



Dene Wood



# Dene Wood

Lyme Road, Uplyme, Axminster, EX13 5SU

Lyme Regis and Coast 2 miles. Axminster 2 miles.

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## Delightful secluded woodland bordering the River Lym

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- Delightful woodland
- Potential for open sided shelter
- Wide tree variety
- Bordering the River Lym
- Lyme Regis and Axminster nearby
- 4 Acres
- Compost loo
- Bluebells
- Secluded setting
- Freehold

Offers Over £60,000

### THE WOODLAND

Exciting rare opportunity to acquire secluded mixed woodland bordering the River Lym in an Area of Outstanding Natural Beauty (AONB).

The woodland extends to about 4 acres and comprises mature oak, hornbeam, ash, hazel, beech, spruce and sycamore. There is also a wide variety of hawthorn, holly and naturally regenerating saplings amongst lush ferns and vibrant bluebells. In 2011 some 140 young trees of varied species were planted. Recent larch felling has taken place and a new replanting grant may be available.

The woodland is on a gentle slope with good flat areas along the river and there is a compost loo .



There is a wide variety of wildlife including deer, badgers, birdlife and an otter has also been spotted in the river.

There is off-road parking, particularly suitable for a 4 x 4. This parking area is not part of the freehold.

The boundaries are marked in blue paint and open on all sides. The western boundary follows the River Lym.

### **SITUATION**

The woodland occupies a lovely country setting on the outskirts of Uplyme village and within only a few miles of Axminster. It lies within the East Devon Area of Outstanding Natural Beauty (AONB).

### **SERVICES**

No services are connected.

### **RIGHT OF WAY**

No public footpaths cross the woodland.

### **TENURE**

Freehold.

### **COVENANT**

There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodland. A copy is available on request.

### **VIEWINGS**

Strictly by appointment with Stags Bridport.

### **DIRECTIONS**

From the A35/Hunters Lodge drive down Lyme Road for about 0.8 mile and access to parking (suitable for high clearance four-wheel drive only) is immediately past the speed limit sign on the right.





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.



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