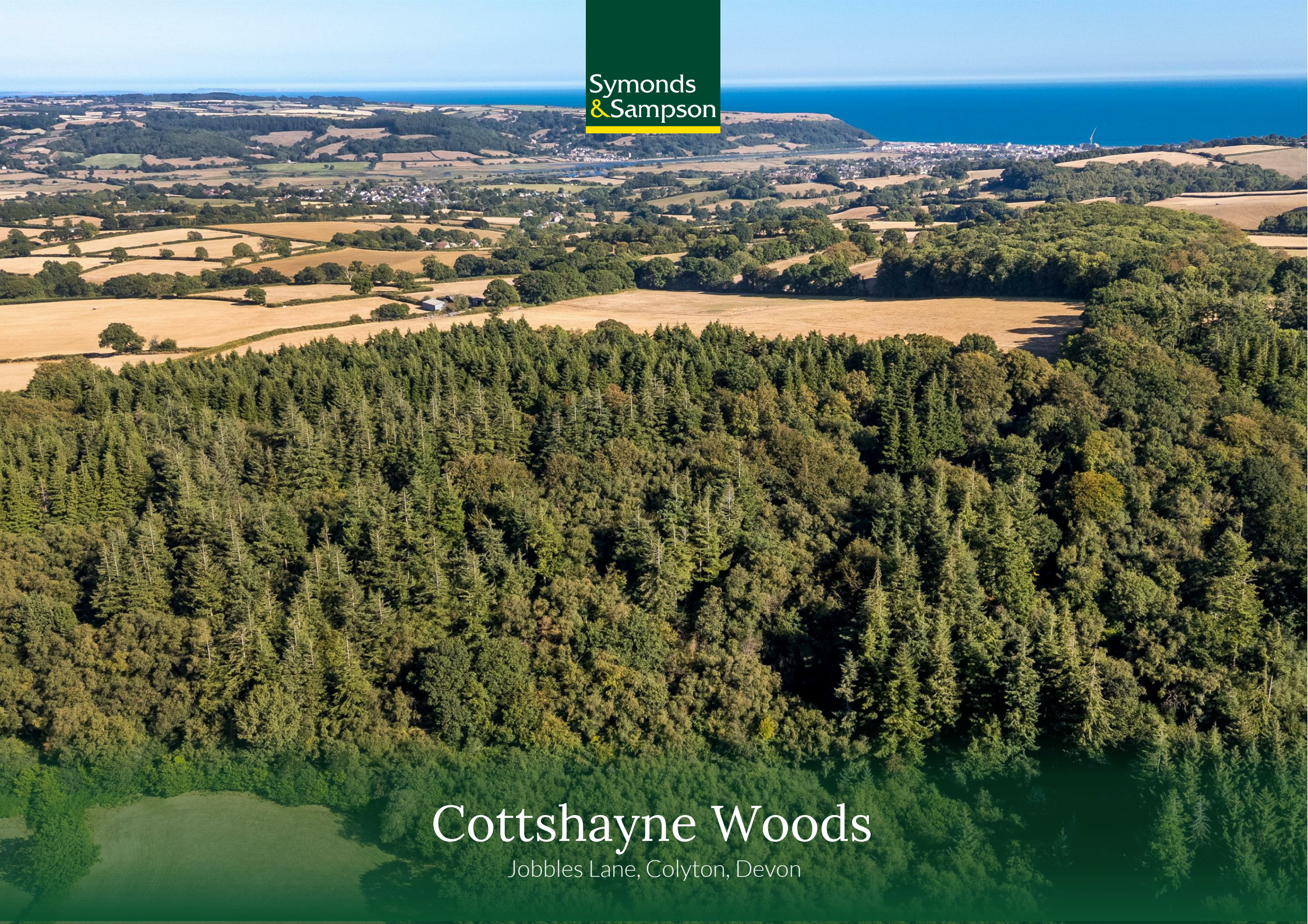


An aerial photograph showing a vast, dense forest of mixed trees, including many tall, thin evergreens, in the foreground. Beyond the forest, there are rolling hills with patches of golden-brown fields and clusters of trees. In the distance, a coastal town is visible near a bright blue sea under a clear sky.

