



Fellows Meadow Devon

A substantial private meadow on the Cornwall / Devon border, ideally suited to the planting of new woodland, either for carbon offsetting or amenity purposes.

Details

Price: £215,000 Freehold

Location: Clawton, Holsworthy, Devon

Size: Nearly 14 ½ acres for sale

OS Landranger: OS No 190

Grid ref: SS 386 003

Nearest post code: EX22 6PL

Local manager

Anton Baskerville

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Description

Fellows meadow is an ideal canvas for those looking to plant a substantial new woodland. A parcel of land with an agricultural history, its combines a large section of open land in the middle with a belt of well managed broadleaved woodland around the northern and eastern perimeter. The established woodland provides a number of benefits to the meadow, adding biodiversity to the land and acting as an important corridor for wildlife to travel through. Perhaps most importantly, it will act as a seed source aiding the natural regeneration of the land, which could be utilised in concert with active tree planting. There are already a number of oak trees taking root around the edges of the meadow. The northern and eastern boundaries of the land are demarcated by streams, adding a valuable source of water to the meadow.

The meadow is also bordered to the south and west by neighbouring woodlands, meaning all sides of the open land are shielded by broadleaved species, creating a very private and sheltered space in the middle. Even the short private drive from the access track runs between towering oak trees, creating a grand entrance to this fabulous meadow. A generous hammerhead of hard standing at the northern edge of the meadow provides ample space for a number of vehicles.

The land and local area already form an important haven for wildlife, fostering deer, rabbits, badger, woodcock and snipe to name but a few. The addition of new woodland to the open land will only serve to extend the diverse habitats already in place. The land is almost entirely flat in nature, with a ditch running the length of the western boundary and the stream to the east draining water in a northerly direction.

The meadow would be of particular appeal to those interested in pursuing woodland creation for the purposes of carbon offsetting, due to the extensive scope for planting afforded by the size of the open land. There is of course excellent amenity appeal as well, with the woodland shaw adding variation to the land. On a bright day sunlight perforates the canopy, casting a dappled light throughout the well spaced woodland, which is populated by a combination of deciduous standard and coppice trees. The soothing babble of the winding streams provide a soundtrack to the magical setting.

Located on the Cornwall / Devon border in a remarkably beautiful and private location, Fellows meadow is a piece of land with a very special feel. It is brimming with potential, offering a new custodian the chance to transform the landscape via the planting of extensive new woodlands to compliment the trees which already stand there, leaving a lasting legacy for future generations to enjoy.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Features

- Substantial area of open land perfectly suited to the planting of new woodland - ideal for those looking to offset carbon
- Very private, with broadleaved species bordering on all sides
- Excellent shaw of woodland on the north and east which adds diversity to the land and amenity appeal
- Water source in the form of a stream
- Excellent access and parking

Access, tracks and footpaths

The meadow is accessed via an excellent hardcore track which runs from a council maintained highway, allowing for year round vehicular access to the land. There is a substantial parking area at the entrance to the meadow which could hold a number of vehicles.

Rights and covenants

Fellows Meadow comes with freehold title, and there are no public rights of way across the land.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

The meadow is found in what is known as 'Ruby Country', renowned for some of Devon's most beautiful and unspoilt countryside. Bordered by the upland expanses of Dartmoor, Exmoor and Bodmin, and to the north by the wild North Devon coast, Ruby Country is known as "undiscovered Devon". Ruby Country is constituted by around 45 parishes surrounding the market towns of Holsworthy and Hatherleigh.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many

of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Fellows Meadow is accessed via a stoned track from an unnamed public highway near the village of Clawton, in Devon. Holsworthy is around a 10 minute drive away to the north west, with Launceston (20 minutes) and Bude (25 minutes) both also nearby.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps.

