



Land at Seaton Marshes Clapps Lane, Seaton, Devon EX12 2AL

Guide Price **£145,000**
Freehold

About 18.16 acres (7.35 ha) of permanent pastureland occupying a strategic location on the edge of Seaton.
For Sale by Informal Tender. Tenders close Friday 26th July 2024 at 12 noon.

**Symonds
& Sampson**
ESTABLISHED 1858

Land at Seaton Marshes

Clapps Lane, Seaton, Devon

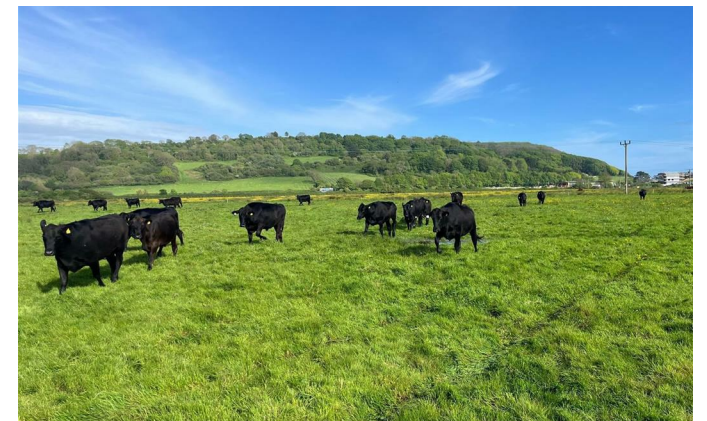
EX12 2AL

For Sale by Informal Tender.

Tenders close Friday 26th July 2024 at 12 noon.

- Strategic edge of town location, close to Seaton Wetlands and Seaton Tramway
- 18.16 acres (7.35 ha) of level pastureland being productive accommodation land and a haven for wildlife
- Good access at two points and handling facilities on site

Guide Price £145,000





Situation

The land forms part of Seaton Marshes, lying adjacent to the Seaton Wetlands Nature Reserve and the edge of Seaton town. Seaton is a popular coastal town, which overlooks Lyme Bay and the pretty mouth of the River Axe at Axmouth Harbour. The town has become a destination for walkers and cyclists, welcoming many thousands of visitors each year.

The Property

A productive block of level permanent pastureland, used as accommodation land for the grazing of livestock by the vendors, the land having been in their family ownership for generations. Drainage dykes/drains serve the land and divide it into three main enclosures with bridges providing access. Access is over Clapps Lane, that forms part of the property. Just inside the gateway is a hardcored area, useful for parking and also a pen to aid livestock handling. There is access from Clapps Lane and secondary access in the northwest corner of the land off Hillymead.

Overage Provision

There will be no overage/uplift clause in the sale contract.

Services

Main water supply to field trough. Natural water supplies.

Rights of Way

No public rights of way cross the land. There is a private agricultural right of way running adjacent to the southern boundary of the land, serving the land to the east.

Tenure

Freehold. The land is let on a Grazing Licence until the end of October 2024 to a local farmer.

Agricultural Schemes

Delinked Basic Payment Scheme (BPS) entitlements will be retained by the vendors. The land is entered into a mid-tier Countryside Stewardship agreement which ends in December 2028, the buyers will be required to take over the scheme obligations.

Sporting

All sporting rights are owned and included in the sale.

Solicitors

WBW Solicitors, Law Chambers, Silver Street, Axminster EX13 5AH

Contact: Sarah Bissett Tel: 01297-630700

Email: sarahbissett@wbw.co.uk

Method of sale

Tenders are invited, to be submitted on the attached Informal Tender Form prior to 12 noon on Friday 26th July 2024. For further details contact the sole agents, Symonds & Sampson LLP.

