

# HOLSWORTHY MARKET REPORT

## Wednesday 17 July 2024

**EVERY WEDNESDAY**

**Gates open 6am**

### SALE TIMES

09:45 am - Draft Ewes followed by Finished Lambs

10:30 am - Store Lambs

09.45 am - Calves followed by Stirks

11:00 am - Store Cattle followed by Finished & OTM Cattle

11:00 am - Dairy Cattle



# 612 LAMBS 148 DRAFT EWES AND RAMS

09:45am

Auctioneer: Steve Prouse - 07767 895366

More on offer and a much faster trade, with again the well fleshed lambs ranging from 315p to a top of 324p for a pen of 44.6kgs £114.50 from the Trewin family, Westacott, Bideford. J & M Huxtable, Garnacott Farm, Huntshaw realised 321p for a pen of 46kgs £147.50 followed by Graham Cowling, Bude who saw his pen of Texel 44.4kgs make 319p £141.50. Numerous other pens of good meat lambs between 315p to 318p. Top on the day was £148.50 again sold by Graham Cowling, Bude.

WEIGHT	TOP		AVERAGE	
	Per head	P/Kg TLW	Per head	P/Kg TLW
LAMBS				
32.1 - 39	108	294	105.11	291.9
39.1 - 45.5	144.50	324	130	302.8
45.6 - 52	148.50	321	144.7	307.1
52 +				
<b>Overall</b>	148.50	324	136.50	303.5
<b>Ewes</b>				
Light	136		124	
Heavy	192		152	
<b>Rams</b>				

## DRAFT EWES

A flying trade and a lot more could have been sold.

Overall average of £126.63 with several pens over £160 to a top of £192 for Charollais x ewes from F Dennis & Son, Heane Farm, Hatherleigh who's second pen realised £167. Texel x ewes from John Shipton, Week St Mary made £166. Suffolk x ewes to £165 from Nigel Dufty, Bratton Clovelly.



**Entries invited for next week, please contact Steve on 07767 895366**



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## 286 CALVES & WEANED CALVES – 09:45am

Auctioneer: Tim Kivell - 07788 281900

**Another storming trade!** for the best and second quality calves. The third quality types seeing a lesser demand today.

### WEANED CALVES

Heifers topping the day with British Blues to £600 (x6) and £570 (x4) for Hansford Farm Partners, North Tawton. British Blue bulls to £500 (x3) for BS & AM Martin, Marhamchurch. Hereford bulls to £325 for Dallyns Dairy.

WEANED CALVES						
BREED	BULLS			HEIFERS		
	No	Top	Ave	No	Top	Ave
British Blue	4	500	451	19	600	486
Hereford x	3	325	295	2	240	240
Friesian	7	230	201	-	-	-
Aberdeen Angus	1	330	330	-	-	-

