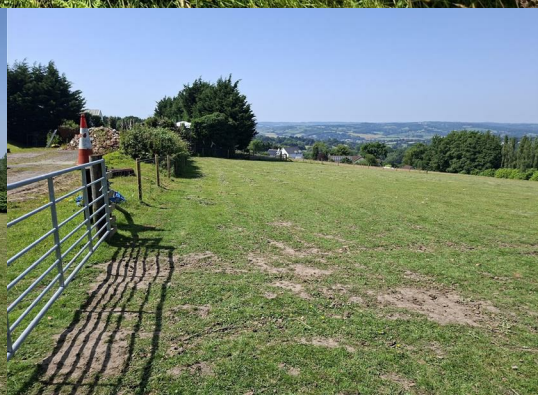
Symonds & Sampson



# Land at Raymonds Hill, Raymonds Hill, Axminster, Devon EX13 5ST

4.87 acres (1.97 hectares)

- Level to gently sloping pastureland
- Well situated close to Axminster & Lyme Regis
- Good road access
- Attractive block of pastureland split in two paddocks

To Let £3,000 Per Annum

## THE PROPERTY

4.87 acres (1.97 ha) of level to gently sloping pastureland. The land is split into two well sized paddocks. The land benefits from mature hedges and stock proof fencing along with good road access in a convenient location close to Axminster and Lyme Regis. There are no services connected to the land.

## SITUATION

The land is located less than three miles from Axminster which offers a range of amenities including a doctors surgery, supermarket and public houses. The Jurassic Coast is located over three miles to the South in Lyme Regis.

## DIRECTIONS

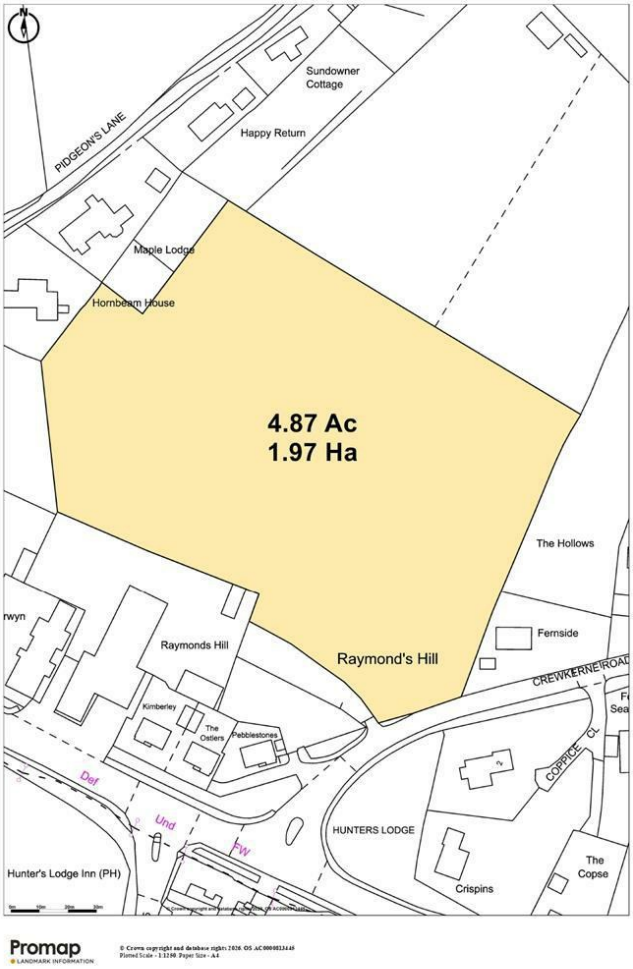
Access to the land is from the Crewkerne Road, approximately 50 meters after turning off the A35 at Hunter's Lodge

## WHAT3WORDS

What3Words///Bride.Rural.Dynamics

## AGENTS NOTES

The land will be rented on either a Grazing Licence for 1 year, or a Common Law Tenancy Agreement for 1 year, that will continue on a year to year basis subject to 3 months notice.
The tenant is to pay a contribution of £300 + VAT towards the cost of this agreement.



Axminster/EAW/OC/July26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