

The background of the entire page is a wide-angle photograph of a rural landscape. In the foreground, there is a large, open field of green grass. In the middle ground, a line of trees and shrubs separates the field from the background. The background features rolling hills under a clear blue sky. A small white building is visible on the right side of the middle ground.

Land at Ham

Dalwood, Axminster, Devon

Land at Ham

Dalwood
Axminster
Devon EX13 7HL



3.97 acres

- An attractive 3.97 acre gently sloping pasture field.
- Far reaching views over the surrounding countryside
 - Road frontage
 - Convenient location
- Good access to Axminster and Honiton
- For sale by Formal Tender - tenders close Tuesday 25th August 2026 at 12 noon

Guide Price **£50,000**

Freehold

Axminster Agricultural
01297 33122

rwillmington@symondsandsampson.co.uk



THE LAND

A rare opportunity to acquire an attractive 3.97 acre (1.61 ha) parcel of gently sloping pastureland set in an elevated position boasting far-reaching views across the East Devon countryside. The land has road frontage off Ham Road and is bounded by mature hedgerows & fencing. The land is likely to appeal to equestrian owners, investors, farmer or amenity purchasers.

SERVICES

Private water supply from well (located within the field). Main electricity crosses the land.

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 hedges on the parcel are entered into a Sustainable Farming Incentive (SFI) Scheme ending in July 2028. These would be removed from the agreement when the land sale completes.

OVERAGE

The contract will include an overage/uplift clause. Therefore, if planning for residential development of the land was granted within 20 years, the vendor would be entitled to a 10% uplift. See legal pack for details.

METHOD OF SALE

Tenders are invited to be submitted on the attached Formal Tender form prior to 12 noon on Tuesday 25th August 2026. For further details please contact the sole agents, Symonds & Sampson.

AGENTS NOTES

The gateway at point A on the sale plan is to be blocked up within two months of completion.

VIEWINGS

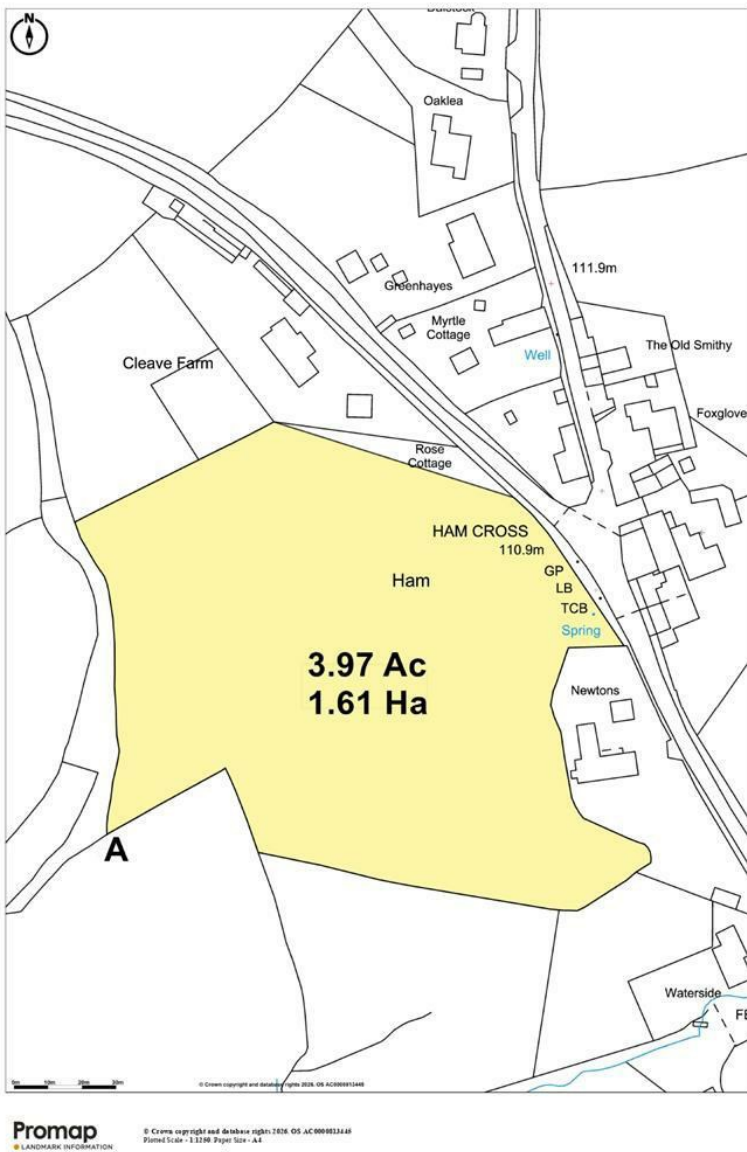
During daylight hours with particulars to hand having first informed the Axminster Agricultural office on 01297 33122.

DIRECTIONS

From Axminster, head west towards Honiton and turn right at Andrewshayes Caravan Park signposted Dalwood/Stockland. Continue on this road for about 2.7 miles turning right at Ridge Cross. Continue on this lane for just over a mile until you reach Ham Cross. Turn right and the gateway to the land will be immediately on your right hand side marked by our for sale boards.

What3words /// bookmark.back.woven





AxAg/MRW/July26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

FORMAL TENDER NOTES

LAND AT HAM, DALWOOD, AXMINSTER, DEVON, EX13 7HL

Tenders are to be received, in writing, on this form by

12 NOON ON TUESDAY 25TH AUGUST 2026

SYMONDS AND SAMPSON LLP, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW

Ref: MRW Email: rwillmington@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark the envelope with the words "LAND AT HAM OFFER" in the left hand corner. In addition to this form you must include the completed contract from the legal pack and your deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. Completion date will be 22nd September 2026, or earlier by agreement.
8. The vendors do not commit themselves to accept the highest or indeed any offer.



01297 33122

Symonds & Sampson LLP
Trinity Square, Axminster, Devon, EX13
5AW

mrw@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

FORMAL TENDER FORM
LAND AT HAM, DALWOOD, AXMINSTER, DEVON, EX13 7HL

Tenders are to be received, in writing, on this form by

12 NOON ON TUESDAY 25TH AUGUST 2026

SYMONDS AND SAMPSON LLP, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW

Ref: MRW Email: rwillmington@symondsandsampson.co.uk

I/We:

Of:

.....Postcode.....

Telephone:

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£.....

(In words)

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank).

.....

Dated: Signed:

My/our solicitors are:

Address.....

.....

PLEASE ENSURE THIS FORM IS RETURNED TO OUR OFFICE TOGETHER WITH THE SIGNED FORMAL TENDER CONTRACT AND YOUR DEPOSIT MONIES BEING 10% OF YOUR TENDER AMOUNT PRIOR TO 12 NOON ON TUESDAY 25TH AUGUST 2026. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE THE SALES PARTICULARS.

DEPOSIT MONIES CAN BE PAID BY BACS TO: SYMONDS & SAMPSON LLP

ACCOUNT NO: 00174618 SORT CODE: 30-92-69 OR A CHEQUE MADE PAYABLE TO SYMONDS & SAMPSON LLP

**Symonds
& Sampson**

ESTABLISHED 1858

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