

# HOLSWORTHY MARKET REPORT

## Wednesday 24 April 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



***A good number of Store Cattle this week considering the amount of field work being done, with several fresh faces around the ring strongly competing for the cattle on offer***

# 593 PRIME SHEEP 206 DRAFT EWES AND RAMS

09:45am

Auctioneer: Steve Prouse - 07767 895366

Hogg numbers beginning to drop but the trade is still very strong. Overall average being 348.6p and the well fleshed hogs sold to a top of 403p for a pen of 44.4kgs, £179 from Graham & Linda Cowling, Bude, followed by 393p from Peter Wood, Woolsery 44kgs, £173. Top per head on the day was £195.50 for a pen of 50kgs again sold by Graham & Linda Cowling, Bude. FG Knapman & Co, Luxton Barton, North Tawton realised £190 for 53kgs.

## 122 NEW SEASON LAMBS

Larger entry met a strong trade which was well inline with the rest of the country. Top per kilo being 424p for a pen of 40.2kgs, £170.50 from Crouch & Wakeham, Lifton. Mark Vickery, Kilkhampton realised 420p for two pens of 40kgs, £168. Geoffery Grigg, Weach Barton, Bideford saw his 42.2kgs achieve 419p, £177. Top per head was £181, 44kgs from FG Knapman & Co, Luxton Barton, North Tawton.

## DRAFT EWES

Again a flying trade and a lot more could have been sold. Overall average of 136.77p. Several pens around £180 to a top of 228p for a pure Charollais from Chris & Sally Prouse, Court Green, Clawton with Texel X selling to a top of £198 from Miss A Cleave, Launcells. Suffolk X ewes to £185 from Mark Vickery, Kilkhampton. Mules to £167 from FH Crocombe & Son, Luggworthy, Germansweek.

## 45E & 76L COUPLES

Smaller entry and a strong trade. Doubles up to £292 from two vendors, John Shipton, Week St Mary for two pens and S Squire, Broadbury. Stuart Woollen, Northam topped the singles at £220 for a Texel X.

WEIGHT	TOP		AVERAGE	
	Per head	P/Kg TLW	Per head	P/Kg TLW
LAMBS				
32.1 - 39	130.50	335	125	327.4
39.1 - 45.5	179	403	149.10	351.7
45.6 - 52	195.5	391	174.40	364.5
52 +	190	358	196.93	309.1
<b>Overall</b>	195.50	403	173	348.6
<b>Ewes</b>				
Light	168		131	
Heavy	228		179	
<b>Rams</b>				



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



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## 170 CALVES – 09:45am

Auctioneer: Tim Kivell - 07788 281900

Not quite so many calves on offer but what a trade! The 1<sup>st</sup>, 2<sup>nd</sup> and especially the 3<sup>rd</sup> quality all looking very well sold with native heifers seeing huge demand! Fresh faces around the ring to source all types and grades of calves, where a lot more could have been sold, keep them coming!

### WEANED CALVES

A smaller entry of weaned calves this week, met a flying trade topping at £560 for a British Blue steer from TA & SJ Kempthorne who also sold British Blue heifers to £450 (x2). Limousin steers to £510 (Only 4 months!) for DJ & WR Oke, Bradford.

WEANED CALVES						
BREED	BULLS			HEIFERS		
	No	Top	Ave	No	Top	Ave
British Blue	6	560	400	2	450	450
Aberdeen Angus	1	430	430	-	-	-
Limousin	3	510	510	-	-	-