### MILK CALVES

Limousin bulls topping the day at £580 for RJ Tucker, Morchard Bishop, £490 for AJ & PE Nancekivell, Kilkhampton, £455 for WJ & CC Bond, Buckland Brewer, £430 for WJ Hobbs & Son, Morwenstow. British Blue bulls to £530 for GR & AE Pomeroy, Bradworthy, £485, £480 for WJ Hobbs & Son, Morwenstow, more to £480 for ST & EE Nickels, Newton Tracey and again for the Hobbs to £475. Blonde bull to £510 for RJ Tucker, Morchard Bishop. Charolais bulls to £500 for Wrangworthy Dairy, Bradworthy, £475 for WS Jose, North Tamerton, £425 BD & DG Andrew, Shebbear, £400 again for Wranworthy Dairy and J Sillifant. Aberdeen Angus bulls to £405 for KA Poole & Son, Fairy Cross, £330 for KR & KA Hoare, Tideford, £310 for MR & KL Cleave & Son, Bude, with more for the Hoare Family to £305, £300 and £250. Hereford bulls to £308 twice for Dallyns Dairy, Muddiford, £300 for R Charman, Clawton, £238 and £225 for MG & J Heal, Torrington. Simmental bulls to £360 for J Sillifant, Pancrasweek and £350 for DW & SC Gillbard, Crediton. Limousin heifers to £470 for RJ Tucker again, £460 GR & AE Pomeroy again, £402 & £400 for WJ & CC Bond again, £390 & £380 for AJ & PE Nancekivell again. Charolais heifers to £460 for BD & DG Andrew again, £415 for WS Jose & Son again, £400 again for BD & DG Andrew, then great run from J Sillifant selling to £380, £370, £340, £330, £315, £300 & £285. Blonde heifer to £430 for RJ Tucker again. British Blue heifers to £400, £390 for RB & NJ Veale, Halwill, again at £390 for Westcott Farm Partnership, Sutcombe, £380 for WJ Hobbs & Sons again, £355 for BS & AM Martin, Marhamchurch and £340 for P & J Pengilly & Sons again. Aberdeen Angus heifers to £280 for P & J Pengelly & Sons, Bideford and £180 for MR & KL Cleave & Son again. Hereford heifers to £242 twice for MG & J Heal, Torrington, £210 for Dallyns Dairy Ltd again, £195 for RC & T Martin, Torrington and £180 for S Baker & Son, Lewdown. South Devon heifers to £220 for RA JF RH Poole, Milton Damerel. Simmental heifers to £170 for J Sillifant again.

MILK CALVES						
BREED	BULLS			HEIFERS		
	No	Top	Ave	No	Top	Ave
A. Angus	17	405	233	10	280	129
Limousin x	12	580	378	14	470	348
British Blue	42	530	324	48	400	257
Hereford x	13	308	208	19	242	155
Charolais x	16	500	360	13	460	325
Friesian	32	250	67	-	-	-
Simmental x	3	360	280	2	170	135
Devon x	-	-	-	1	115	115
Blonde x	1	510	510	1	430	430
South Devon	-	-	-	1	220	220



### DAIRY SIRED CALVES

Some well fleshed weaned Friesians forward which saw plenty of demand selling between £200-£250 however we have a lot of ARLA Friesians which were harder to sell between £1-£40 giving an average of £67.

**Please pre enter calves so we can inform potential buyers of anticipated numbers. Text, call or WhatsApp Tim Kivell 07788 281900**

**112 STORE CATTLE – 11:00am**  
Auctioneer: David Kivell - 07899 960272

Numbers tight this week, saw trade again very strong with another large crowd of buyers around the ring. The stronger feeding cattle sold well topping at £1760 for a non FA British Blue from Messrs RL & S Jordan, Broadwoodwidge. A cracking run of well farmed Charolais from Mr D Ridd, West Buckland saw steers to £1370 and topping the heifers at £1345 (2), £1235 (5), £1230 (7) and £1225 (3). Other Continental heifers saw a fleshed 19mth British Blue from Messrs DF & ER James, Halwill £1290. Natives in short supply. Steers to £1310 for a single suckled Hereford 21mths from Mr PM Piper, Bradford who sold two others at £1285. He also topped the Native heifers at £1265. Aberdeen Angus heifers from Messrs Roberts, Winkleigh to £1200.

**YOUNGER STORES**

Another flyer topping at £1215 for three 13mth Beef Shorthorn steers from Messrs RL & S Jordan, Broadwoodwidge. A good run of 11mth British Blue steers from Messrs RGA Wood & Partners, Thornbury £1020 (4) and £970 (8). A good run of young Herefords 9mths from Messrs C & F Street, Ilfracombe £610 (8) and £605 (5). 10mth Hereford heifers from the same farm £610.

**More cattle urgently required please.**



**OTM WEIGHING CATTLE**

Top today was 138p for an exported cow from Messrs Tredinnick Farms, Liskeard £1081.

