

# LODGE & THOMAS

Chartered Surveyors • Auctioneers • Valuers • Estate Agents

## TRURO LIVESTOCK MARKET

### MARKET REPORT

AND

### WEEKLY NEWSLETTER

WEDNESDAY 9<sup>TH</sup> OCTOBER 2013



58 LEMON STREET, TRURO, TR1 2PY

Tel: (01872) 272722

Fax: (01872) 223665

TRURO MARKET, NEWQUAY ROAD, TRURO, TR1 1RH Tel: (01872) 276611

[www.lodgeandthomas.co.uk](http://www.lodgeandthomas.co.uk)

email: [info@lodgeandthomas.co.uk](mailto:info@lodgeandthomas.co.uk)

# **TRURO LIVESTOCK MARKET**

## **LODGE & THOMAS**

Report an entry including Monday's "Orange" Market of 55 UTM and OTM prime cattle, 74 cull cows, 291 store cattle including 102 suckled calves, 186 rearing calves and stirks and 265 finished and store sheep.

### **UTM PRIME CATTLE**

#### **HIGHEST PRICE BULLOCK**

Each week the highest priced prime steer or heifer sold  
(pence per kilogram) will be commission free.

#### **Auctioneer – Andrew Body**

A slightly smaller entry of prime cattle this week but trade continues strong with firm demand especially for best quality. Top price per kilo was 237p for a Limousin x steer from Messrs. R.S. & R.A. Bassett of Constantine purchased by Chris Dale, Butcher of Helston. An entry of seven good weight steers from Messrs. J.M. Hicks & Son of Sennen saw top prices of £1,675, £1,636, £1,633, and £1,628, all purchased by Jaspers of Treburley, Launceston. Limousin heifers from Mr. R.D. Withers of Probus to 221p/kg and 218p/kg (£1,336), both bought by Robert Trevarthen of Roskrow, Penryn.

#### **21 Steers – top 9 prices**

Limousin x to 237p (595kg) for Messrs. R.S. & R.A. Bassett of Constantine,  
Falmouth  
Limousin x to 230p (607kg) for Messrs. R.S. & R.A. Bassett of Constantine,  
Falmouth  
Limousin x to 219p (577kg) for Mr. J. Buckland of Drift, Penzance  
Simmental x to 207.5p (787kg) for Messrs. J.M. Hicks & Son of Sennen, Penzance  
Charolais x to 207.5p (712kg) for Messrs. C.H.P. Powell & Sons of St. Ervan,  
Wadebridge  
Simmental x to 204.5p (819kg) for Messrs. J.M. Hicks & Son of Sennen, Penzance  
Simmental x to 204p (787kg) for Messrs. J.M. Hicks & Son of Sennen, Penzance  
British Blue x to 203.5p (671kg) for Mr. H.J. Roberts of Trelill, Bodmin  
British Blue x to 203p (661kg) for Mr. H.J. Roberts of Trelill, Bodmin

#### **12 Heifers – top 6 prices**

Limousin x to 221p (559kg) for Mr. R.D. Withers of Probus, Truro  
Limousin x to 218p (613kg) for Mr. R.D. Withers of Probus, Truro  
British Blue x to 214p (615kg) for Mr. F.A. Pearce of Chacewater, Truro  
Charolais x to 214p (552kg) for Messrs. F.T. & F.M. Johns of Cury, Helston  
British Blue x to 205p (586kg) for Mr. P.J. Harvey of Kea, Truro  
Aberdeen Angus x to 198p (608kg) for Mr. R.V. Flexman of Kenwyn, Truro

## Wednesday's South West Regional Market Averages

**Steers – 195.93p/kg**

**Heifers – 195.10p/kg**

### Truro's Averages

#### Steers

Premium to 237p av. 228.67p  
Prime to 207.5p av. 201.32p  
Others to 189p

#### Heifers

Premium to 221p av. 216.75p  
Prime to 205p av. 201.53p  
Others to 188.5p

**All Steers av. 201.91p**

**All Heifers av. 204.88p**

### OTM PRIME CATTLE

Top price in the OTM section was an Aberdeen Angus x steer from Messrs. R.M. Jordan & Merrick of Carnmenellis selling at 184p/kg and £1,360 to Jaspers.

