

An aerial photograph of a large, vibrant green field. In the middle ground, there is a long, rectangular wooden barn with a light-colored roof. To the left of the barn, a small cluster of trees and a fence line are visible. The background is dominated by a thick forest of tall, leafy trees. The sky is blue with scattered white clouds. The overall scene is peaceful and rural.

Symonds
& Sampson

Quercus Fields & Barn

Cooks Lane, Axminster, Devon

Quercus Fields & Barn

Cooks Lane
Axminster
Devon EX13 5SJ



14.48 acres

An attractive and well maintained equestrian smallholding with 14.48 acres (5.56 ha) of level/gently sloping pastureland together with ancient woodland. Comprising of a general purpose barn with stabling, double field shelter, and hardcored yard/parking area.

Guide Price **£245,000**

Freehold

Axminster Agricultural
01297 33122

rwillmington@symondsandsampson.co.uk



THE LAND

A rare opportunity to acquire a 14.48 Ac (5.86 Ha) well equipped equestrian smallholding comprising of 6.95 acres of pastureland and 7.53 acres of ancient broadleaved woodland . The land has good access off Cooks Lane over a track which leads to a hardcore area with steel framed general-purpose barn (19.65m x 10.25m). The sale offers an excellent opportunity for equestrian owners, investors or amenity purchasers to acquire an attractive parcel of land that is divided into three main enclosures, well fenced and bounded by mature hedgerows. A double field shelter (12.36m x 11.46m) is located on the northern boundary. The land benefits from good access off the A35 and is situated between the popular market town of Axminster and coastal town of Lyme Regis.

SERVICES

Main water & electricity connected. Natural water supply.

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

None cross the land.

LOCAL AUTHORITY

East Devon District Council
Tel: 01404 515616.

AGRICULTURAL SCHEMES

The land is not currently entered into any schemes.

METHOD OF SALE

For sale by Private Treaty as a whole.

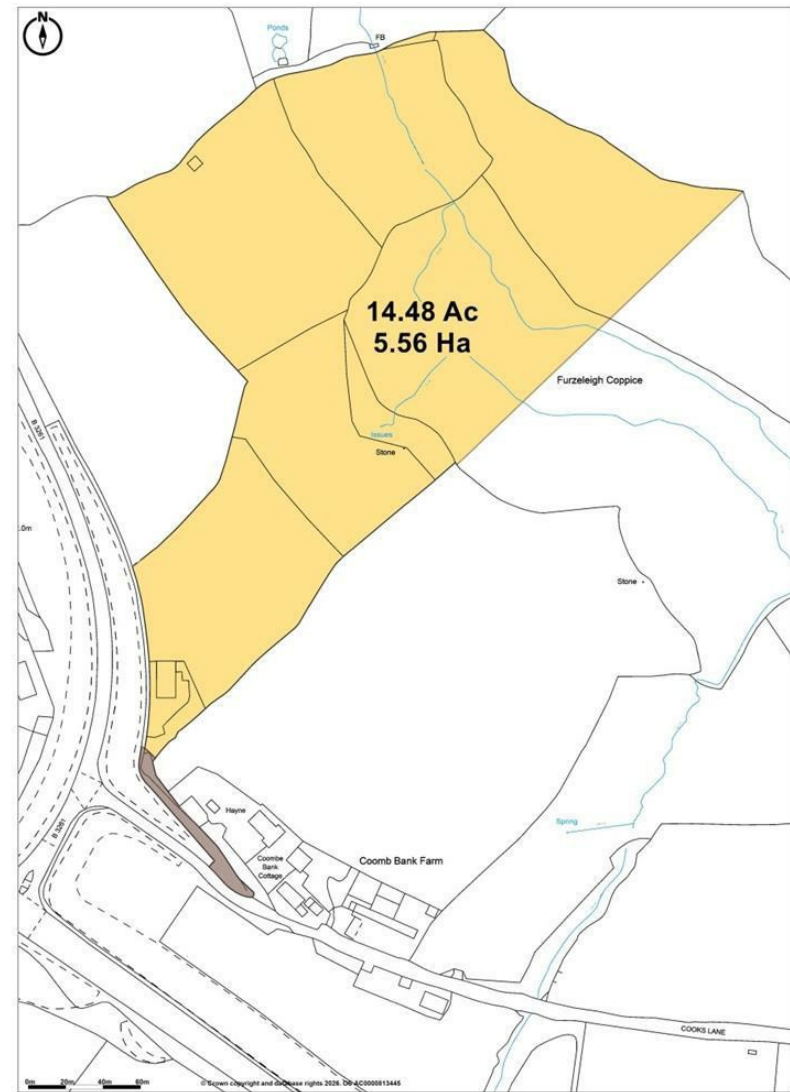
VIEWINGS

During daylight hours with particulars to hand having first informed the Axminster Agricultural office on 01297 33122.

DIRECTIONS

From Axminster town centre take Lyme Road towards Lyme Regis and the A35. Proceed up the hill for about ¼ of a mile and turn left into Cooks Lane. Continue for a short distance and take the first left, our sale boards will be posted.
What3words ///combines.ports.sped





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LANDMARK INFORMATION

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AxAg/MRW/May26



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