**To book in stores or arrange an on farm valuation, Tel: Alec Shadrick 07767 896136, Charlie Kivell 07794 000325 or Holsworthy Office 01409 253275**



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**07788 281900**



## 77 DAIRY CATTLE - 11.00 am

Auctioneers: Mark Bromell - 07966 430001

Mark Davis - 07773 371774

Today's Dairy sale saw an outstanding trade for fresh milk!

A good quality entry of fresh milk saw a top call of £2550 on two occasions both consigned by the Harris family of the Winkleigh herd. Firstly for a super fresh heifer 'Winkleigh Toulon Stella' yielding 32Kgs, secondly for another smart heifer 'Winkleigh Sedona Blackrose' who sold yielding 34Kgs. Overall, the Harris family averaged a very impressive £2350 for their consignment.

<b>WEEKLY MARKET</b>	<b>Top</b>	<b>Ave</b>
<b>Freshly Calved Cows</b>	<b>2350</b>	<b>2015</b>
<b>Freshly Calved Heifers</b>	<b>2550</b>	<b>2105</b>
<b>Kiwi x Cows</b>	<b>1100</b>	<b>795</b>
<b>In Calf/In Milk Autumn Calving Cows</b>	<b>2000</b>	<b>1552</b>
<b>In Calf Heifers (Due August/September)</b>	<b>1800</b>	<b>1600</b>
<b>In Calf Heifers (Due October onwards)</b>	<b>1680</b>	<b>1183</b>

Cows saw an equally electrifying trade topping at an impressive £2350 twice, firstly for 'Leswidden Approach Rose VG88' sold yielding 42Kgs on behalf of T J & C M Dauncey, St Just Penzance. The Richards family of Laddock Truro, continued their herd dispersal and saw a tremendous trade topping at £2350 for a non-pedigree 2020 born cow. Other cows from the same vendor topped at £2200 for a 2017 born fresh calver yielding 41Kgs. S R Gillbert & Son, Sheepwash, sold a smart 4<sup>th</sup> calver 'Bocaddon Agronaut Sga Annette' yielding at 49Kgs at £2250.

A consignment of Autumn calving cows due August to November from W Bowden & Son saw an excellent trade and topped at £2000 for a smart 2<sup>nd</sup> calver 'Brill Rubels Friesia Red 3 VG85'. Other cows from the same vendor realised £1850, £1700 with numerous cows over £1500. The consignment averaged £1552.

Today's sale also included a consignment of quality in calf heifers from W Bowden & Son, these heifers met a strong trade particularly for the August and September calving heifers, topping at £1800 for 'Brill Sumerian Dellia' due mid September. Other heifers from the same vendor realised £1750, £1680, £1650 (x2). Heifers due November onwards saw a firm trade topping at £1350 (x3) with others to £1320.

A small consignment of British Friesian type in calf heifers saw a strong trade topping at £1420 with others to £1380 and £1320 on behalf of Jo Bass of Michaelstow.

## FORTHCOMING DAIRY SALES

### WEDNESDAY 24 JULY - HOLSWORTHY LIVESTOCK MARKET

Sale of Dairy Cattle to include Herd Dispersal on behalf of Rj Aston, Pyworthy of approx. 50 Holstein Friesian all-year round calving cows. Herringbone parlour milked, cubicle trained. Plus other entries from other regular vendors. Also 33 British Friesian In-Calf Heifers mainly due September on behalf of R & C Ward, Crackington Haven.

### FRIDAY 26 JULY - EXETER LIVESTOCK CENTRE

Sale of Dairy Cattle to include Herd Dispersal of Pedigree Dairy Shorthorn on behalf of JT Rowe of Windmill Farm Camborne. Plus other consignments from regular vendors.

### WEDNESDAY 31 JULY - HOLSWORTHY LIVESTOCK MARKET

Sale of Dairy Cattle – Details to follow.