Symonds
& Sampson

Cottshayne Woods

Jobbles Lane, Colyton, Devon

Cottshayne Woods

Jobbles Lane
Colyton
Devon
EX24 6RY

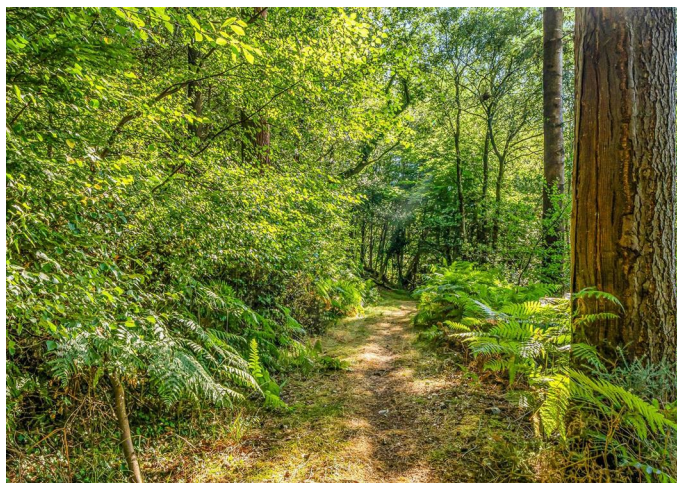
- An attractive 16.90 acre (6.84 ha) parcel of mixed native woodland
- Situated in East Devon National Landscape
- Abundance of wildlife and bluebells in season
- Good access off Jobbles Lane
- Quiet, peaceful location
- For sale by Fornal Tender, tenders close at 12 noon on Thursday 24th September 2026

Guide Price **£125,000**

Freehold

Axminster Agricultural
01297 33122

rwillmington@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity for purchasers to acquire an attractive parcel of mainly sloping mixed woodland. The woodland occupies a private, peaceful location within the larger Cottshayne Hill Plantation and is located within the East Devon National Landscape (formerly Area of Outstanding Natural Beauty). Cottshayne Wood is accessed from Sidmouth Road via Jobbles Lane and then a gated shared entrance with a parking area. The woodland has areas of conifers, some mature broadleaved trees, two small ponds with species on site including Silver Birch, Ash, Oak, Beech and Holly. The woodland has been sensitively managed since 1991, removing pine trees over time to enable natural regeneration to increase native broadleaf species diversity. The woodland is species rich with an abundance of wildlife including badger, deer, and wonderful birdlife. This sale offers an extremely rare opportunity to acquire a substantial, ecologically rich piece of mixed woodland located in an accessible location close to Colyton and the coast.

SERVICES

None connected.

RIGHTS OF WAY

None cross the property, a bridlepath and footpath adjoin.

LOCAL AUTHORITY

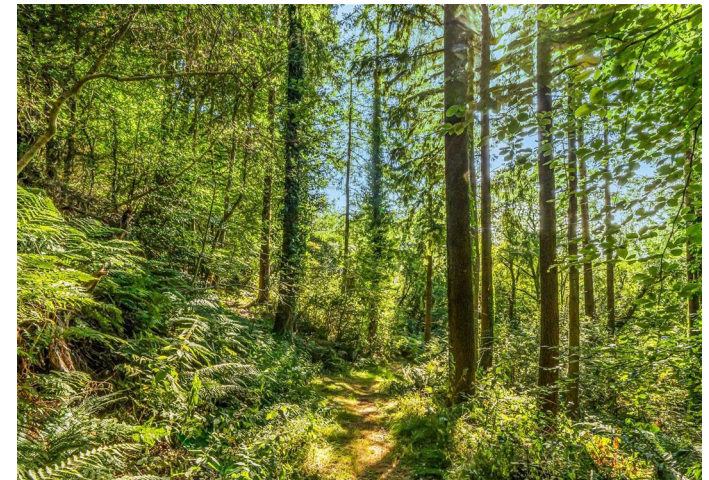
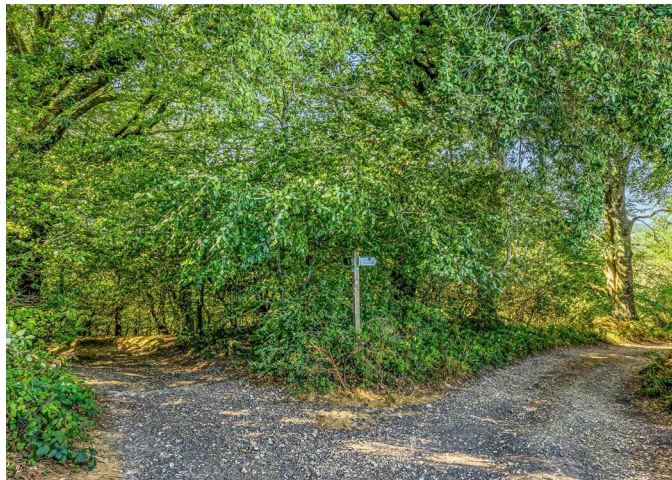
East Devon District Council. Tel: 01404 515616