#### 11 Steers

Aberdeen Angus x to 184p (739kg) for Messrs. R.M. Jordan & Merrick of  
Carnmenellis, Redruth  
Devon x to 175p (608kg) for Mr. P. Sidebotham of Trerice, Newquay  
Aberdeen Angus x to 168p (702kg) for Messrs. P. & J. Eggins of St. Breock,  
Wadebridge

#### 10 Heifers

Limousin x to 183p (604kg) for Messrs. F.T. & F.M. Johns of Cury, Helston  
Limousin x to 180p (580kg) for Messrs. F.T. & F.M. Johns of Cury, Helston  
Friesian to 172p (574kg) for Mr. A.G. Tilly of Crowlas, Penzance  
Friesian to 165p (611kg) for Messrs. R.G. Keast of & Son of Allet, Truro

#### **Overall Averages:**

Steers	to	184p/kg	av. 155.54p/kg
Heifers	to	183p/kg	av. 156.34p/kg

### TB-RESTRICTED "ORANGE" MARKET – MONDAY 7<sup>TH</sup> OCTOBER

A smaller than anticipated entry of 24 cows and just 1 prime heifer forward for Monday's "Orange" Market with several pre-entered animals not forward following the good news of several farms testing clear in the run up to the sale date. Cull cows to £1/kg on the day for Mr. F. Stephens of St. Winnow, Lostwithiel.

***LAST CHANCE – Entries invited to the Auctioneers for our last TB-restricted Market of 2013. If you have stock to clear or market before Christmas and the New Year please get in touch on 01872 272722.***

## CULL COWS

### **Auctioneer – Andrew Body**

Cull cow numbers forward this week were less than in recent weeks. Nationally the cow trade has fallen back but well fleshed cows continue to sell well. A Limousin x cow from Messrs. K. & C.D. Symons of Portscatho setting the premium at 150p/kg purchased by David Ellis of Lelant, St. Ives and another Limousin x cow from Mr. D.C. James of St. Wenn selling at 144p/kg (£1,162) to West Devon Meat of Hatherleigh. Friesians to 128p/kg twice this week for Messrs. G. Smith & Son of Ladock and Mr. W.C. Bottrell of Sancreed, both bought by David King of Exeter.

### **11 Beef Cows – leading prices**

Limousin x to 150p (647kg) for Messrs. K. & C.D. Symons of Portscatho, Truro  
Limousin x to 144p (807kg) for Mr. D.C. James of St. Wenn, Bodmin  
Simmental x to 134p (637kg) for Messrs. I.D. & S.S. Backway of St. Eval, Wadebridge  
Simmental x to 127p (668kg) for Messrs. R.A.F. & R.M. Roberts of Gweek, Helston  
British Blue x to 119p (734kg) for Messrs. K. & C.D. Symons of Portscatho, Truro  
Galloway x to 106p (450kg) for Mr. M.F. Russell of Four Lanes, Redruth  
Hereford x to 105p (718kg) for Mr. M.F. Russell of Four Lanes, Redruth

### **Breed Averages:**

Limousin x	to	150p/kg	av.	123.48p/kg
Simmental x	to	134p/kg	av.	130.50p/kg
British Blue x	to	119p/kg		
Galloway x	to	106p/kg		
Hereford x	to	105p/kg	av.	94.39p/kg

### **39 Dairy Cows – leading prices**

Friesian to 128p (649kg) for Messrs. G. Smith & Son of Ladock, Truro  
Friesian to 128p (615kg) for Mr. W.C. Bottrell of Sancreed, Penzance  
Friesian to 115p (680kg) for Mr. F.A. Pearce of Chacewater, Truro  
Friesian to 106p (699kg) for Mr. A.G. Tilley of Crowlas, Penzance  
Friesian to 105p (632kg) for Mr. W.C. Bottrell of Sancreed, Penzance  
Friesian to 99p (835kg) for Mr. A.G. Tilley of Crowlas, Penzance  
Friesian to 98p (712kg) for Messrs. G. Smith & Son of Ladock, Truro  
Friesian to 96p (853kg) for Messrs. M.A. & J.F. Harris of Rame, Penryn

### **Breed Averages:**

Friesian	to	128p/kg	av.	90.14p/kg
Guernsey x	to	87p/kg	av.	83.00p/kg
Jersey x	to	83p/kg	av.	71.11p/kg
Swedish Red & White x	to	79p/kg		

### **Overall Averages:**

Beef Cows	to	150p/kg	av.	116.40p/kg
Dairy Cows	to	128p/kg	av.	88.25p/kg

## **STORE CATTLE**

### **Auctioneer – Andrew Body**

A good entry of store cattle which included over 100 suckled calves. Trade remains buoyant for store cattle with plenty of buyer demand around the ring.