### WEDNESDAY 7 AUGUST - HOLSWORTHY LIVESTOCK MARKET

Sale of Dairy Cattle – Details to follow.

### FRIDAY 9 AUGUST - EXETER LIVESTOCK CENTRE

Dispersal Sale of 150 Holstein Friesian Cows and Heifers on behalf of P & P Horton, Swindon, Wiltshire. All year round calving, NMR milk recorded, herringbone parlour milked, cubicle trained. 12 month rolling herd avg. – 9500kg.

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17<sup>th</sup> July, 14<sup>th</sup> August, 18<sup>th</sup> September, 16<sup>th</sup> October,  
and 20<sup>th</sup> November 2024.

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# VET ATTESTATIONS

## WHAT'S CHANGING & WHY?

Changes in EU legislation, as from **13th December 2023**, will require all producers selling livestock for slaughter to have had an annual on-farm veterinary visit to allow their animals, and/or part of any animal, to be exported out of the UK

### THIS WILL BE VERIFIED BY A VETERINARY ATTESTATION DECLARATION.

Provided by the vet on farm, valid for 12 months.

Includes a unique veterinary attestation number ("VAN")

Example  
1234567 - 12/345/6789 - 1024  
[Vet MRCVS number] [CPH no.] [Valid to end of Oct 2024]

### VENDORS SHOULD PROVIDE THE AUCTIONEERS WITH THEIR "VAN" NUMBER

Members of qualifying assurance schemes (Red Tractor, FAWL WLBP, QMS) do not require a veterinary attestation declaration




Guidance provided by the Livestock Auctioneers Association Limited  
[www.laa.co.uk](http://www.laa.co.uk)



# VET ATTESTATIONS

## WHAT'S THE PROCESS IN LIVESTOCK MARKETS?

### VENDOR PROVIDES THE AUCTIONEERS WITH THEIR "VAN" OR QUALIFYING ASSURANCE SCHEME MEMBERSHIP NO.

-  **SHEEP** - Included within the official sheep movement form
-  **CATTLE** - Via the market entry form
-  **PIGS** - Via the digital eAML2 form

A "VAN" is valid for 12 months.

### AUCTIONEERS UPLOAD VENDORS "VAN" INTO THE MARKET SYSTEM

Any livestock that are not accompanied by a "VAN" or assurance scheme membership will be announced at point of sale.

### FOLLOWING SALE, THE "VAN"/ASSURANCE NUMBER FOR EACH LOT WILL BE PROVIDED TO THE PURCHASER ON THEIR SALES INVOICE

This can be provided to the abattoir Vet if/when required.

The requirement for Veterinary Attestations for all livestock sold for slaughter is due to a change in EU legislation.

Guidance provided by the Livestock Auctioneers Association Limited  
[www.laa.co.uk](http://www.laa.co.uk)



# VET ATTESTATIONS

## HOW TO PREPARE FOR THE CHANGES

**Prior to 13th December 2023**, livestock producers should arrange a veterinary visit on farm for completion of the Veterinary Attestation Declaration.

This visit can coincide with any other routine on-farm veterinary visit, or **Animal Health & Welfare Pathway Review**.  
Speak to your Auctioneer for more details (AHWP - England Only).

In some cases, vets may be able to provide retrospective Veterinary Attestation Declaration if a recent on-farm visit has taken place that meets the requirements.

**OR** producers can provide evidence of a qualifying assurance scheme.

(Red Tractor, FAWL WLBP, QMS)

The requirement for Veterinary Attestations for all livestock sold for slaughter is due to a change in EU legislation.

Guidance provided by the Livestock Auctioneers Association Limited  
[www.laa.co.uk](http://www.laa.co.uk)



# VET ATTESTATIONS

## WHAT ELSE DO I NEED TO KNOW?

### IS A "VAN" NUMBER REQUIRED FOR ALL LIVESTOCK?

No. A "VAN" is only required for livestock sold for slaughter, from the consigning holding.