### MILK CALVES

A super super trade for all penned! Charolais bulls to £510, £500 for WS Jose & Son, Pyworthy, £448 for RA JFRH Poole, Milton Damerel and £375 for EG Sleep, Launceston. British Blue bulls to £460 (x2) for WS Jose & Son, Pyworthy, £440 (x2) for CJ & VJ Tucker, Truro and SEJ Tapp & Son, Tiverton and £400 for AW Pomeroy & Son, West Putford. Hereford bulls to £325, £282 for MP Varcoe & Partners, St Wenn and £235, £225 for AW Pomeroy & Son again. Montbeliarde to £280 and £180 for IJ & EC Dawkins, Hartland. Aberdeen Angus bulls to £250 for SEJ Tapp & Son, Tiverton, £192 (x3) twice for MP Varcoe & Partners, St Wenn and K & L Care, St Austell. Limousin bulls to £280 for MP Varcoe & Partners, St Wenn and £200 for EG Sleep again. Welsh Black bulls to £175 for AJ & JJ Tucker & Son, Stibb Cross. Charolais heifers to £430, £390 for WS Jose & Son again, £340 & £260 for EG Sleep, Launceston. British Blue heifers to £375 for SEJ Tapp & Son again, £350 for AW Pomeroy & Son, £275, £255, £250 and £245 CJ & VJ Tucker again. Hereford heifers to £290 (x2), £280 (x2) and £220 for MP Varcoe & Partners again. Montbeliarde heifers to £220 for IJ & EC Dawkins again. Limousin heifers to £192 EG Sleep again and £158 for MP Varcoe & Partners again. Aberdeen Angus heifers to £122 for MP Varcoe & Partners again and £118 (x2) for K & L Care, St Austell.

MILK CALVES						
BREED	BULLS			HEIFERS		
	No	Top	Ave	No	Top	Ave
A. Angus	13	250	157	12	122	96
Limousin x	3	280	217	4	192	150
British Blue	47	460	285	30	375	207
Hereford x	10	325	230	8	290	234
Charolais x	4	510	458	4	430	355
Friesian	8	98	73	5	160	52
Mont B	3	280	188	1	220	220
Welsh Black	1	175	175	-	-	-



Montbeliarde heifers to £220 for IJ & EC Dawkins again. Limousin heifers to £192 EG Sleep again and £158 for MP Varcoe & Partners again. Aberdeen Angus heifers to £122 for MP Varcoe & Partners again and £118 (x2) for K & L Care, St Austell.

### DAIRY SIRED CALVES

A stronger trade this week for the Friesian bulls saw top price at £98 for IJ & EC Dawkins again, £92 for WS Jose & Son again and £88 for SEJ Tapp & Son again. Lots ranging between £45-£82.

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

**PLEASE NOTE: From now on the Milk Calves will be picked out and sold before the Weaned/Reared Calves**

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

A good number this week considering the amount of field work being done, saw several fresh faces around the ring strongly competing for the cattle on offer. Stronger fleshed types in short supply with the top for a 23mth Charolais heifer from Messrs RH Petherick & Son, Holsworthy at £1525, who also sold another Charolais heifer at £1470. Other Charolais heifers from Messrs DJ & ML Challacombe, Winkleigh £1280. Limousin heifers from Mr MT Allin, Bude saw £1350 (3) 20mths and £1250 (3). Few Native heifers topped at £1240 for a 17mth Aberdeen Angus from Messrs N Souch, Bideford.

Top of the steers this week was £1410 for a compact Aberdeen Angus from Messrs RH Petherick & Son, Holsworthy. Two younger Aberdeen Angus in store condition from Mr R Bridgman, Clawton £1140. Continental steers again in demand and more required, to £1405 for a smart 25mth British Blue from Messrs DJ & ML Challacombe, Winkleigh whose Charolais hit £1380. Other 20mth British Blues from Messrs SJ Uglow & Son, North Petherwin £1380, with plenty of other grazing type Continental steers £1200+.

**200 YOUNGER STORES**

A large entry saw a strong trade. A good run of Aberdeen Angus 13mths from Messrs RW & R Risdon, North Tamerton saw a top of £1040 (5), others £910 and heifers £780 and £740. Hereford steers from Messrs WJ, JM & MJ Elliott, Bradford £1010 13mth. Hereford heifers from the same farm £890. Several British Blues this week saw 9-10mth steers from Messrs RWH Dilling, Highampton £945 and 10mth heifers £900. Another good consignment of 8-9mth British Blue steers and heifers from Messrs WJ, JM & MJ Elliott, Bradford saw steers to £810 and heifers to £855. **More required please.**

**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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For more information please contact Tim Kivell 07788 281900 or email [tim.kivell@kivells.com](mailto:tim.kivell@kivells.com)

**Reference Number: 2601 Contact Name: Tim Kivell Mobile Number: 07788 281900**



## FORTHCOMING DAIRY SALES

### WEDNESDAY 1 MAY - HOLSWORTHY LIVESTOCK MARKET

Early month Dairy Sale.

