



Part of a Barn to let in a lovely country setting

Fig Tree Barn

Lower Abbots Wootton Farm, Abbots Wootton, Nr. Charmouth DT6 6NL

To Let: £2,750 per annum

Part of a Barn at Lower Abbots Wootton Farm suitable for workshop or storage.

This is an idyllic setting in a quiet and picturesque rural area about 3 miles from the Jurassic Coast at Charmouth and within easy access of Lyme Regis and Bridport.

#### FIG TREE BARN

25% of the Barn is available and this part measures approximately 30' x 22' (9.14m x 6.71m) = approx. 660 sq. ft.

#### The Lease:

It is proposed to let the part of the barn on a 3 year lease (opted out of the Security of Tenure provisions of the 1954 Act).

#### Rental:

£2,750 p.a.

#### Legal Costs:

Each side to pay their own legal costs.

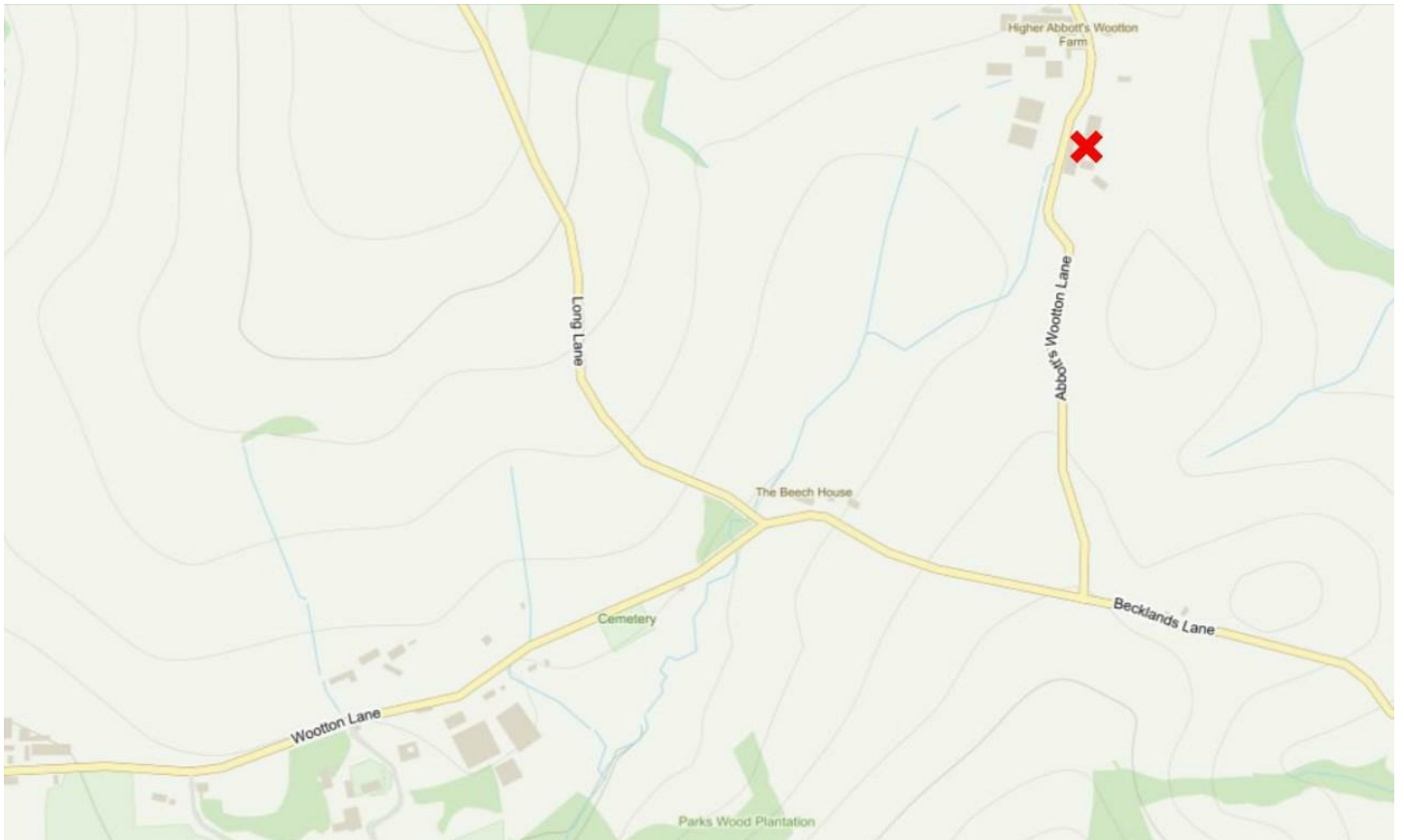
#### Viewings:

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

#### Directions:

From Lyme Regis proceed to Charmouth. Continue through the village and turn left signposted Wootton Fitzpaine. In Wootton proceed past the village hall, along the main street and at the 'T' junction turn right. Continue along this lane for about 1/2 mile and, at the top of the hill, turn left signposted Abbots Wootton. The barns will be found on the right just past Lower Wootton Farm driveway.





**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
  - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4433**

[www.martindiplock.co.uk](http://www.martindiplock.co.uk)  
email: [post@martindiplock.co.uk](mailto:post@martindiplock.co.uk)

36 Broad Street, Lyme Regis  
Dorset, DT7 3QF  
01297 445500