

Symonds & Sampson

Land at Combpyne

Rousdon, Lyme Regis, Dorset

Land at Combpyne

Rousdon
Lyme Regis
Dorset DT7 3RF

1.70 acres

- An 1.70 acre level pasture paddock
- Convenient location close to Axminster & the coast
- Shepherds Hut (9ft x 5ft)
- Mature hedges form the boundaries
- Good access and road frontage
- For sale by Private Treaty

Guide Price £45,000

Freehold

Axminster Agricultural
01297 33122
axminster@symondsandsampson.co.uk







THE PROPERTY
An attractive 1.70 Ac (0.69 Ha) level pasture paddock situated in a convenient location close to Axminster, Lyme Regis and Seaton. Since being in their ownership, the vendors have planted several trees on the western side of parcel, and a Shepherds Hut (9ft x 5ft) and pond can be found in the northeast corner. It benefits from road frontage and good access off Shapwick Lane and is only a short distance off the main A3052. Charton Plantation borders the land to the south providing shelter together with mature hedges forming the boundaries which provide a rich habitat of biodiversity. This sale offers a great opportunity for amenity, conservation or equestrian purchasers to purchase an excellent pasture field.

SERVICES
None connected.

RIGHTS OF WAY
None cross the property.

TENURE
Freehold with vacant possession upon completion.

LOCAL AUTHORITY
East Devon District Council, EX14 1EJ
Tel: 01404 515 616

METHOD OF SALE
For sale by Private Treaty

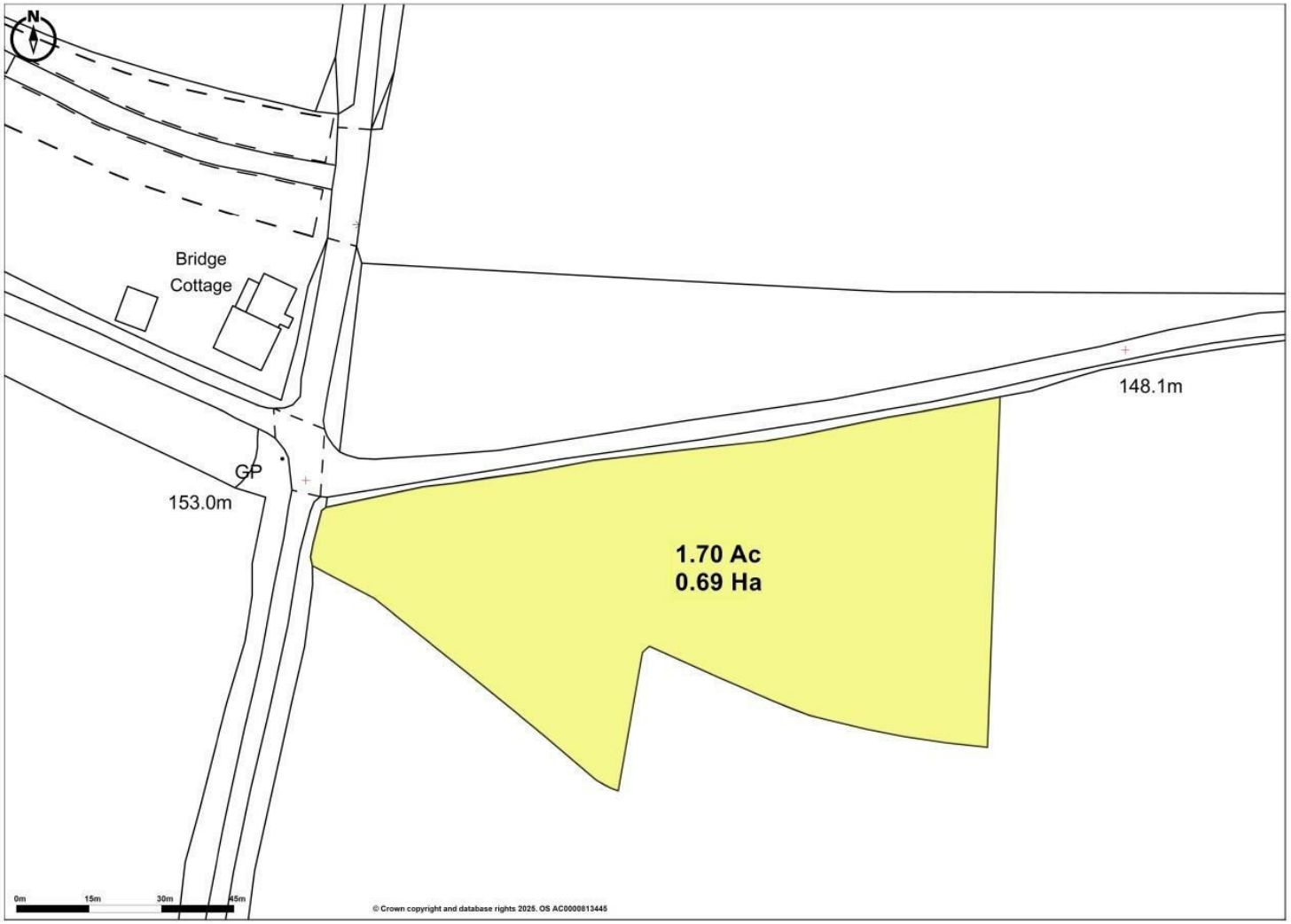
DIRECTIONS
Take the A3052 coast road west from Lyme Regis. At Charton Cross, Rousdon turn right onto Trinity Hill Road. Continue for about half a mile and turn right at the first crossroads just before the bridge, signposted Shapwick. The land will be found on your right hand side marked by our sale boards.
What3words ///entrusted.orchids.camera

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













Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:1250. Paper Size - A4

AxAg/MRW/Oct26

RICS Regulated by RICS

naea | propertymark PROTECTED

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW

Symonds & Sampson

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.