### **Steers – leading prices**

#### **2yo**

Charolais x to £1,225 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Simmental x to £1,105 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
British Blue x to £1,075 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Welsh Black x to £1,060 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Aberdeen Angus x to £1,050 for Mr. A.B. Penrose of Breage, Helston  
Hereford x to £995 for Mr. A.B. Penrose of Breage, Helston  
Limousin x to £975 for Mr. A.B. Penrose of Breage, Helston  
Friesian to £972 for Mr. A.B. Penrose of Breage, Helston

#### **1½yo**

Charolais x to £1,190 for Messrs. W.F. Palmer & Son of Ruan High Lanes, Truro  
South Devon x to £1,100 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
British Blue x to £1,030  
Limousin x to £945 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Simmental x to £845  
Devon x to £770 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Blue Albion x to £755 for Messrs. M.C. & M. Chegwiddden of Summercourt,  
Newquay  
Hereford x to £750 for Messrs. J.S. & A.M. Nicholls of Newbridge, Penzance  
Friesian to £682 for Messrs. J.S. & A.M. Nicholls of Newbridge, Penzance  
Montbeliarde x to £665 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Blonde d'Aquitaine x to £640 for Mr. R.W. Radford of Newmill, Penzance

#### **1yo**

South Devon x to £1,030 for Messrs. J.D. Bromley & Son of St. Gluvias, Penryn  
Simmental x to £880 for Messrs. R.A.F. & R.M. Roberts of Gweek, Helston  
Charolais x to £730 for Mr. B.J. Maycock of Rosenannon, Bodmin  
Limousin x to £730 for Mr. B.J. Maycock of Rosenannon, Bodmin  
British Blue x to £665 for Messrs. W.D. & J.C. Lawry of Rescorla, St. Austell  
Aberdeen Angus x to £645 for Messrs. F.G. Gluyas & Partners of Praze, Camborne

#### **9mo**

Limousin x to £740 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance  
Charolais x to £705 for Mr. B.J. Maycock of Rosenannon, Bodmin  
Simmental x to £580 for Mrs. S.J. Tune of Tregonetha, St. Columb  
Stabiliser x to £540 for Mr. I.J. Phillips of Lanivet, Bodmin  
Aberdeen Angus x to £495 for Messrs. J.H. Pengelly & Son of Paul, Penzance  
Hereford x to £445 for Mr. P.I. Hodge of Manaccan, Helston

## **Heifers – leading prices**

### **2yo**

Charolais x to £955 for Messrs. M.C. & M. Chegwidden of Summercourt,  
Newquay  
Blonde d'Aquitaine x to £942 for Messrs. M.C. & M. Chegwidden of Summercourt,  
Newquay  
Simmental x to £942 for Messrs. M.C. & M. Chegwidden of Summercourt,  
Newquay  
British Blue x to £865  
Limousin x to £845 for Messrs. M.C. & M. Chegwidden of Summercourt, Newquay  
Hereford x to £802 for Messrs. M.C. & M. Chegwidden of Summercourt, Newquay

### **1½yo**

British Blue x to £670 for Messrs. J.D. Bromley & Son of St. Gluvias, Penryn  
Limousin x to £630

### **1yo**

Saler x to £575 for Mr. R.W. Radford of Newmill, Penzance  
Aberdeen Angus x to £550 for Messrs. F.G. Gluyas & Partners of Praze, Camborne  
Simmental x to £505 for Messrs. D.R. & B. Badcock of Crowlas, Penzance  
British Blue x to £470 for Mr. W.E. Hosken of Manaccan, Helston

### **9mo**

Limousin x to £585 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance  
Simmental x to £440 for Mrs. S.J. Tune of Tregonetha, St. Columb  
Charolais x to £400 for Messrs. N. & H. Andrew & Sons of St. Day, Redruth

## **SECOND PRIZE SALE OF SUCKLED CALVES**

An entry of just over 100 suckled calves met with plenty of demand and a strong trade. Prize winners in each class are as follows:-

