



Woodland at Woodhouse Copse Scouse Lane, Hawkchurch,
Axminster, Devon EX13 5UF

A parcel of gently sloping deciduous woodland in an accessible location surrounded by open countryside, 1.75 acres (0.70 ha).

Axminster Station 4.8 miles; Lyme Regis Beach 6 miles

• Deciduous woodland • 1.75 acres (0,70 ha). • Devon/Dorset border • No council tax • Freehold

Offers In Excess Of £38,500

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SITUATION

Located off of a quiet country road, yet not far from some good A and B roads, the woodland occupies an accessible yet peaceful location close to the Devon/Dorset border.

The woodland is conveniently close by to the well regarded Hawkchurch Resort & Spa and part way between Hawkchurch to the north and the community of Raymonds Hill to the south, which is east from the busy market town of Axminster. Raymonds Hill and has a post office/ village shop and public house, whilst Axminster has a good variety of shops, including a Tesco supermarket, schooling and recreational facilities, swimming pool, and a railway station on the London Waterloo line.

The beach at Lyme Regis is a short distance to the south which forms part of the Jurassic coastline a World Heritage site.

DESCRIPTION

Part of a deciduous woodland with a gentle west facing slope, the woodland has a mix of species including Oak, Birch and Beech with an understory including Hazel and Holly.

Access leads of the lane over a hedge bank.

In all the woodland extends to about 1.75 acres (0.70 ha).

There are no covenants on the land and no rights of way.

ACCESS

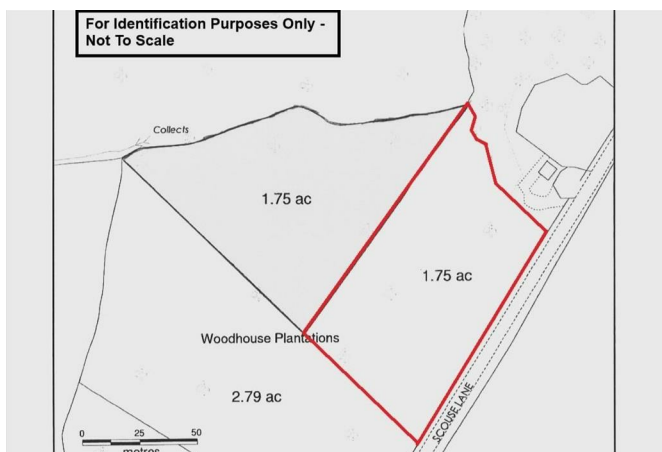
Please note access is through the gate from the road. The boundary is from the right hand gate post.

SERVICES

None.

WHAT3WORDS

\\tree.bliss.eyeliner



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.