Newhaye Farm LOT A, Sidmouth Road, Rousdon, Lyme Regis, Dorset, DT7 3RD

Detached 4 bedroom home close to the Jurassic coast in 3.75 acres.

Lyme Regis 3.9 Miles Railway Station, Axminster 6 miles

- Sale By Auction • 2pm 15th Oct 2019 • 4 bedroom house • In need of modernisation • Modern farm buildings • As a whole or in 4 lots • Up to 27.8 acres •

For auction Guide Price £375,000 to £425,000

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SITUATION
Set off Sidmouth Road the property is within easy reach of Colyford to the West and Lyme Regis to the East. The farm has an accessible position with no near neighbours located down a short lane in the East Devon AONB. The village of Rousdon set around the former estate of the Peek family is home to The Rousdon Village Bakery.

The seaside town of Lyme Regis has a range of facilities including the renowned The Woodroffe School, whilst Colyton Grammar School is just a few miles west.

DESCRIPTION
Available as a whole or in four lots this wonderful smallholding represents a fantastic opportunity for a range of buyers.

LOT A
Auction Guide £375,000 - £425,000
Thought to date from the 1960’s the substantial detached 4 bedroom home has adaptable accommodation with light and airy rooms, which could now benefit from a degree of modernisation and improvement.

On the ground floor are two large reception rooms both with feature fireplaces, a large kitchen with wood burning stove and back boiler as well as the adjoining utility room and stores. There is also a ground floor bedroom and WC. On the first floor are 3 bedrooms and the family bathroom.

There is plenty of parking in front of the double garage and the gardens to the front and rear are surrounded by mature tree-lined boundaries. The near level paddock sweeps around the garden with a separate entrance to the lane.

Lot A extends to approx. 3.75 acres (1.52 ha).

LOT B
Auction Guide £140,000 - £150,000
An adaptable range of steel portal frame buildings designed to be a small dairy farm extending to approximately 6,100 sq ft (570 sqm) including an abreast parlour, 2 covered yards, external concrete yards, a former silage pit, workshop, hay shed, lean-to cubicle shed.

The adjoining gently sloping field as shown, in all extending to approx. 8.17 acres (3.31 ha)

LOT C
Auction Guide £80,000 - £100,000
A single near level productive field surrounded by mature
hedge/tree lined boundaries with good access to the A3052. Extending to 9.82 acres (3.96 ha).

**LOT D**

Auction Guide £30,000 - £35,000

Set down the lane past the main farmhouse, this glorious parcel of deciduous woodland, known as Haye Coppice enjoys wonderful views across the Axe Vale. Comprising a mix of mature and young trees including Oak, Ash, Beech and Hazel, the woodland is ablaze of colour with Bluebells in the spring. Extending to 6.06 acres (2.45 ha).

**BOUNDARIES**

M - N stock proof fence to be erected and maintained by the purchaser of Lot A. Gate way M to be blocked by the purchaser of Lot B.

**SERVICES**

Lot A - Mains electricity. Mains water. Private drainage. Lot B - Mains electricity (2 phases), mains water sub-metered from Lot A.

**METHOD OF SALE**

The property is to be sold by public auction (unless sold previously) as a whole or in 4 lots on Tuesday 15th October at 2pm at Froginwell Vineyard, Woodbury Salterton EX5 1EP.

**AUCTION**

Under the Anti-Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence on any person that intends to bid at an auction. Each potential bidder will need to complete the bidders registration form and provide the required proofs of ID i.e. passport or current driving licence and proof of address, such as a recent utility bill or bank statement.

**DEFINITION OF GUIDE AND RESERVE**

Guide price(s) are an indication of the seller’s expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

**BUYERS ADMINISTRATION FEE**

The successful purchaser(s) will be liable to pay a buyers administration fee of £300 (inc VAT) payable to Stags at exchange of contracts. A separate invoice will be issued and payment made either by separate cheque (payable to Stags), BACS or debit card.

**AUCTION PACK**

An auction pack will be prepared by the sellers solicitor and will be available to interested parties. These can obtained direct from Mr Cameron Evans-Grainger of Everys Tel. 01392 848911 cameron.evans-grainger@everys.co.uk. Hertford House, Southernhay Gardens, Exeter, EX1 1NP.