### WEDNESDAY 15 MAY - HOLSWORTHY LIVESTOCK MARKET

Sale of Dairy Cattle.

### WEDNESDAY 22 MAY - HOLSWORTHY LIVESTOCK MARKET

Spring Show & Sale on behalf of the Limousin Cattle Society.

### WEDNESDAY 29 MAY - HOLSWORTHY LIVESTOCK MARKET

Reserved for Herd Dispersal Sale of 100 Holstein Friesian Dairy Cattle.

## JOB VACANCIES

### Livestock Handlers - Holsworthy, Hallworthy & Exeter

Working as part of our Livestock Handlers Team, duties for this role include loading and unloading stock and assisting with the movement of stock through the market whilst always adhering to health and safety protocols. The role will also involve washing and preparing livestock as and when required for the market and dispersal sales. A background knowledge in agriculture and handling stock is essential, as well as a commitment to animal welfare.



For further information or to apply for these posts, please visit our website [www.kivells.com/job-vacancies](http://www.kivells.com/job-vacancies) or contact our HR team by email at [sarahlouise.lydall@kivells.com](mailto:sarahlouise.lydall@kivells.com)

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See our website for  
more info!



On behalf of  
MR & HJ Coombes



APR

30

10:30am

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Please RSVP to [info@simpkinsedwards.co.uk](mailto:info@simpkinsedwards.co.uk)  
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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 is due to a change in EU legislation.

Guidance provided by the Livestock Auctioneers Association Limited  
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# Farms For Sale

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## Solomans Farm Kenn Lane, Exeter

- Farm bungalow, outbuildings, and land totalling 14.87 acres
- Overlooking the Exe Valley Estuary
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**Guide Price: £800.000**

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# Farms For Sale

# KIVELLS

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## Land and Buildings Part Rolster Bridge Farm Harbertonford, Totnes

For sale by formal tender as a whole or in 10 lots

The land and buildings forming Rolster Bridge Farm totals approximately 188 acres and gives opportunity to purchase picturesque rolling pastureland together with a large array of agricultural buildings situated in the heart of the popular South Hams.

**LOT 1:** Rolster Bridge Farm Buildings & 64.03 acres of land.  
**Guide: £1,050,000**

**LOT 2:** 12.44 acres of land forming Part Rolster Bridge Farm. **Guide: £125,000**

**LOT 3:** 14.97 acres of land forming Part Rolster Bridge Farm. **Guide: £155,000**

**LOT 4:** 14.87 acres of land forming Part Etheridge Farm. **Guide: £165,000**

**LOT 5:** 4.10 acres of land forming Part Etheridge Farm. **Guide: £75,000**

**LOT 6:** 10.99 acres of land forming New Parks. **Guide: £115,000**

**LOT 7:** Monkey Oak Barns and 20.82 acres of land. **Guide: £350,000**

**LOT 8:** 8.10 acres of land forming Corner Meadow. **Guide: £85,000**

**LOT 9:** 37.42 acres of land forming The Mounts. **Guide: £300,000**

**LOT 10:** Rolster Bridge Piggery. Approx. 0.23 acres. **Guide: £100,000**



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# Farms For Sale

# KIVELLS

[www.kivells.com](http://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 are complete with stock proof fencing and well-maintained hedgerow boundaries.

**LOT 1** : 91.73 acres of agricultural land known as Fursdown.  
**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](mailto:ian.caunter@kivells.com) | 01392 252262



# Land for Auction

## Wednesday 15th May 7.00pm

# KIVELLS

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

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

### Land Adjacent to St Eval Church

St Eval, Wadebridge | Auction Guide Price £40,000 - £50,000  
For sale by public auction - Wednesday 15th May



Approximately 3.40 acres comprising a single enclosure of level pasture and a large concreted pad formerly part of the adjacent airfield.

