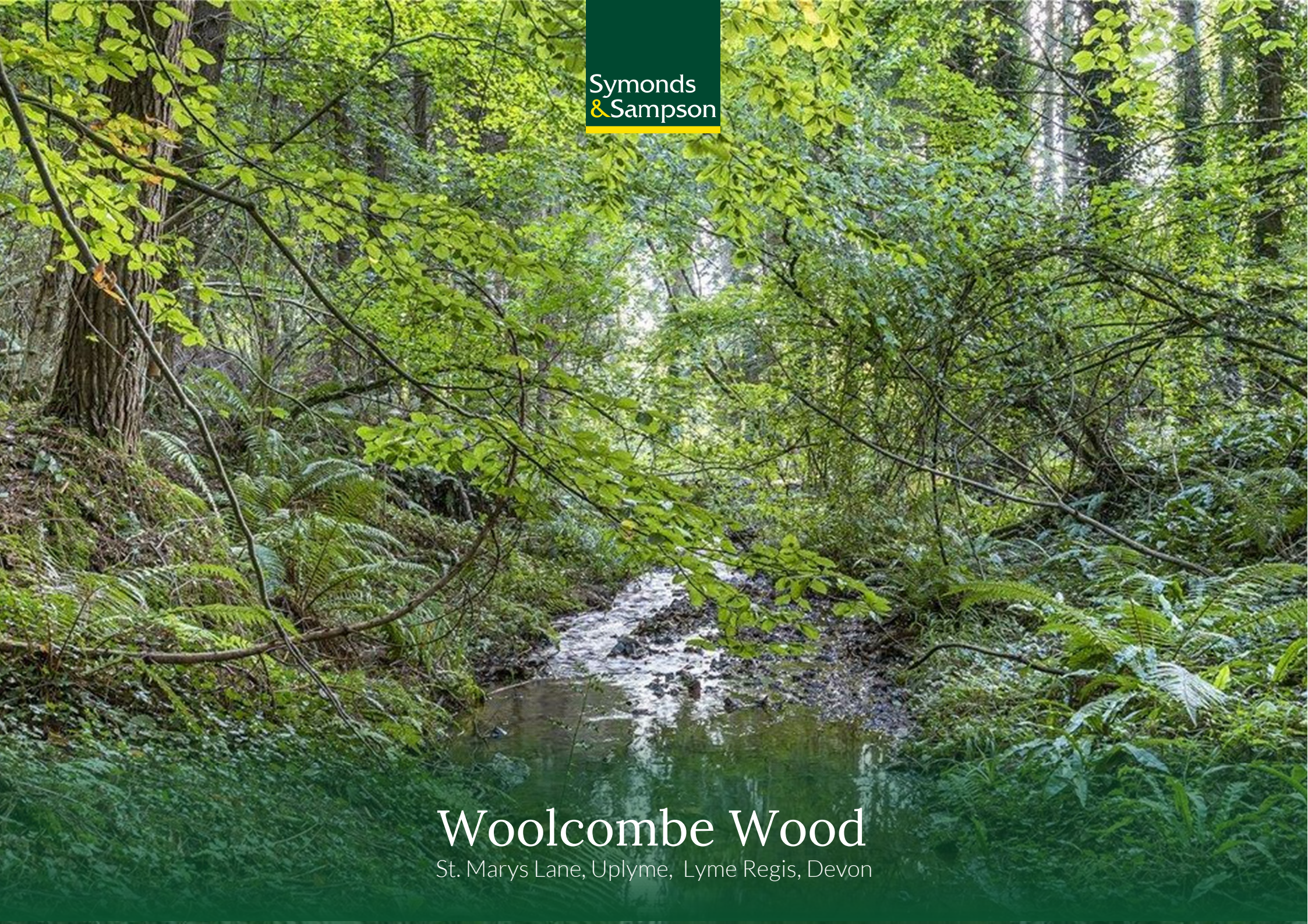




Symonds
& Sampson

Woolcombe Wood

St. Marys Lane, Uplyme, Lyme Regis, Devon

Woolcombe Wood

St. Marys Lane
Uplyme
Lyme Regis
Devon DT7 3XH



9.42 acres

- An attractive 9.42 acre block of mixed broadleaved and coniferous woodland
- River Lym runs along through the western boundary
- Private yet convenient location close to Lyme Regis and the coast
- Timber chalet (18' x 18')
- Rare opportunity in the Lym Valley
- For sale by Private Treaty

Guide Price **£140,000**

Freehold

Axminster Agricultural
01297 33122

rwillmington@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity to acquire an attractive 9.42 acre block of mixed woodland situated in a quiet yet convenient location close to Lyme Regis and the coast. The woodland is species rich with an abundance of wildlife including badger, deer, wonderful birdlife and is carpeted in bluebells in season. It benefits from good access and long road frontage to St Marys Lane. A timber chalet (18' x 18') has been on site since 2006 and currently used for storage. The woodland has some mature broadleaved trees, with species on site including Silver Birch, Ash, Oak, Beech, Hazel and Holly.

SERVICES

Private water supply (spring) feeds the chalet.
Natural water supply.