**Class 1:** Steer/group of Steers born after 1<sup>st</sup> March 2013

*Limousin x to £740 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance*

**Class 2:** Heifer/group of Heifers born after 1<sup>st</sup> March 2013

*Limousin x to £570 for Mr. P.I. Hodge of Manaccan, Helston*

**Class 3:** Steer/group of Steers born 1<sup>st</sup> October 2012 - 28<sup>th</sup> February 2013

*Simmental x to £880 for Messrs. R.A.F. & R.M. Roberts of Gweek, Helston*

**Class 4:** Heifer/group of Heifers born 1<sup>st</sup> October 2012 - 28<sup>th</sup> February 2013

*Limousin x to £585 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance*

**Other strong suckled calf prices:-**

**Steers – under 7½ months old**

Limousin x to £705 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance  
Charolais x to £705 for Mr. B.J. Maycock of Rosenannon, Bodmin  
Limousin x to £680 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance

**Heifers – under 7½ months old**

Limousin x to £535 for Mr. W.L. Prowse of Zennor, St. Ives  
Limousin x to £530 for Mr. P.I. Hodge of Manaccan, Helston  
Limousin x to £520 for Messrs. M.R. & M. Hampden-Smith of Newmill, Penzance

**Steers – under 12 months old**

Charolais x to £730 for Mr. B.J. Maycock of Rosenannon, Bodmin  
Limousin x to £695 for Mr. W.L. Prowse of Zennor, St. Ives  
Limousin x to £695 for Mr. P.I. Hodge of Manaccan, Helston

**Heifers – under 12 months old**

Limousin x to £495 for Messrs. J.H. Pengelly & Son of Paul, Penzance

**TRURO CATTLE MARKET – SUCKLED CALF PRIZE SALE DATES**

**\* Wednesday 23<sup>rd</sup> October \* Wednesday 6<sup>th</sup> November \***

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**Wednesday 23<sup>rd</sup> October at 11.30am**

**THIRD SUCKLED CALF PRIZE SALE**

**LODGE & THOMAS**

**There will be four classes as follows:**

- Class 1:** Steer/s born after 1<sup>st</sup> March 2013
- Class 2:** Heifer/s born after 1<sup>st</sup> March 2013
- Class 3:** Steer/s born 1<sup>st</sup> Oct 2012 – 28<sup>th</sup> Feb 2013
- Class 4:** Heifer/s born 1<sup>st</sup> Oct 2012 – 28<sup>th</sup> Feb 2013

Entries in each class can be in single or groups of cattle. Prizes will be awarded to the calf or group of calves selling for the highest amount in each class. Total prize money will be £200 with each class winner receiving £50. In the event of a tie, the prize money will be shared.

***Would vendors please notify the Auctioneers in advance of their entries***

## **REARING CALVES AND STIRKS**

### **Auctioneer – Ben Messer-Bennetts**

Another large entry of calves with continentals especially selling to a brisk trade. Half a dozen 3-4 week old calves £350+ with two Limousin x bull calves selling to the same purchaser at £400 for Messrs. A. Eddy & Sons of St. Buryan and Mr. M.J. Brown of Scorrier.

***Aberdeen Angus and Hereford sires - please write on front of passport***

### **125 Bulls**

Limousin x to £400 for Messrs. A. Eddy & Sons of St. Buryan, Penzance and  
Mr. M.J. Brown of Scorrier, Redruth, av. £260  
British Blue x to £360 for Messrs. J.R, P.M. & D.W. Treleaven of Trenarren,  
St. Austell, av. £236  
Hereford x to £280 for Messrs. J.H. Reynolds & Son of Nancegollan, Helston,  
av. £264  
Simmental x to £280 for Messrs. J.P. White & Partners of Lanreath, Looe,  
av. £198  
Aberdeen Angus x to £270 for Messrs. D.B. James & Son of Sancreed, Penzance,  
av. £179  
Devon x to £220 for Messrs. E.B. & M.E. Symons of Ruan High Lanes, Truro,  
av. £170  
Charolais x to £180 for Mr. C.M. Phillips of St. Mawes, Truro  
Friesian to £162 for Mr. E.G. Rickard of Blackwater, Truro, av. £93  
Friesian bobby calves to £45, av. £23

### **46 Heifers**

Limousin x to £245 for Mr. M.J. Brown of Scorrier, Redruth, av. £132  
British Blue x to £230 for Messrs. L.T. Harvey & Sons of Newbridge, Penzance,  
av. £179  
Charolais x to £215 for Mr. C.M. Phillips of St. Mawes, Truro, av. £205  
Hereford x to £195 for Mr. R.G. Rowe of London Apprentice, St. Austell  
Simmental x to £190 for Mr. C.M. Phillips of St. Mawes, Truro, av. £136  
Aberdeen Angus x to £170 for Messrs. D.B. James & Son of Sancreed, Penzance,  
av. £120  
Blue Albion x to £155 for Messrs. C.F.S. Fox & Son of Luxulyan, Bodmin,  
av. £112