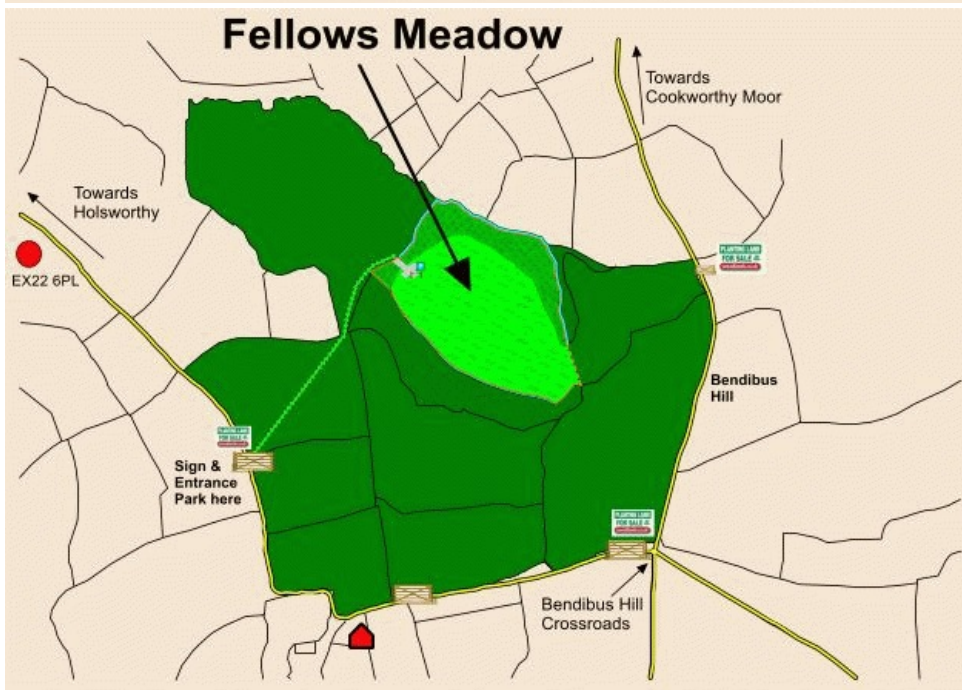
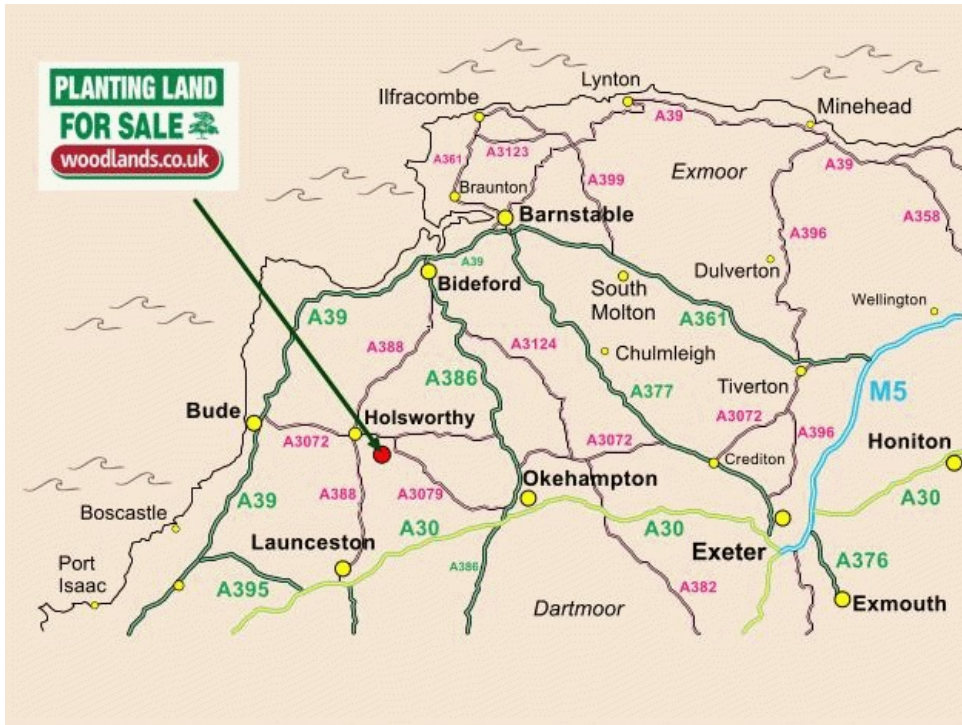
Satnav: the postcode **EX22 6PL** is the nearest to meadow, but please note it is a short drive from the entrance.

Coordinates for satnav are: **N50.7798, W-4.2851** for the metal gate at the start of the access track.

[Google maps location](#)

Boundaries:

Boundary features are marked with orange paint, aside from the watercourses which demarcate the eastern and western boundaries.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.