Local Authority

East Devon District Council EX14 1EJ

Tel 01404 515616

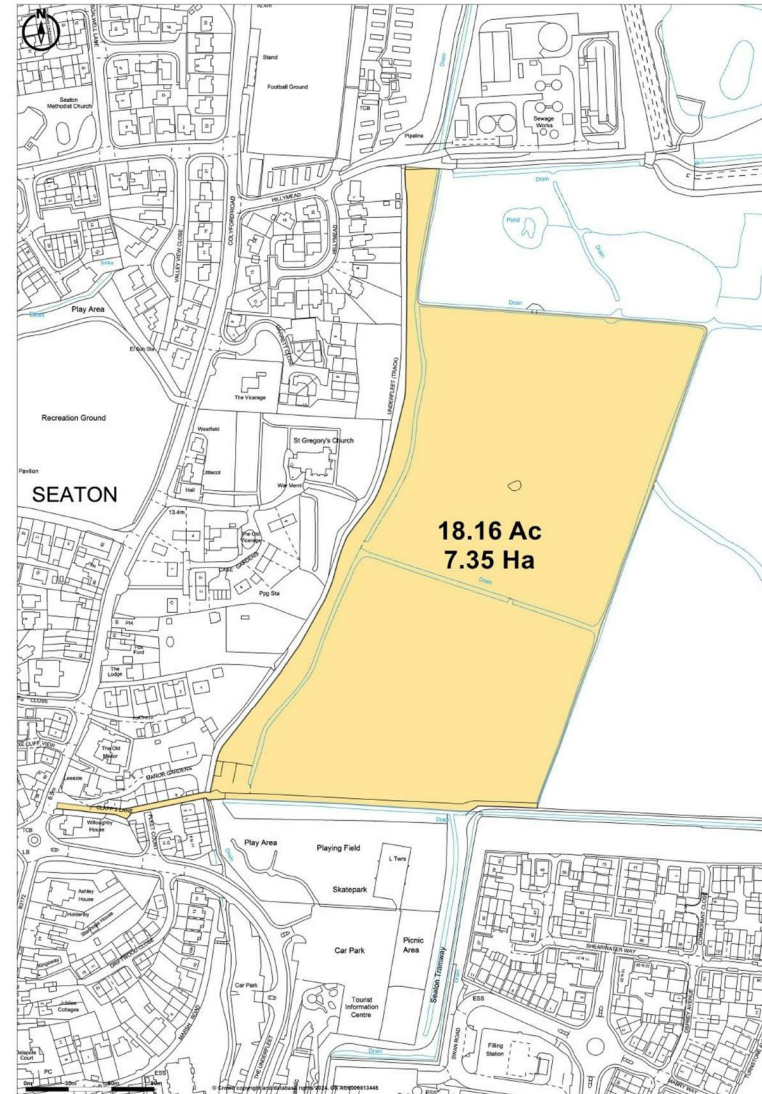
Directions

Enter Seaton via Colyford Road. Turn left into Clapps Lane (just after The Seaton Nursing Home/Kings Arms) before the roundabout. The land is at the bottom of the lane. What3Words //take.train.proposals



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

MRW/06/24



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:10000 Paper Size - A4

01297 33122

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

axminster@symondsandsampson.co.uk

**Symonds
& Sampson**

ESTABLISHED 1858

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.



Symonds
& Sampson

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INFORMAL TENDER NOTES
LAND AT SEATON MARSHES, CLAPPS LANE, SEATON, DEVON EX12 2AL

SUBJECT TO CONTRACT

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

12 NOON ON FRIDAY 26TH JULY 2024

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

Ref: MRW Email: rwilmington@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 SEATON MARSHES" in the left hand corner. 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. Exchange of contracts to be within one month from acceptance of a tender, completion anticipated by 29th August 2024.
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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**INFORMAL TENDER FORM
LAND AT SEATON MARSHES, CLAPPS LANE, SEATON, DEVON EX12 2AL**

SUBJECT TO CONTRACT

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

12 NOON ON FRIDAY 26TH JULY 2024

**SYMONDS AND SAMPSON, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW
Ref: MRW Email: rwillmington@symondsandsampson.co.uk**

I/We:

Of:

.....Postcode.....

Telephone: Email.....

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.....

.....



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