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

### Land on Waterhouse Hill

Northlew, Okehampton | Auction Guide Price £550,000  
For sale by public auction - Wednesday 15th May



A useful block of some 76½ acres of sloping pasture land including about 7 acres of woodland and a stream providing a natural water supply. Parish Road frontage.

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

### Land At Golberdon

Golberdon, Callington | Auction Guide Price £20,000 - £25,000  
For sale by public auction - Wednesday 15th May



Approximately 1.58 acres of level pasture land in a single enclosure with access off a quiet parish road. Of interest to those with smallholding, equestrian or general amenity interests.

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

### Land at Wooldown

Marhamchurch, Bude | Auction Guide Price £65,000  
For sale by public auction - Wednesday 15th May



An attractive and very gently sloping pasture field extending to some 4.63 acres, well fenced with road frontage and good access, not far from the popular village.

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

### Woodland at Lanivet

Lanivet, Bodmin | Auction Guide Price £25,000 - £35,000  
For sale by public auction - Wednesday 15th May



Approximately 2.51 acres of mature woodland in a single enclosure with access off a quiet village road. Of interest to those with general amenity interests.

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

### Land at Bude Farm

Exbourne, Okehampton | Auction Guide Price £70,000  
For sale by public auction - Wednesday 15th May



Just over 10¼ acres in a quiet rural location. Including a small wooded copse. Parish road frontage and access.

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

# Land for Auction

## Wednesday 15th May 7.00pm

# KIVELLS

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

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

### Land on Robins Hill

Cookbury, Holsworthy | Auction Guide Price £40,000 - £50,000  
For sale by public auction - Wednesday 15th May



Just over 5½ acres of mainly pasture land with 1½ acres of native broadleaf woodland. The land is level, extremely well fenced and set in a rural location with countryside views.

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

### Woodland At Pillaton

Pillaton, Saltash | Auction Guide Price £35,000 - £40,000  
For sale by public auction - Wednesday 15th May



Approximately 3.99 acres comprising an enclosure of ancient and naturally regenerated woodland with a network of paths and steps providing access and two former quarry areas.

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



# Land For Sale

# KIVELLS

www.kivells.com

## Land at Crylla

Common Moor, Liskeard | Guide Price £1,750,000



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 | 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 | 01392 252262

## Land At Waterwell Lane (Lot 1)

Christow, Exeter | Guide Price £98,000



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

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

## Land at Polzeath

Wadebridge, Cornwall | Guide Price £1,500,000



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 | 01409 259547

## 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 | 01409 259547

## Three Corner Field

Whiteley, Lifton, Devon | Guide Price: £75,000



Attractive gently sloping 3 acres paddock, ideal for equestrian use. Timber stable (on skids). Far reaching views. Convenient location, not far from the village. Main road access.

Holworthy Farms & Land Agency  
Farms@kivells.com | 01409 259547

# Previous Auction Results

Wednesday 17th April

# KIVELLS

www.kivells.com

## Land at Oatham

Sydenham Damerel, Tavistock | Auction Guide Price £450,000  
SOLD: £565,000



Some 64.85 acres of level and gently sloping pasture land at Oatham, including 11½ acres of woodland and a small range of farm buildings.

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

## Land at Portington

Lamerton, Tavistock | Auction Guide Price £215,000  
SOLD: £355,000



Approximately 26.43 acres of level pasture land at Portington with a useful agricultural building.

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

## Land between Crossways & Wilseyside (LOT 1)

Hallworthy, Camelford | Auction Guide Price £100,000 - £150,000  
SOLD: £100,000



Building plot with Permission in Principle granted for a single residential dwelling. Within the heart of the village and benefitting from approximately 2.73 acres of very gently sloping pasture land.

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

## Land between Crossways & Wilseyside (LOT 2)

Hallworthy, Camelford | Auction Guide Price £135,000 - £145,000  
SOLD: £160,000



Just under 11¾ acres of very gently sloping agricultural land with road frontage and good access.