### IS THERE A MINIMUM RESIDENCY PERIOD FOR THE LAST HOLDING?

The requirement for a "VAN" number is applicable only to the last holding, regardless of residency period.

### WHAT HAPPENS IF A VENDOR DOES NOT HAVE A "VAN" OR MEMBERSHIP OF AN ASSURANCE SCHEME BY 13TH DECEMBER 2023?

Any livestock without a "VAN" or membership of a qualifying assurance scheme will be identified at point of sale and may not be eligible for export.

The requirement for Veterinary Attestations for all livestock sold for slaughter are due to a change in EU legislation.

Guidance provided by the Livestock Auctioneers Association Limited  
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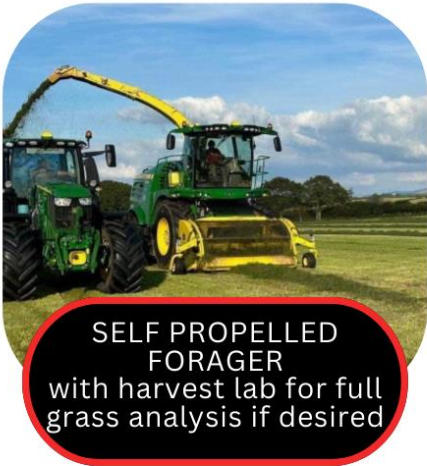
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The land is to be let by Informal Tender. Tenders must be returned to Kivells Liskeard office no later than 5pm on Friday, 16th August 2024.

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Full details available from Mark Bunt BSc MRICS FAAV  
Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543 | 07879 640970

# Farms For Sale

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## Landabethick Farm Blisland, Bodmin

- Five/six bedroom (one en suite) detached house, three reception rooms and conservatory
- Splendid private location
- Located on the fringe of the wide expanses of Bodmin Moor, close to the sought-after moorland village of Blisland
- Barns ripe for conversion
- Access to the Camel Trail for walking and cycling only 0.5 miles distant
- In all 77.11 acres of agricultural land and ancient woodland

**Guide Price: £1,750,000**

Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345 543



# Farms For Sale

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## Pheasantry Farm Chawleigh, Chulmleigh

- A wonderfully presented four bed bungalow, subject to an Agricultural Occupancy Condition (AOC)
- Adjacent immaculate garage and workshop
- A range of useful agricultural buildings and stables
- In all totalling approximately 11.79 acres (4.77 hectares) of land
- For sale as a whole or in two separate lots

Lot 1: Pheasantry Farm Bungalow, Gardens, Agricultural Buildings and approximately 5.83 acres of land.

**Guide Price: £625,000**

Lot 2: Agricultural Building together with approximately 5.96 acres of land.

**Guide Price: £125,000**

**Guide Price as a Whole: £750,000**

Exeter Farms & Land Department  
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# Land for Auction

## Wednesday 24th July 7.00pm

# KIVELLS

www.kivells.com

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 0DE

### Land and Class Q Barn at Double Thorn

St. Giles-on-the-Heath, Launceston | Auction Guide Price £350,000  
For sale by public auction - Wednesday 24th July



A fantastic opportunity to acquire a block of 26½ acres of productive farmland, and an agricultural building with Class Q permission for a three bedroom residential dwelling.

Holworthy Farms & Land Department  
farms@kivells.com | 01409 259547

### Land and Buildings at Bridford

Christow | Auction Guide Price £140,000  
For sale by public auction - Wednesday 24th July



A convenient equestrian holding extending to approximately 5.03 acres with a range of useful buildings.

Exeter Farms & Land Department  
ian.caunter@kivells.com | 01392 252262

### Land at Black Torrington

Beaworthy | Auction Guide Price £100,000 - £125,000  
For sale by public auction - Wednesday 24th July



Just over 15 acres in three useful pasture fields benefiting from natural water, road frontage and far reaching rural views.

