational living.

Situated right on the tip of the Penwith Peninsula in West Cornwall, the farm has unrivalled views over the coastline and the Atlantic Ocean and takes full advantage of stunning sunrises.

With a five bedroom period farmhouse, two cottages, a range of modern and traditional farm buildings and development opportunities with some planning consent in place, Tregaminion Manor Farm represents a unique opportunity, suitable for a variety of ventures.



Thomas Rattray BSc (Hons) MRICS FAAV
Director



Tregaminion Manor Farm, Penzance | Guide: £2,500,000

SOLD!

A compact and well-equipped dairy farm

New Hartswell Farm offered a fantastic opportunity to acquire a purpose built modern and recently completed dairy unit with planning permission for two dwellings.

Occupying an enviable position in rural South East Cornwall, about 1¼ miles from the hamlet of Herodsfoot, this 98 acre organic green-field dairy enterprise includes a 16:32 herringbone parlour, 150 cubicles and excellent green credentials with an 80kw wind turbine and 60kw solar array.

The farm was brought to the market with a guide price of £1,950,000 and received multiple offers, securing a sale in excess of its guide.



Thomas Rattray BSc (Hons)
MRICS FAAV
Director



New Hartswell Farm, Herodsfoot, Liskeard | Guide price: £1,950,000

SOLD!

Attractive offering within Dartmoor National Park

Langstone, mentioned as a Domesday Manor, is an enchanting farm, beautiful and peacefully set amid stunning Dartmoor countryside, brought to the market as a whole, or in three lots.

This 137 acre farm boasts a pretty Grade 11 listed four bedroom stone farmhouse, a superb range of unconverted stone barns complimented by more modern, versatile buildings, suitable for a number of ventures.

Langstone Farm was brought to the market with a guide price of £2.2 million and a sale was agreed within 6 weeks, selling as a whole, to the delight of the vendors.



Simon Alford
Director



Langstone Farm, Manaton, Newton Abbot | Guide: £2,200,000

Buoyant market for bare land

The land market has remained buoyant throughout 2024, with Kivells achieving strong results for all sizes, qualities, and types of land lots.

Land at Trevoyan, comprising a superb run of some 91.31 acres of mainly level arable and pasture land in St. Merryn, received strong interest following its launch to the market.

This fantastic block of Grade 3 land, free draining and divided into good sized easy working enclosures, sold in excess of its guide price of £900,000; a fantastic result for our vendor.



Jackie Chegwyn
Associate & Farms Coordinator



Interest was strong for the 80.12 acres of land at Trescoll Farm in Lockengate, Bugle.

This superb run of productive arable land, located in an accessible location just off the A30, received multiple offers, with the team agreeing a sale in excess of the £800,000 guide price, to the delight of the vendors.



Land achieves strong results at auction

Demand for land across the South West remains high, ranging from 0.16 acres to 78.70 acres successfully going under the auction hammer in 2024.

Land at Trevedda, Lanteglos, generated strong interest prior to auction. Extending to approximately 33.18 acres, and historically used for both livestock and arable purposes, the land sold for £300,000 against a guide of £280,000.

30.27 acres of land at Mera Park, Landrake, comprising a ring fenced block of land and a small area of woodland with a stream, successfully sold prior to auction, reinforcing Kivells' strong marketing campaigns.



Land at Mera Park, Landrake
Auction Guide: £275,000 - £285,000



Land at Trevedda, Lanteglos, Fowey | SOLD: £300,000



Mark Bunt BSc MRICS FAAV
Director



Share in our auction success

- ✓ We have our own in-house experienced and dedicated professional auctioneers.
- ✓ Quick and effective method of sale - at the fall of the gavel, 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.

2024 figures



SOLD!

Equipped dairy farm with two dwellings

Kivells were delighted to announce the successful completion of the sale of South Newton Farm in Chittlehampton.

Kivells were entrusted to undertake not only the farm sale but also the sale of the 140 head of pedigree 'Newhampton' dairy herd, youngstock and beef animals followed by an on-farm dispersal sale of tractors, milking robots and farm machinery.

Boasting three properties, a traditional barn with development potential, a range of modern dairy farm buildings and approximately 120 acres of land, South Newton Farm sold against a guide price of £2.8 million.



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



South Newton Farm, Chittlehampton, Umerleigh | Guide: £2,800,000

SALE AGREED!

A perfect Devon smallholding

Pheasantry Farm, situated within the tranquil parish of Chawleigh in mid Devon, was brought to the market as a whole or two separate lots.

With views over the surrounding countryside, the farm comprises a superbly positioned, spacious bungalow, subject to an AOC, adjacent garage and workshop facilities, stables, an array of useful agricultural buildings providing ample opportunity in the form of livestock housing or storage facilities and approximately 11.79 acres containing well managed permanent grassland with a small area of woodland.

Lot 1 included the bungalow, gardens, agricultural buildings and approximately 5.83 acres and Lot 2 included an agricultural building with approximately 5.96 acres.



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



Pheasantry Farm, Chawleigh, Chulmleigh | Lot 1 £625,000 **Lot 2** £125,000

Smallholdings

Attractive smallholding with multiple holiday lets

Kivells were delighted to successfully complete on Fanolas Farm, situated in a wonderful rural location on the fringe of Bodmin Moor, providing excellent outriding and walking opportunities.

This attractive smallholding comprises a versatile property with a principal three bedroom farmhouse, three further holiday lets with planning permission for a fourth, a range of buildings used for smallholding and equestrian purposes, stabling, a sand school and approximately 15 acres of land.

Fanolas Farm was launched to the market with a guide price of £950,000.



Mark Bunt BSc MRICS FAAV
Director



Fanolas Farm, Caradon Town, Liskeard | Guide: £950,000

Smallholdings

A rare opportunity on the edge of Bodmin Moor

Pitchfork Farm is situated in a stunning location, just a stone's throw away from the wide expanses of Bodmin Moor.

This rare opportunity provides a modern residence with spacious accommodation and opportunities for modernisation, a range of former farm buildings arranged around a concreted yard, further range of more modern farm buildings and land extending to approximately 10 acres comprising rolling pasture running down to a stream boundary, with a small area of woodland.

Pitchfork Farm was launched to the market with a guide price of £700,000 - £725,000, receiving multiple offers, to the delight of the vendor.



Mark Bunt BSc MRICS FAAV
Director



Pitchfork Farm, Caradon Town, Liskeard | Guide: £700,000 - £725,000

Covering the **whole of the
South West & Beyond.**

KIVELLS

www.kivells.com

Exeter: 01392 252262 **Holsworthy:** 01409 259547

Launceston: 01566 776886 **Liskeard:** 01579 345543