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

## Land Whey Cross

Umberleigh, Devon | Auction Guide Price £70,000  
SOLD: £90,000



Just under 8 acres of productive pasture land, gently undulating with far reaching countryside views, road frontage and excellent access with mains water connected.

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

# Previous Auction Results

Wednesday 17th April

# KIVELLS

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

## Highfield

Bondleigh, North Tawton, Devon

A productive 201 acre farm with 7 bedroom farmhouse, range of traditional and modern farm buildings and productive farmland.

- Four bedroom house in need of complete renovation
- Rural setting
- Range of useful outbuildings
- Set in some 3.36 acres of gardens, yard & paddock

**Auction Guide: £375,000 - £425,000**

**SOLD: £440,000**

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



# Previous Auction Results

Wednesday 17th April

# KIVELLS

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

## Gabber Farm & Land at Paiges Farm Down Thomas, Plymouth, Devon

A productive 201 acre farm with 7 bedroom farmhouse, range of traditional and modern farm buildings and productive farmland.

**LOT 1:** Land at Paiges Farm – about 78.70 acres of generally gently sloping farmland contained in good sized enclosures with road frontage on two sides. There is a little steeper ground in the west.

**Auction Guide: £550,000**

**SOLD: £525,000**

**LOT 2:** Land at Gabber Farm – about 22.69 acres of level farmland in two good shaped fields.

**Auction Guide: £180,000**

**SOLD: £310,000**

**LOT 3:** Land at Gabber Farm – about 64.53 acres of level or gently sloping farmland in six principal enclosures.

**Auction Guide: £450,000**

**SOLD: £450,000**

**LOT 4:** Gabber Farm - seven-bedroom farmhouse, ranges of adaptable dairy and general-purpose farm buildings and land totalling around 35.62 acres.

**Auction Guide: £850,000**

**SOLD: £815,000**

Exeter Farms & Land Agency

[simon.alford@kivells.com](mailto:simon.alford@kivells.com) | 01392 252262



# Farms Sale Agreed

# KIVELLS

www.kivells.com

## Franklands Farm Neopardy, Crediton, Devon



**Lot 1** - Farmhouse and approximately 3.54 acres  
**Guide Price: £580,000 SOLD!**

**Lot 2** - Former agricultural buildings extending approximately 1.24 acres  
**Guide Price: £200,000**

**Lot 3** - Agricultural land and 49.07 acres of wood  
**Guide Price: £390,000**

**Lot 4** - Approximately 13.71 acres.  
**Guide Price: £160,000**

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

## Lower Trevorder Farm Mount, Bodmin, Cornwall



acquire 193 acre quality stock and arable

ern adaptable stock buildings  
ture and arable land  
y completed three bedroom farmhouse  
Diversification income via Telecommunications Masts  
Extremely accessible location, not far from the A38  
In all some 193 acres

**Guide Price: £2,300,000 - £2,400,000**

Exeter Farms & Land Agency  
lower@kivells.com | 01579 345543

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



For sale in three lots, Keymelford Farm Buildings & Land are suitable for a variety of alternative uses to the usual consents.

**Lot 1** - Agricultural buildings and yard area with surrounding extending to 0.41 acres.

**Guide Price: £150,000**

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

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



agricultural buildings and yard area with land 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 0.41 acres.  
**Guide Price: £25,000**

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

# Land Sale Agreed

# KIVELLS

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

## Land At Waterwell Lane (Lot 3)

Christow, Exeter | Guide Price £70,000



2.5499 acres in two enclosures and a timber building with lean-to. The land benefits from direct road access and natural and well water. Further land available.  
Exeter Farms & Land Department  
[Exeter@kivells.com](mailto:Exeter@kivells.com) | 01392 252262

## Land at Tilland

Tideford, Saltash | Guide Price: £525,000 - £550,000



Approximately 71 acres of excellent grazing land with Parish road frontage. Good sized enclosures with excellent access.  
Holsworthy Farms & Land Agency  
[Farms@kivells.com](mailto:Farms@kivells.com) | 01409 259547