

Land at Part Penny Hill Farm

Dalwood, Axminster, Devon

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Dalwood
Axminster
Devon EX13 7HJ

A rare opportunity to acquire 11.52 acres (4.66 ha) of very attractive pastureland in a peaceful location in the pretty Corry Valley close to Dalwood, much with frontage to the Corry Brook.

For Sale by Private Treaty as a whole or in up to three lots.

 11.52 acre(s)

- Guide Prices

- Lot 1 - 5.91 acres £55,000
- Lot 2 - 2.72 acres £25,000
- Lot 3 - 2.89 acres £30,000
- Whole - 11.52 acres £110,000

Freehold

Axminster Agricultural
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

Very attractive pastureland enjoying a peaceful location in the pretty Corry Valley close to Dalwood. Easily accessible from Axminster or Honiton.

LOT 1 - LAND AT BONIFORD BRIDGE

A gently sloping west facing pasture field with long road frontage and good access. The western boundary is the Corry Brook and a small stream also runs along the northern boundary. In season there are an abundance of wild flowers in the field including Daffodils, Cowslips and Bluebells. Owned by the vendor's family for over 110 years.

LOT 2 - RIVER MEADOWS

Mainly level river meadows bisected by the Corry Brook with long road frontage. Access gateway off track leading to Ham (there was formerly a second gateway onto the land to the east). A very pretty field. 2.72 acres (1.10 ha).

LOT 3 - LAND OFF HAM LANE

A mainly level pasture field with access off the track that leads to Ham. Mature hedges form the boundaries with some stunning mature trees. 2.89 acres (1.17 ha).

SERVICES

All lots have access to natural water supplies.

RIGHTS OF WAY

No public rights of way cross any of the lots.

TENURE

Freehold with vacant possession upon completion.

SPORTING

All rights are owned and included in the sale.

AGRICULTURAL SCHEMES

The land is not currently entered into any subsidy schemes.

LOCAL AUTHORITY

East Devon District Council EX14 1EJ

Tel: 01404 515616



SOLICITORS

Scott Rowe Solicitors, Chard Street, Axminster, Devon EX13 5DS. Contact Richard Lewis. Tel: 01297 32345. Email: Richard.Lewis@scottrowe.co.uk

DIRECTIONS

From Dalwood head up Danes Hill out of the village, then turn left signposted Heathstock. Lots 2 & 3 are on the left just past Lower Corry, Lot 1 is a few hundred yards further up the lane just beyond Penny Hill Farm.

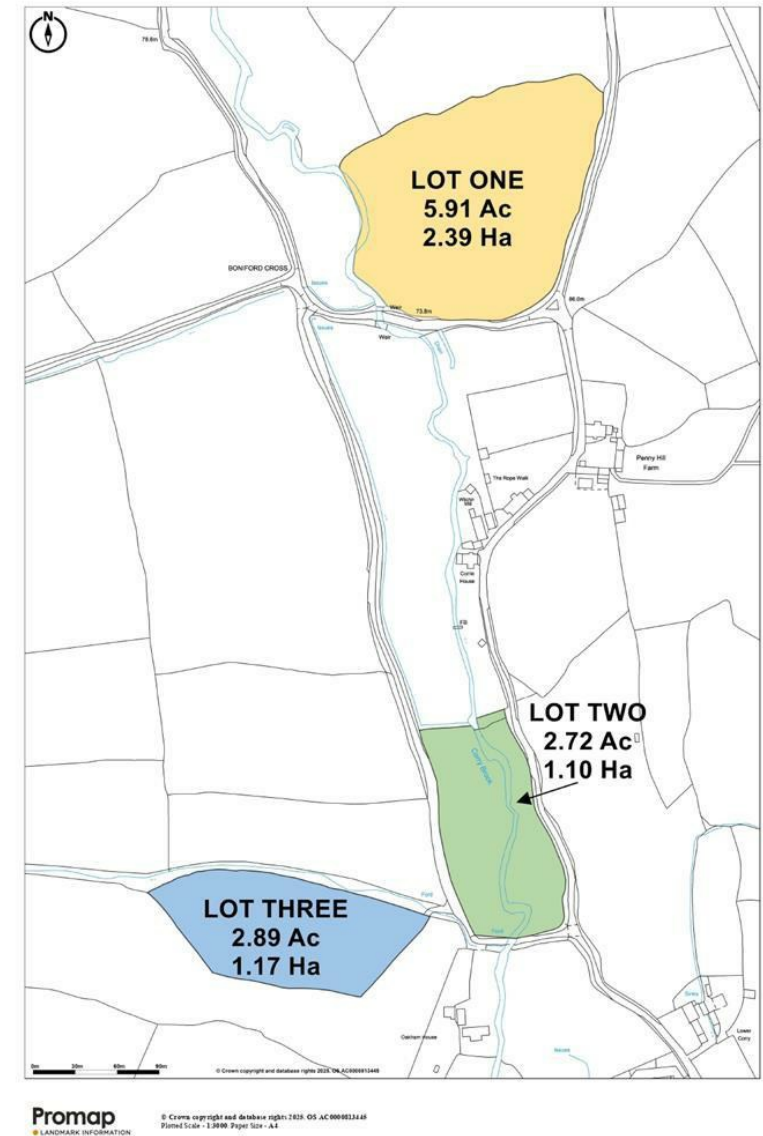
What3words:

Lot 1///holiday.outbursts.spotty

Lots 2 & 3///bill.chickens.brotherly

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.



AxAg/MRW/Apr25



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