### **15 Male Stirks**

Friesian to £200 for Messrs. W. Marsh & Son of St. Stephen, St. Austell, av. £133

## **HELSTON FATSTOCK SHOW**

**MONDAY 18<sup>TH</sup> NOVEMBER**  
**at Franchis Farm, Redruth Road, Helston**  
**Schedules from Margaret Eva 01326 572004**



## **FINISHED AND STORE SHEEP**

### **LAMBS (141)**

#### **Auctioneer – Jim Large**

An overall improved trade, in line with the national average. As in recent weeks the better, well fleshed lambs were selling particularly well. A top price of £83.80 for 45.2kg Texel lambs from Messrs. B.N. & C. Hoskins of Blackwater, which also achieved joint top average of 185p/kg, purchased by Viv George, Butcher of St. Newlyn East. A pen of lighter lambs from Messrs. P.M. & A. Jewell of Alverton also realising 185p/kg. Overall lamb average £76.

#### **Leading Averages:**

185p/kg for 45.2kg lambs from Messrs. B.N. & C. Hoskins of Blackwater, Truro  
185p/kg for 40.0kg lambs from Messrs. P.M. & A. Jewell of Alverton, Penzance  
182p/kg for 45.5kg lambs from Messrs. P.T.R. & P.E. Jones & Son of Crantock,  
Newquay  
177p/kg for 46.5kg lambs from Messrs. B.N. & C. Hoskins of Blackwater, Truro  
174p/kg for 45.0kg lambs from Mr. I. Littlefield of St. Eval, Wadebridge  
173p/kg for 44.5kg lambs from Messrs. I.D. & S.S. Backway of St. Eval,  
Wadebridge  
173p/kg for 42.0kg lambs from Mrs. P. Lally of Buryas Bridge, Penzance  
171p/kg for 45.8kg lambs from Messrs. P.T.R. & P.E. Jones & Son of Crantock,  
Newquay  
171p/kg for 45.1kg lambs from Mr. W.F. Teagle of Trevithick, Newquay  
171p/kg for 41.0kg lambs from Messrs. P.M. & A. Jewell of Alverton, Penzance  
171p/kg for 39.4kg lambs from Mr. W.F. Teagle of Trevithick, Newquay

#### **Top Price Lambs:**

£83.80 (45.2kg) from Messrs. B.N. & C. Hoskins of Blackwater, Truro  
£83.50 (49.8kg) from Mr. W.F. Teagle of Trevithick, Newquay  
£83.00 (45.5kg) from Mr. W.F. Teagle of Trevithick, Newquay  
£82.50 (46.5kg) from Messrs. B.N. & C. Hoskins of Blackwater, Truro  
£82.50 (49.0kg) from Mrs. E.K. Wood of Rumford, Wadebridge  
£82.00 (51.1kg) from Mr. W.F. Teagle of Trevithick, Newquay  
£78.50 (45.8kg) from Mr. W.F. Teagle of Trevithick, Newquay  
£78.20 (45.0kg) from Mr. I. Littlefield of St. Eval, Wadebridge  
£78.00 (50.0kg) from Messrs. B.N. & C. Hoskins of Blackwater, Truro

#### **Averages:**

Medium (39.1kg-45.5kg)	to	185p	av.	172.25p
Heavy (45.6kg-52kg)	to	177p	av.	164p

SQQ Lamb Average **172.25p**

## **CULL EWES (50)**

### **Auctioneer – Ed Harris**

A firmer trade for all types, but a lack of best quality ewes. Two strong Texel cull rams from Messrs. M.A. & C. Sandbach of St. Breock sold exceptionally well, topping at £145.

