



Symonds
& Sampson

Snodwell Woods

Cotleigh, Honiton, Devon

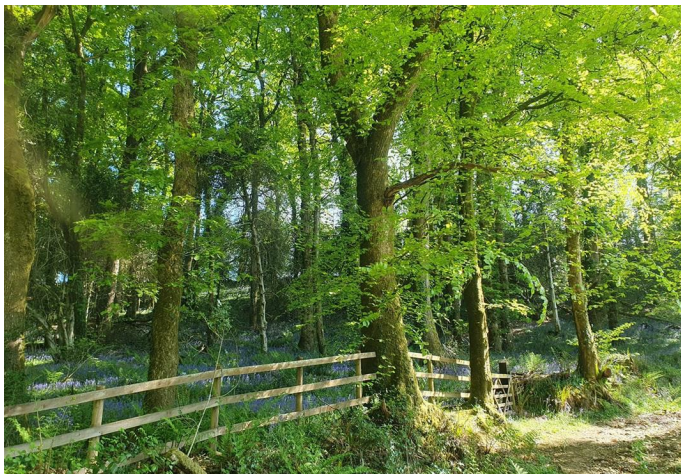
Snodwell Woods

Post Lane
Cotleigh
Honiton
Devon EX14 9HZ

An attractive 9.52 acre (3.85 ha) parcel of mixed broadleaved and coniferous woodland in a quiet rural location close to Cotleigh, with frontage to the Umborne Brook. For sale by Formal Tender with tenders closing at 12 noon on Tuesday 19th August 2025.

Guide Price **£75,000**

Freehold





THE PROPERTY

A rare opportunity for purchasers to acquire a very attractive parcel of gently sloping mixed broadleaved and coniferous woodland. Occupying a quiet, peaceful position under Stockland Hill in the Blackdown Hills AONB (now National Landscape). There are fine views over the surrounding countryside from the woodland.

The vendors have owned the woodland over 12 years. It is accessed from Post Lane via a hard track (which is also a bridleway), crossing a neighbours field. The woodland is mainly gently sloping with some clearings, the Umborne Brook forms the western boundary. The main species include Oak, Beech, Birch, Rowan, Holly, Douglas Fir and Larch - there are a significant number of large trees, areas of naturally regenerated coppice and in

season masses of Bluebells and other wildflowers.

A useful hard track provides access up the centre of the main section of woodland, at the end of the track close to the northern boundary is an interesting dilapidated brick-built kiln and some wood working equipment (including the remains of a rack saw). The vendors regularly see badger, foxes, deer and wonderful birdlife in the woodland. In all a wonderful, tranquil retreat from the hustle and bustle of modern life, conveniently located close to the villages of Cotleigh and Stockland, only a few miles off the main A30/A303.

SERVICES

None connected, access to natural water.

RIGHTS OF WAY

The access track off Post Lane to the woodland is also a Public Bridleway, there is a formal right of way in place.

LOCAL AUTHORITY

East Devon District Council, EX14 1EJ
Tel: 01404 515616

TENURE

Freehold with vacant possession upon completion.

SOLICITORS

Kitson & Trotman, Beaminster, DT8 3AN
Tel: 01308 862313 Ref: Jason Hodnett
Email: j.hodnett@ktlaw.co.uk

