



FREEHOLD FOR SALE BY PRIVATE TREATY

93.29 Acres (37.76 Hectares)

KILMINGTON

Axminster, Devon

Offers Around £475,000 are invited for this property

OS Grid Ref: SY258982 Lat/Long: 50.782589,-3.053788 Nearest Post Code: EX13 7ST
what3words: giving.degrading.stumble

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

For further information contact Jack Clegg

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IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared March 2026.

LOCATION

Kilmington is located 3 miles to the west of Axminster, 8 miles east of Honiton and 25 miles east of Exeter. All distances are approximate.

DESCRIPTION

Situated within the East Devon National Landscape, Kilmington is a mixed-age commercial woodland with a well-established history of productive timber growth.

The woodland is predominantly stocked with conifers, including Sitka spruce and Douglas fir as the principal species, complemented by Scots pine, Japanese larch and western red cedar. Pockets of mixed broadleaved trees are also present, enhancing both biodiversity and amenity value.

Kilmington displays a varied age structure, with the earliest crops dating back to 1957 and more recent conifer restocking undertaken over the past seven years. These younger plantings have generally established well. Among the mature stands, the 1960 Douglas fir and Sitka spruce in the northern section together with the 1962 Douglas fir in the southern section, have performed particularly strongly and demonstrate the woodland's excellent timber-growing potential. Strong natural regeneration is also evident throughout the property.

The woodland operates under a Woodland Management Plan running until May 2028 and benefits from three active felling licences. Felling under the two earliest licences has already been completed, together with the associated restocking, and a purchaser will assume responsibility for managing the restocked areas in accordance with the licence conditions. Further details can be provided by the Selling Agents.

Access is available either directly from Roman Road, which runs through the property, or via the access point marked X on the sale plan. The Roman Road is designated as a Byway Open to All Traffic (BOAT).

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

COVENANTS

There is a covenant relating to a water tank in the northern section of the woodland. Please ask the selling agent for further details.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