### **Leading Prices:**

£145.00 for rams from Messrs. M.A. & C. Sandbach of St. Breock, Wadebridge  
£87.00 for ewes from Messrs. B.N. & C. Hoskins of Blackwater, Truro  
£80.00 for ewes from Mr. P.L. Batten of St. Columb  
£74.00 for ewes from Messrs. M.A. & C. Sandbach of St. Breock, Wadebridge  
£70.00 for ewes from Messrs. P.M. & A. Jewell of Alverton, Penzance  
£69.00 for ewes from Messrs. A.J. & S.T. Richards of St. Keverne, Helston  
£66.50 for ewes from Messrs. B.N. & C. Hoskins of Blackwater, Truro  
£59.20 for ewes from Mrs. R. Brooks of St. Eval, Wadebridge

### **Averages:**

First quality ewes	to	£87	av.	£75.50
Second quality ewes	to	£59.20	av.	£55
Cull rams	to	£145	av.	£115

## **STORE LAMBS (74)**

### **Auctioneer – Ed Harris**

Store lamb trade gets firmer by the week, particularly for the smaller, longer keeping lambs. Strong stores from Mr. R.G. Chapman of St. Columb to £66.

### **Leading Prices:**

£66.00 for stores from Mr. R.G. Chapman of St. Columb  
£63.50 for stores from Mr. P.G. Gilbert of St. Buryan, Penzance  
£62.00 for stores from Mr. R.G. Chapman of St. Columb  
£60.50 for stores from Chyverton Estate of Zelah, Truro  
£57.00 for stores from Mr. G.C. Grigg of Veryan, Truro  
£57.00 for stores from Mr. M.P.W. Harrison of Veryan, Truro  
£55.00 for stores from Mr. I. Littlefield of St. Eval, Wadebridge

### **Averages:**

Best store lambs	to	£66	av.	£64
Medium store lambs	to	£60.50	av.	£57
Smaller store lambs	to	£51	av.	£47

**WEDNESDAY NEXT 16<sup>TH</sup> OCTOBER**

**LODGE & THOMAS**

**Will sell**

**10.00am  
75 Dairy and Beef Cull Cows**

**\*\*\*\*\***

**10.00am  
125 Rearing Calves**

**\*\*\*\*\***

**10.30am  
50 Prime Cattle**

**\*\*\*\*\***

**11.30am  
200 Store Cattle and Suckler Cows and Calves  
inc. Dispersal Sale of South Devon Cows and Calves (see below)**

**\*\*\*\*\***

**11.30am  
500 Lambs, Cull Ewes and Store Sheep**

**\*\*\*\*\***

**Wednesday next 16<sup>th</sup> October – 11.30am approx.**

**10 Mainly South Devon Cows and Calves, 3 In-Calf Cows and  
2 Heifer Stores**

**LODGE & THOMAS**

Have received instructions from Mr. R.A. Edmond of Chacewater, Truro to sell from Truro Livestock Market for convenience of sale from the Store Cattle Ring on Wednesday next 16<sup>th</sup> October at 11.30am

**10 MAINLY SOUTH DEVON COWS AND CALVES AND 3 IN-CALF COWS**

This is an excellent consignment of 9 South Devon and 1 Blonde d'Aquitaine cow with their mainly South Devon calves at foot and back in-calf to Limousin, a further 2 South Devon in-calf cows, 1 Blonde d'Aquitaine in-calf cow and 2 South Devon heifers.

*Catalogues available from the Auctioneers or online.*

REF: 8845

GUIDE PRICE: £695,000

**WINDSOR FARM**  
**HIGH LANES, CUBERT, NEWQUAY, TR8 5PY**

***A SUPERB OPPORTUNITY TO ACQUIRE A WELL SITUATED 50 ACRE RESIDENTIAL AND STOCK FARM CLOSE TO SPECTACULAR STRETCHES OF THE NORTH CORNWALL COAST***



**WINDSOR FARM IS AN ATTRACTIVE 50 ACRE FARM FROM WHICH THERE ARE OUTSTANDING COUNTRY AND COASTAL VIEWS, IN A RENOWNED AGRICULTURAL DISTRICT, COMPRISING A RECENTLY BUILT DETACHED 3 BEDROOM "FARMHOUSE" OFFERING COMFORTABLE FAMILY ACCOMMODATION, A MODERN RANGE OF FARM BUILDINGS IDEAL FOR LIVESTOCK, EQUESTRIAN USE OR MACHINERY STORAGE AND LAND COMPRISING 8 MAINLY LEVEL, CONVENIENTLY SHAPED AND EASILY WORKED PASTURE FIELDS**

***AGRICULTURAL OCCUPANCY CONDITION***



**CUBERT  $\frac{3}{4}$  OF A MILE \* HOLYWELL BAY 2 MILES  
PERRANPORTH BEACH, THE A30 and NEWQUAY TOWN CENTRE 4 MILES  
TRURO CITY CENTRE  $9\frac{1}{2}$  MILES**