



Charton Reservoir

Rousdon, Lyme Regis, Devon

Charton Reservoir

Rousdon
Lyme Regis
Devon DT7 3XX

- Superb 40' x 26' recently constructed secure workshop set in 0.09 acres.
- Excellent location close to the A3052
- Pedestrian access and roller shutter door
 - WC/shower block
- Boat on site that may offer potential for alternative uses
 - For sale by Private Treaty

Guide Price **£220,000**

Freehold

Axminster Agricultural
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity to acquire a superb workshop (40' x 26'), built in 2022 and set in a secure concrete/hardcored yard with roller shutter door and pedestrian access. It benefits from excellent access, being only a short distance from the A3052 and is set in a convenient location close to Lyme Regis and the coast. The site benefits from a separate shower/WC block and a boat that may offer potential for alternative uses with fantastic views over Lyme Bay.

SITUATION

Charton Reservoir is located only miles from the popular historic town of Lyme Regis on the Jurassic Coast World Heritage Site. Lyme Regis is renowned for the historic Cobb harbour and sandy beach, whilst the nearby market town of Axminster has a mainline train station. Surrounded by the beautiful countryside of the Dorset National Landscape, there is excellent walking close by with access to both the South West Coastal path and the East Devon Way.

SERVICES

Main water & electricity (3-phase). Private drainage (New treatment plant)

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

None cross the property.

LOCAL AUTHORITY

East Devon District Council
Tel: 01404 515616

DIRECTIONS

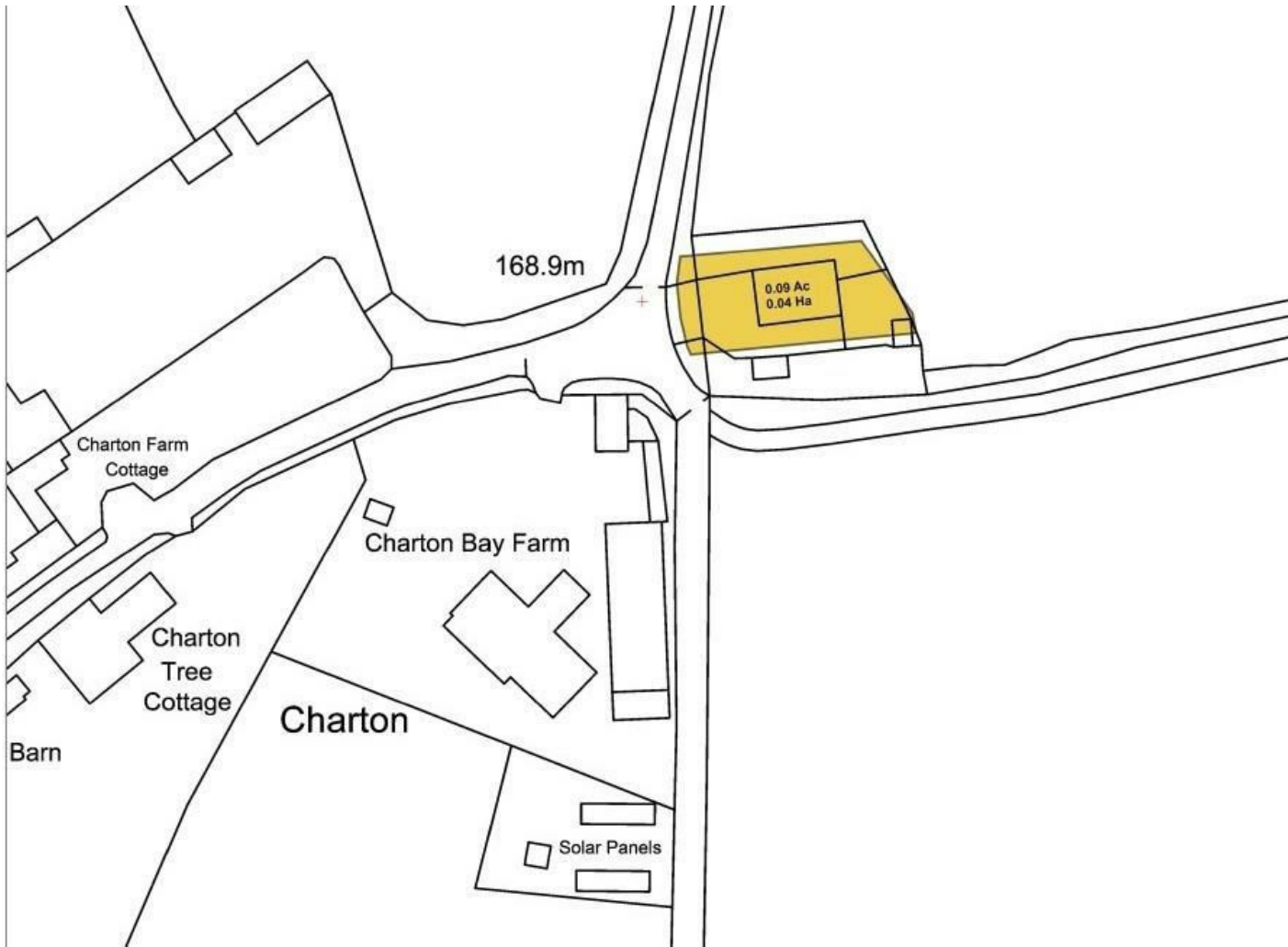
Take the A3052 coast road west from Lyme Regis. At Charton Cross, Rousdon turn left continue down the lane for a short distance and the entrance to the workshop will be found on your left hand side.

What3words ///////////////ticket.grant.bloom

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from the Axminster Agricultural Office on 01297 33122.





AxAg/MRW/Dec25



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