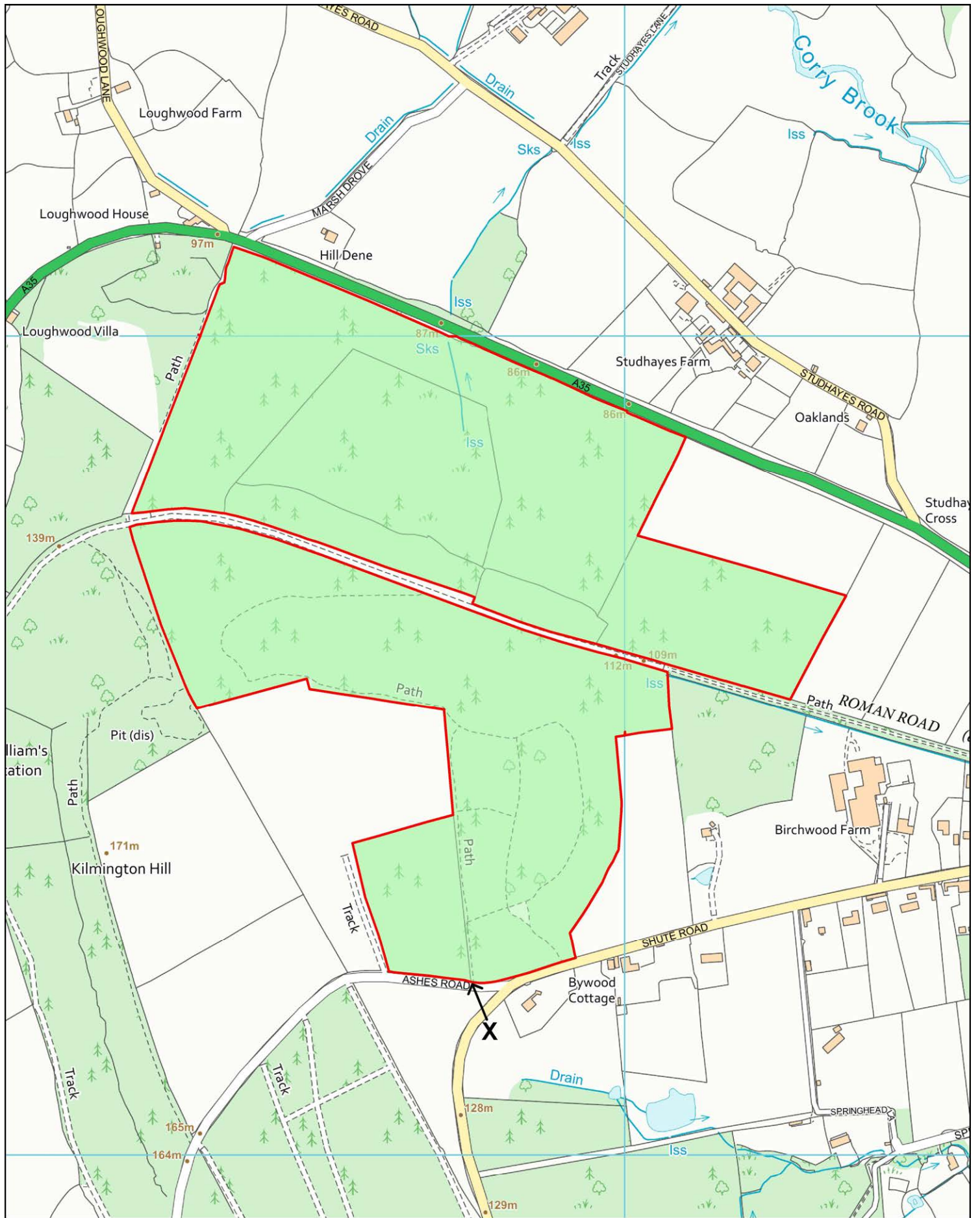
METHOD OF SALE

Kilmington is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk





Kilmington

Location SY 258 986

Scale 1:6,000 @ A4

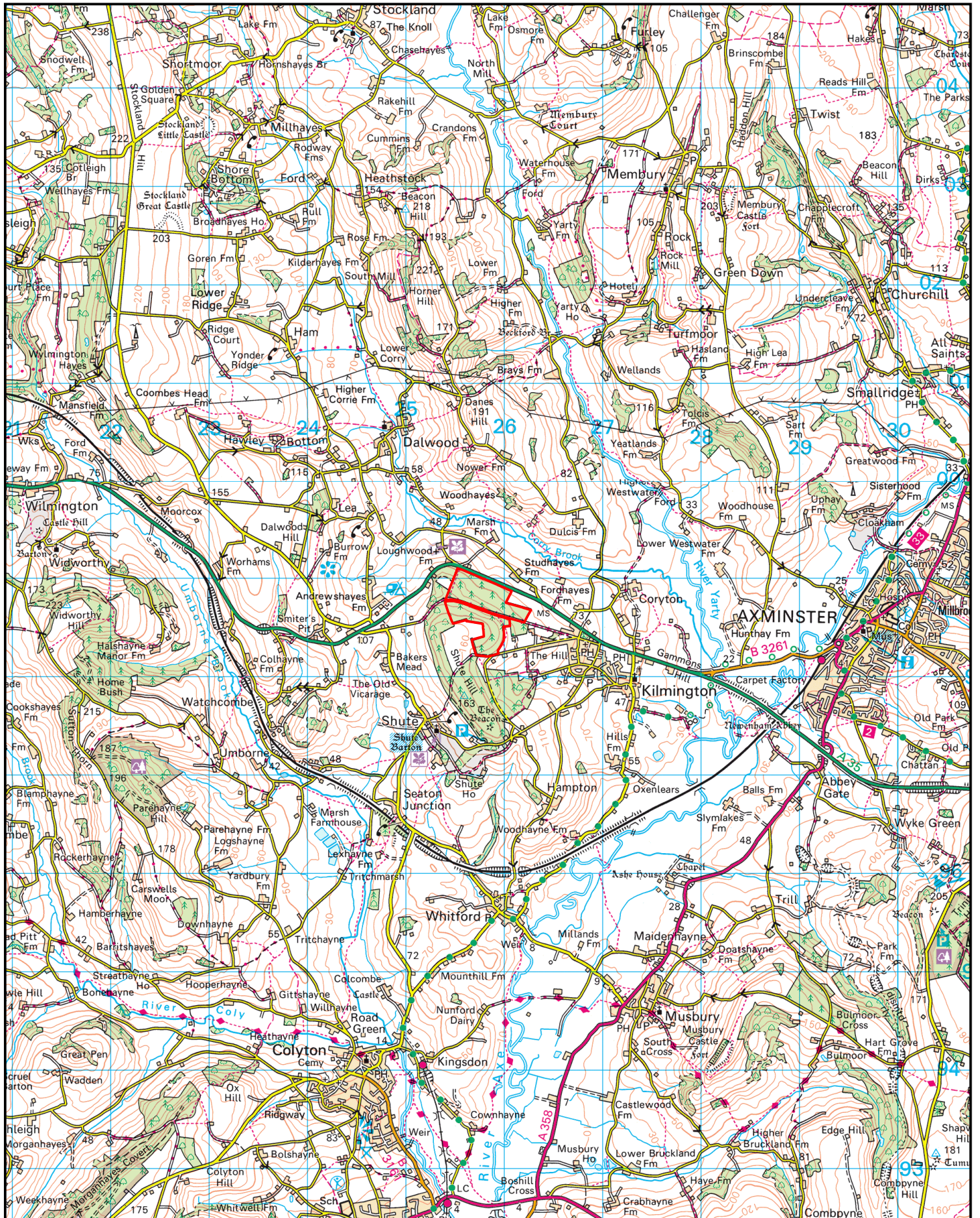
Drawing No. ZAA27751-01

Date 11.03.26



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Kilminster

Location SY 258 986

Scale 1:50,000 @ A4

Drawing No. ZAA2751-01

Date 11.03.26



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