Holworthy Farms & Land Department  
farms@kivells.com | 01409 259547

### Land at Jubilee Rock

Blisland, Bodmin | Auction Guide Price £40,000 - £45,000  
For sale by public auction - Wednesday 24th July



Approximately 3.41 acres of pasture land and rough grazing in a single enclosure with a small range of buildings.

Liskeard Farms & Land Department  
mark.bunt@kivells.com | 01579 345543

### Hayne Wood

Black Torrington, Beaworthy | Auction Guide Price £7,500  
For sale by public auction - Wednesday 24th July



An attractive mature native woodland totalling some 0.50 acres, unspoilt and situated in a quiet, rural location. Level with parish road frontage.

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### Land at Pyworthy

Holworthy, Devon | Auction Guide Price £85,000  
For sale by public auction - Wednesday 24th July



Nearly 17 acres of conservation land. Fantastic habitat, with biodiversity appeal, great carbon capture and road frontage.

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# Land for Auction

Wednesday 4th September, 7.00pm

# KIVELLS

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

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 0DE

## Land at Lower Clicker Road

Menheniot, Liskeard | Auction Guide Price £50,000 - £55,000  
For sale by public auction - Wednesday 4th September



The land extends in all to approximately 4.91 acres comprising a single enclosure of pasture and amenity land.

Liskeard Farms & Land Department  
[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543

# Land For Sale

# KIVELLS

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

## Land at Crylla

Common Moor, Liskeard | Guide Price £1,550,000



An excellent ring fenced block of some 141 ½ acres of pasture land on the edge of Bodmin Moor with far reaching views.

Holworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Land at Stoke Canon

Exeter, Devon | Guide Price £375,000



A highly productive run of level arable and pastureland with livestock handling pens extending to just under 46 acres.

Exeter Farms & Land Department  
[simon.alford@kivells.com](mailto:simon.alford@kivells.com) | 01392 252262

## Land At Waterwell Lane

Christow, Exeter | Guide Price £95,000



3.34 acres with a garage and large agricultural building. The land also benefits from direct road access.

Exeter Farms & Land Department  
[Exeter@kivells.com](mailto:Exeter@kivells.com) | 01392 252262

## Land at Polzeath

Wadebridge, Cornwall | Guide Price £1,250,000



Just over 15 acres of prime farmland in a stunning location with long term development potential, subject to planning.

Holworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Land at Higher Cookworthy (Lot 1)

Lifton | Guide Price £48,000



A small parcel of gently sloping pasture land extending to some 2 acres, perfect for amenity or equestrian use. Boasting far reaching countryside views and parish road access.

Holworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Land at Wooldown

Marhamchurch, Bude | Guide Price £100,000



An attractive and very gently sloping pasture field extending to approx. 4.63 acres, well fenced with road frontage and good access.

Holworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

# Land For Sale

# KIVELLS

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

## Land at Cransworth

St. Wenn, Bodmin | Guide Price £525,000



Approx. 57 acres of productive pasture land, gently sloping and south facing. Located in a rural location with stunning views, road frontage and access and natural water available.

**Holsworthy Farms & Land Agency**  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547

# Previous Auction Results

Wednesday 12th June

# KIVELLS

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

## Jacks Field

Kellacott, Lifton | Auction Guide Price £50,000 - £70,000  
**SOLD: £96,000**



A level and gently sloping pasture paddock extending to just over 2.3 acres with a small range of buildings and polytunnel. South facing with fantastic far reaching views.

Holsworthy Farms & Land Department  
[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

## Woodland at Herodsfoot

Liskeard | Auction Guide Price £5,000 - £10,000  
**SOLD: £10,000**



0.87 acres of mature woodland offering a wide variety of potential uses.