DIRECTIONS

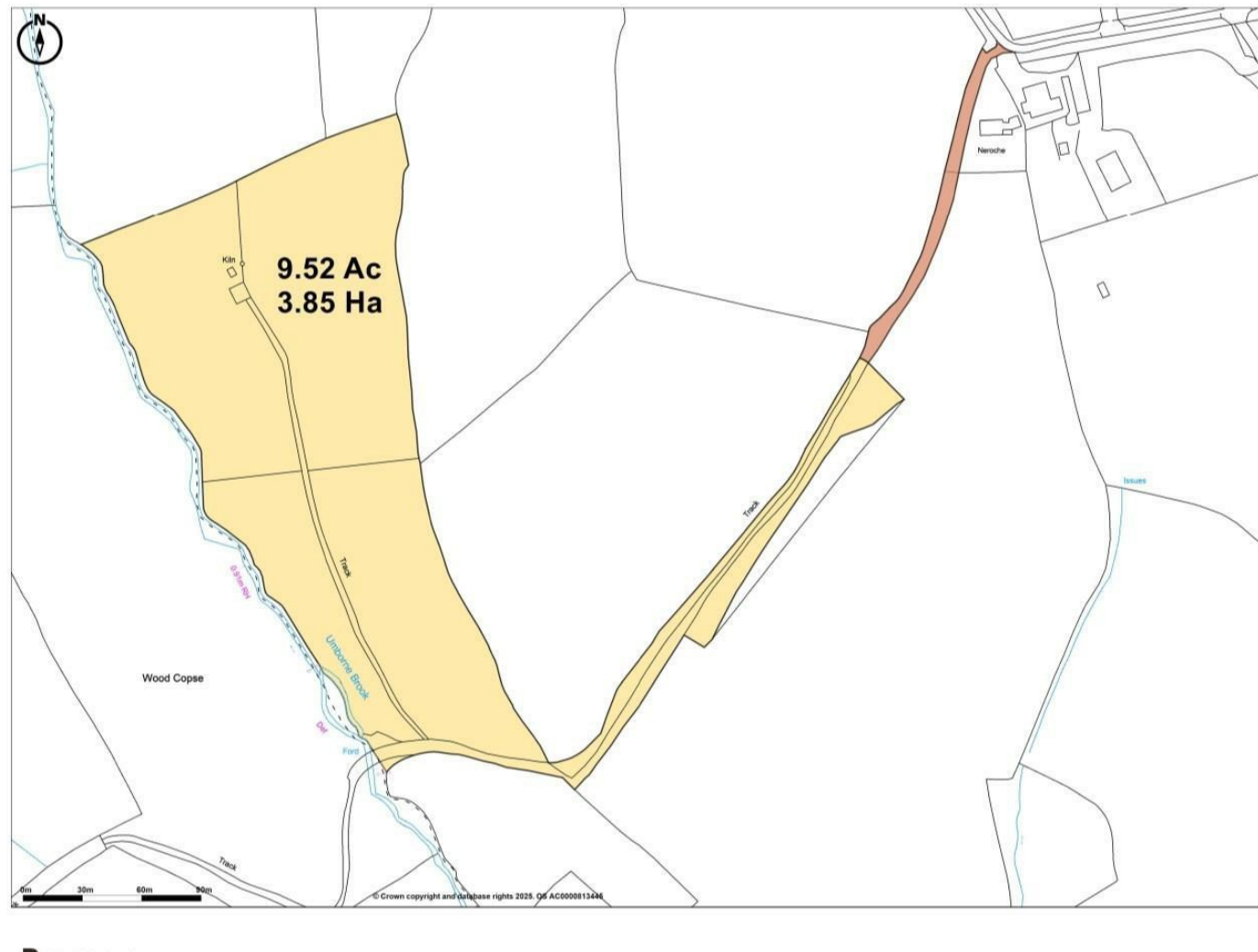
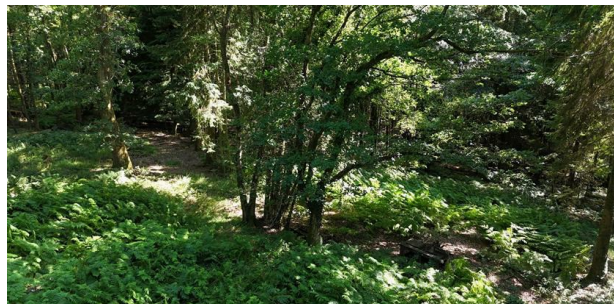
From Honiton take the A30 east, proceed for about 5 miles. At the crossroads turn right onto Stockland Hill (just before Otter Vale Isuzu Garage/Upottery road) sign posted Axminster and Stockland. Continue for 0.5 of a mile and turn right onto Post Lane. Continue down the hill for about 0.3 miles and the entrance to the woodland via the Bridleway will be found on your left hand side and marked by our sale boards. What3Words /// canoe.slept.pebbles

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 Ella Wittridge on 01297 33122.

METHOD OF SALE

Tenders are invited to be submitted on the attached Formal Tender form prior to 12 noon on Tuesday 19th August 2025. For further details please contact the sole agents, Symonds & Sampson.



AxAg/MRW/July25



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: 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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

FORMAL TENDER NOTES
SNODWELL WOODS, POST LANE, COTLEIGH, HONITON, DEVON, EX14 9HZ

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

12 NOON ON TUESDAY 19TH AUGUST 2025.

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 "SNODWELL WOODS 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 19th September 2025, 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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FORMAL TENDER FORM
SNODWELL WOODS, POST LANE, COTLEIGH, HONITON, DEVON, EX14 9HZ

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

12 NOON ON TUESDAY 19TH AUGUST 2025.

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 19TH AUGUST 2025. 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



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