



Land at Gore Lane, Uplyme, Lyme Regis, Devon DT7 3UT

A block of level strategic land on the edge of Lyme Regis considered to have potential for future development (STPP), extending to 21.59 acres (8.73 ha). For sale by Formal Tender as a whole, tenders are invited with or without uplift/overage. Tenders close Thursday 23rd May 2024 at 12 noon.

Guide Price

£375,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Land At Gore Lane

Uplyme, Lyme Regis,
Devon DT7 3UT

For sale by Formal Tender as a whole, tenders are invited with or without uplift/overage. Tenders close Thursday 23rd May 2024 at 12 noon.

- Strategic edge of town location
- 21.59 acres (8.73 ha) of level arable/pastureland
- Potential for residential development/alternative use (STPP)
- Good access and road frontage

Guide Price £375,000





Situation

The land is situated on the borders of Dorset and Devon in the parish of Uplyme, East Devon on the edge of the popular coastal resort of Lyme Regis. Lyme Regis is famed for its ancient Cobb Harbour and sandy beaches on the Jurassic Coast World Heritage Site. The town has remained a major tourist destination, welcoming many thousands visitors each year.

The Property

A superb block of level arable/pastureland, with access from Gore Lane. The land is divided into two enclosures, with two internal paddocks to aid livestock handling. Mature hedges form the boundaries with a small dew pond in the southeastern corner of the inner field. The eastern boundary of the land adjoins The Woodroffe School's sports fields. In all 21.59 acres (8.73 ha).

Planning

The land is not allocated for development within the existing adopted East Devon District Council (EDCC) Local Plan. However, it is of particular note that as of October 2023 EDCC's Strategic Housing Committee has advised that the Council cannot demonstrate a 5-year housing supply in East

Devon. An adjacent field has recently had a planning application refused for 120 houses and a new park and ride site for Lyme Regis. The topography of Lyme Regis dictates that development options to the east or north of the town are limited.

Overage Provision

The vendors invite tenders for the land with or without overage/uplift clause being included in the sale contract. If offering with an overage clause, the clause will state 'if planning permission was to be granted for residential development of the land within the next 25 years, the vendors will be entitled to 25% of the uplift value'. See Legal Pack for full details.

Services

Main water supply to field troughs (meter located in Shire Lane). Electricity crosses the land.

Right of way

There are no rights of way crossing the land.

Tenure

Freehold with vacant possession upon completion.

Agricultural Schemes

The land is not entered into any Countryside Stewardship or Sustainable Farming Incentive (SFI) schemes.

Sporting

All rights are owned and included in the sale.

Solicitors

WBW Solicitors, Axminster EX13 5AH
Ref: Sarah Bissett Tel: 01297 630700
Email: sarahbissett@wbw.co.uk

Method of Sale

Tenders are invited, to be submitted on the attached Formal Tender Form together with the signed Formal Tender Contract and a deposit being 10% of your tender amount prior to 12 noon on Thursday 23rd May 2024. For further details contact the sole agents, Symonds & Sampson LLP, Axminster Office.

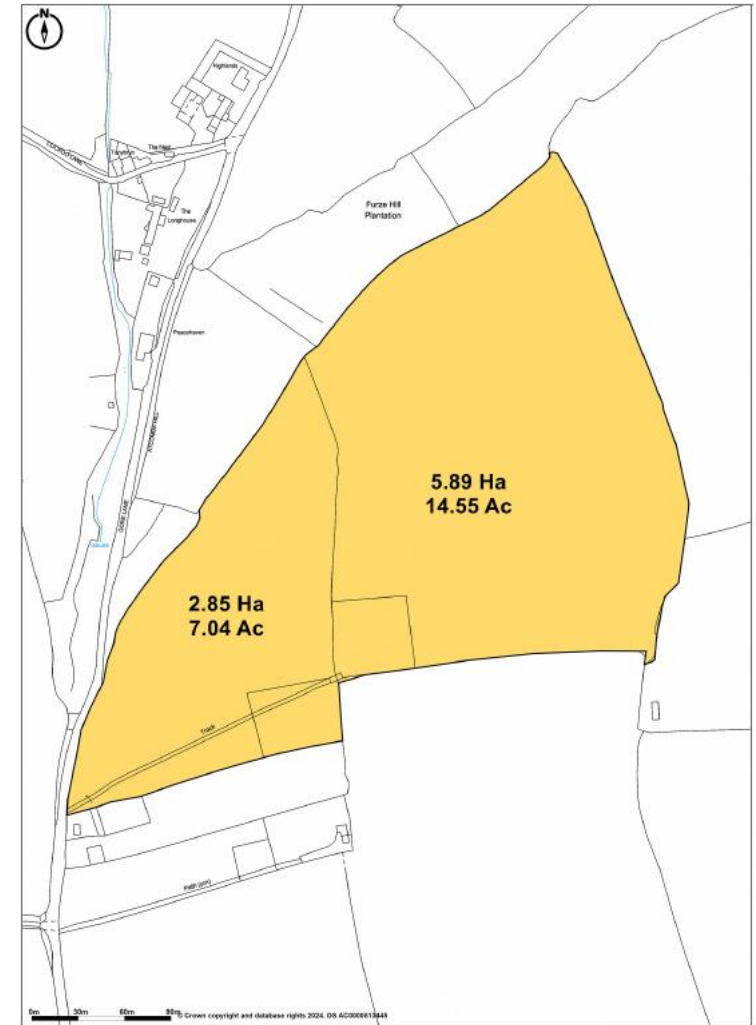
Local Authority
East Devon District Council EX14 1EJ
Tel 01404 515616

Directions

Take the A3052 west from Lyme Regis towards Seaton and Sidmouth. At Ware Cross turn right into Gore Lane, signposted Uplyme. The land will be found after a short distance on the right, marked by our sale boards.

What3words ///nylon.headings.digitally

RWI/03/2024



Promap LANDMARK INFORMATION
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Plotted Scale - 1:3500. Paper Size - A4

Viewing During daylight hours with particulars to hand, having first informed the sole agents Symonds & Sampson LLP. Further information is available from Ross Willmington or Angela Gillibrand on **01297 33122**



01297 33122

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

axminster@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

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 NOTES
LAND AT GORE LANE
UPLYME, LYME REGIS, DEVON DT7 3UT**

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than

12 NOON ON THURSDAY 23RD MAY 2024

SYMONDS AND SAMPSON, 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 GORE LANE, UPLYME 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 20th June 2024.
8. The vendors do not commit themselves to accept the highest or indeed any offer.



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**FORMAL TENDER FORM
LAND AT GORE LANE
UPLYME, LYME REGIS, DEVON, DT7 3UT**

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON THURSDAY 23RD MAY 2024.

**SYMONDS AND SAMPSON, 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 THURSDAY 23RD MAY 2024. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE SALES PARTICULARS.



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