Liskeard Farms & Land Department  
[Liskeard@kivells.com](mailto:Liskeard@kivells.com) | 01579 345 543

# Farms Sale Agreed

# KIVELLS

www.kivells.com

## Keymelford Farm Buildings & Land Keymelford, Colebrook, Crediton, Devon



**Lot 1** - Agricultural buildings and yard area with surrounding extending to 0.41 acres.  
**Guide Price: £150,000**

**Lot 2** - Agricultural building with concrete pad and land surrounding extending to 0.41 acres.  
**Guide Price: £135,000**

**Lot 3** - A small grassland area extending to approximately 0.14 acres. **Guide Price: £25,000**

Exeter Farms & Land Agency  
exeter@kivells.com | 01392 252262

## Pitchfork Farm Caradon Town, Liskeard



A beautiful rural location on the fringe of Bodmin Moor. The property consists of a four bedroom farmhouse enjoying panoramic views of the surrounding moorland and farmland. The farmhouse has a stone and brick exterior and a large bay window. There are several outbuildings, perhaps some with potential (subject to planning). The property also includes several acres of land comprising pasture and small area of woodland.

**Guide Price: £700,000 - £725,000**

Liskeard Farms & Land Department  
mark.b@kivells.com | 01579 345543

## Solomans Farm Kenn Lane, Exeter



- Farm bungalow, outbuildings, and land totalling 10.5 acres
- Overlooking the Exe Valley Estuary
- Farm bungalow (AOC) with far reaching views
- Range of adaptable modern livestock & general purpose buildings
- Free draining, undulating "Devon Red" land, in Grade I

Solomons Farm lies on the western approaches to the Exe, sitting on slightly higher ground affording wonderful views across the Estuary toward Lymington, Topsham and Exmouth. The property is further downstream.

**Guide Price: £800,000**

Exeter Farms & Land Department  
simon.alford@kivells.com | 01392 252262

## Langstone Farm Manaton, Newton Abbot



A Grade II listed stone farmhouse with three bedrooms, a large farmhouse kitchen, four bedrooms and a bathroom. The property also includes a range of stone barns and general purpose farm buildings. The land comprises pastureland and woodland. The property is available for sale in three lots.

**Guide Price as a Whole: £2,200,000**

Exeter Farms & Land Department  
simon.alford@kivells.com | 01392 252 262



# Land Sale Agreed

# KIVELLS

www.kivells.com

## Land Forming Part Fursdon, Newtake, Foxhole, Waddons & Kingston Staverton, Totnes

For sale by private treaty as a whole or in 7 lots

A rare opportunity to purchase approximately 331.16 acres of immaculate rolling pasture land located on the northern fringes of the popular South Hams. Primarily south facing, the land is of level to sloping in topography, containing principally Grade 3 freely draining, slightly acidic loamy soils. The fields are divided into good sized, easily workable enclosures and complete with stock proof fencing and well-maintained hedgerows.

**LOT 1** : 91.73 acres of agricultural land known as Fursdon  
**Guide: £825,000**

**LOT 2**: 103.83 acres of agricultural land known as Newtake  
**Guide: £865,000**

**LOT 2A**: Newtake Paddocks totalling 4.63 acres of land.  
**Guide: £185,000**

**LOT 3**: 19.96 acres of agricultural land known as Foxhole.  
**Guide: £200,000**

**LOT 4**: 60.79 acres of agricultural land known as Waddons.  
**Guide: £550,000**

**LOT 5**: 36.09 acres of agricultural land known as Kingston.  
**Guide: £325,000**

**LOT 6**: 14.13 acres of agricultural land known as Waddons Meadow.  
**Guide: £145,000**

Exeter Farms & Land Department  
ian.caunter@kivells.com | 01392 252262



# Land Sale Agreed

# KIVELLS

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

## Land at The Cleave

Lynton | Guide Price £50,000 - £75,000



Just under an acre of urban fringe amenity land. South facing and a real sun trap. Attractive views to the coastline. Suitable for amenity purposes and possible long term potential.

Holworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547