RIGHTS OF WAY

None cross the property.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

East Devon District Council
Tel: 01404 515616

DIRECTIONS

From the A35 turn right at Raymonds Hill towards Lyme Regis. Proceed to Yawl and turn right onto Cathole Lane, continue down the hill turning right at the bottom onto St Marys Lane. Continue for about 200 yards and the access gateway will be on your right hand side marked by out for sale boards.

What3words /// ///amending.crumples.vowed

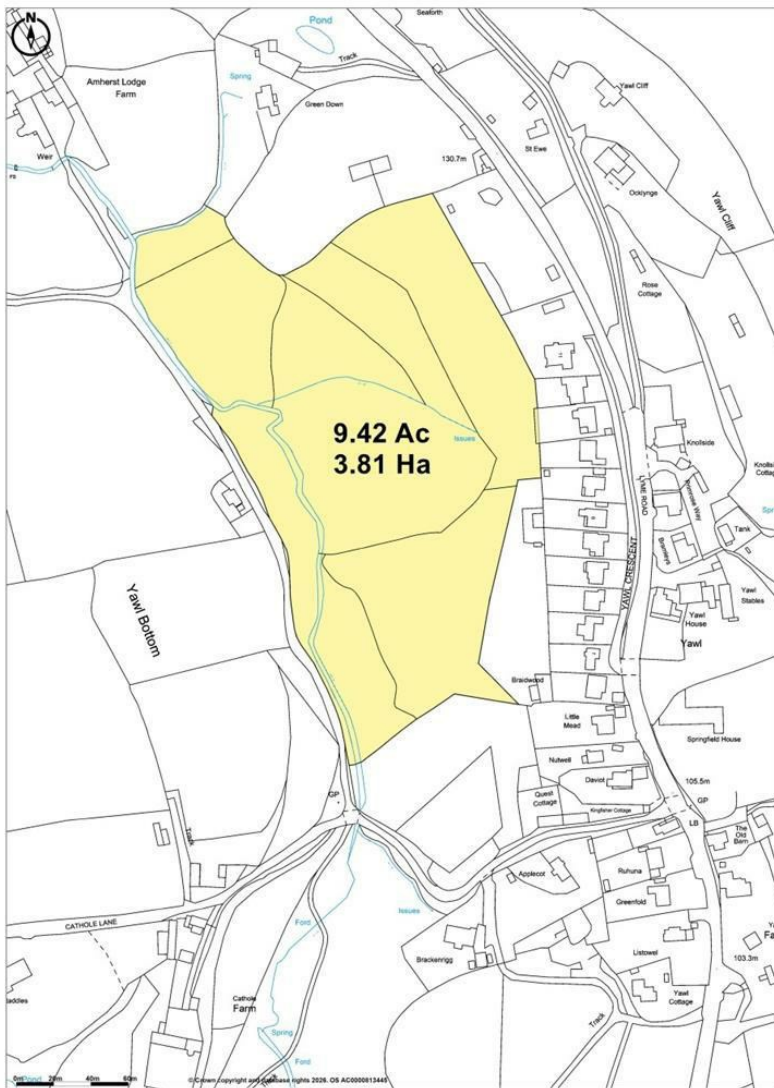
VIEWING

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

AGENTS NOTES

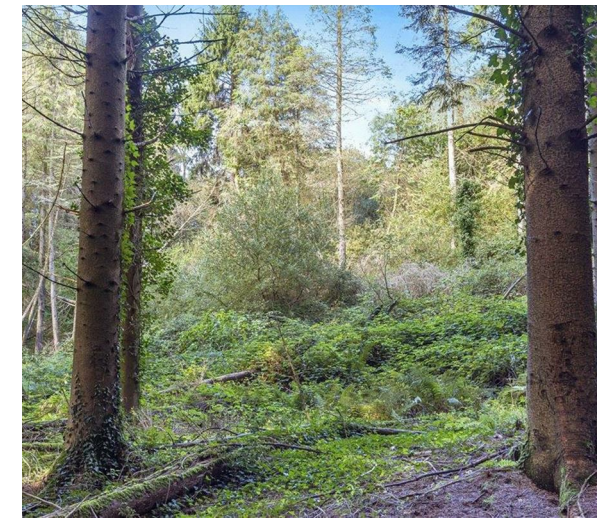
Some photographs date from 2019.





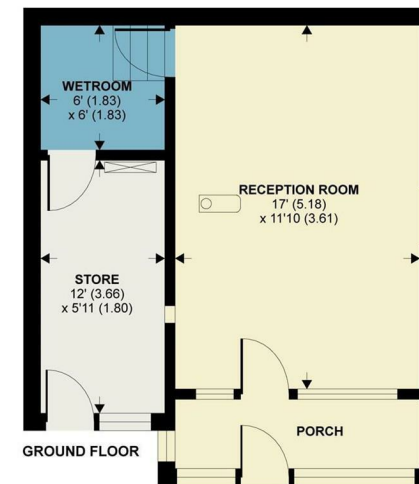
Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2740. Paper Size - A4



St Mary's Lane, Uplyme, Lyme Regis, DT7 3XH

APPROX. GROSS INTERNAL FLOOR AREA 373 SQ FT 34.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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AxAg/MRW/Aug26



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