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01727 817479

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LAND FOR SALE IN AXMINSTER, DEVON

LAND OFF THE B3261, AXMINSTER, DEVON, EX13 5PF

INVESTMENT LAND FOR SALE SUITABLE FOR AMENITY USE WELL SITUATED
NEAR LYME REGIS, SEATON, HONITON, THE A35 AND M5 MOTORWAY



An opportunity to acquire a parcel of amenity land, ideal for recreational, conservational and investment use, situated in an excellent Devon location. Totalling approximately 58.12 acres the land is available freehold as a whole or in lots.

Axminster is a pleasant, unspoilt Devon town, surrounded by beautiful countryside and filled with charm and character. The town itself is built on a hill overlooking the River Axe, which heads towards the English Channel at Axmouth. Axminster Train Station is accessible within a short walk together with numerous town centre shops.

The land is situated on the River Axe, providing picturesque surroundings; and is adjacent to the western outskirts of Axminster, lying close to the dense residential developments of Axminster Town Centre.

The land benefits from substantial road frontage and roadside access onto the B3261.

The site is available freehold as a whole or in lots.

Lot A: 6.27 acres SOLD

Lot 1: 9.77 acres SOLD

Lot 4: 6.24 acres SOLD

Lot B: 9.44 acres SOLD

Lot 2: 20.66 acres SOLD

Lot 5: 5.74 acres SOLD

TRAVEL

- ◆ 0.2 miles to Axminster Train Station *
- ◆ 0.4 miles to the A358
- ◆ 0.8 miles to the A35
- ◆ 7.7 miles to A30
- ◆ 17.3 miles to Junction 28 of the M5
- ◆ 18.3 miles to Exeter International Airport

* Journey Times: 11 mins to Honiton; 38 mins to Exeter; 2 hrs 43 mins to London Waterloo

LOCATION

- ◆ 4.7 miles to Lyme Regis
- ◆ 5.6 miles to Seaton
- ◆ 5.6 miles to Honiton
- ◆ 6.7 miles to Chard
- ◆ 23.3 miles to Exeter

Axminster is an ancient market town and is full of English charm. It lies on the south-eastern side of the River Axe near the border of Dorset.

The land is situated to the west of Axminster, and is a short walk from the town centre and railway station. It lies on the B3261 which connects Axminster with the A35.

The proximity of the train station aids ease of travel to the local Devon towns and London is accessible within 2 hours 45 minutes.

LAND VALUES

English farmland values rose by 3% in the fourth quarter of 2009 taking annual growth to 6.8%, according to the latest results of the Knight Frank Farmland Index.

Farmland prices increased by 164% during the last decade, compared with growth of 37% for prime country houses, 113% for prime residential property in Central London and a 22% drop in the value of the FTSE 100 share index.

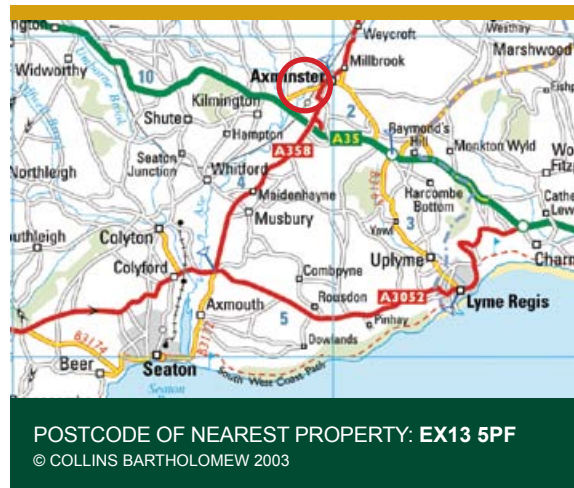
The amount of farmland publicly advertised for sale in 2009 fell by almost 30% and this shortage of supply is helping to push up values as demand remains buoyant.

Farmland values are predicted to continue increasing this decade and could double in value again.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

VANTAGE LAND LIMITED, CHAUCER HOUSE, 4-6 UPPER MARLBOROUGH ROAD, ST ALBANS, HERTFORDSHIRE, AL1 3UR



ACCESS

Most lots have substantial road frontage and roadside access directly from the B3261.

PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