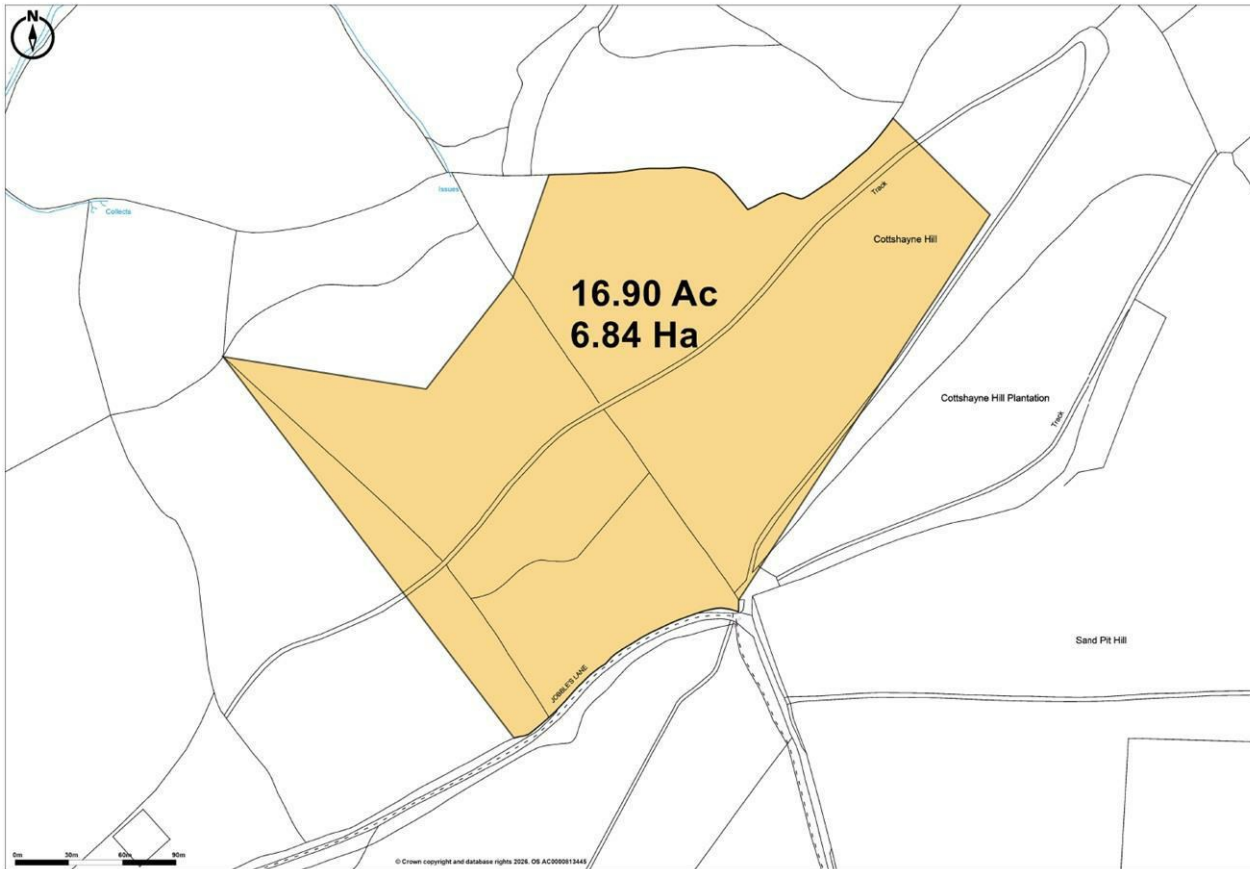
TENURE

Freehold with vacant possession upon completion.

VIEWINGS

During daylight hours with particulars to hand having first informed the Axminster Agricultural office on 01297 33122.





Promap
LANDMARK INFORMATION

© Crown copyright and database right 2024. OS AC000013445
Plotted Scale - 1:1250. Paper Size - A4

DIRECTIONS

From Colyton proceed west on Sidmouth Road for just over a mile. Turn right onto Jobbles Lane at the crossroads, continue up this track for approximately 0.4 miles before the sharp left hand bend in the track and the parking area will be straight ahead of you marked by our for sale boards.

What3Words /// ///intrigued.sprinting.obstinate

METHOD OF SALE

Tenders are invited to be submitted on the attached Formal Tender form prior to 12 noon on Thursday 24th September 2026. For further details please contact the sole agents, Symonds & Sampson.



AxAg/MRW/Aug26



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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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

FORMAL TENDER NOTES
COTTSHAYNE WOODS, JOBBLES LANE,
COLYTON, DEVON, EX24 6RY

Tenders are to be received, in writing, on this form by

12 NOON ON THURSDAY 24TH SEPTEMBER 2026

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 "COTTSHAYNE 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 Tuesday 22nd October 2026, 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

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 FORM
COTTSHAYNE WOODS, JOBBLES LANE,
COLYTON, DEVON, EX24 6RY

Tenders are to be received, in writing, on this form by

12 NOON ON THURSDAY 24TH SEPTEMBER 2026

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 THURSDAY 24TH SEPTEMBER 2026. 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

**Symonds
& Sampson**

ESTABLISHED 1858

01297 33122

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5AW

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