



Greene Meadow Devon

A highly sought after mix of open meadow, woodland and a stream. Located in Devon's Ruby country, an unspoilt rural location noted for its extensive wildlife. Includes a number of newly planted trees on the open land.

Details

Price: £56,000 Freehold

Location: Clawton, Holsworthy, Devon

Size: Nearly 3 ¼ acres for sale

OS Landranger: OS No 190

Grid ref: SS 385 004

Nearest post code: EX22 6PL

Local manager

Anton Baskerville

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Description

Greene Meadow is a real gem situated on the Cornwall / Devon border in a rural and untouched corner of the South West. Comprising open land for planting (of which progress is already underway), a woodland shaw and a stream which runs throughout the length of the woods. This varied landscape makes for a magical setting where one can take breath and succumb to the peace of the land.

Whilst the open land provides a canvas for afforestation or rewilding, the well-established woodland fringe adds valuable diversity to the meadow. As well as a wonderful place to spend time, the belt of deciduous trees provide a rich seed source, enabling young trees to naturally take root in the virgin land. The woodland shaw links to larger woods nearby, acting as an important wildlife corridor for mammals such as badgers, rabbits and deer which are known to be active in the local area. Other wildlife includes a range of woodland and farmland birds, including pheasant and partridge. The addition of new woodland to the open area, for either carbon offsetting or amenity purposes, will only serve to enhance the extensive habitats already in place.

Some tree planting has already begun, with a mix of native hedgerow species including Dogwood, Dog Rose, Hawthorn and Crabapple being planted along the eastern and western boundaries. A ring of Hazel has also been planted in a semi circular shape near the boundary between the woodland and the meadow. A mixture of Rowan and Silver Birch have been planted close to the entrance to the meadow to the South.

As one approaches the ride stop and entrance, there is a generous area of hardstanding for vehicles before the pasture stretches out in front of you in an easterly direction. The northern and southern boundaries are marked with post and rail fencing. Behind the entrance and access track, mature trees sway in the breeze, providing shelter for the meadow. The heart of the meadow is almost entirely flat in nature and has had prior agricultural use, having been cut for hay historically. In recent years, with a focus on conservation, the owner has let the land regenerate naturally.

Regenerating baby oaks greet you as you approach the woodland shaw at the east of the meadow. A gap in the trees draws you in as you step down into the woodland. A delightful mix of broadleaved species and an active understory of fern and holly comprise the vibrant woodland. The cover of the trees provides an intimate atmosphere, with tweeting birds and the babble of the stream providing the only soundtrack. The gently flowing stream which forms the eastern boundary provides a valuable natural water source, before feeding into the River Claw downstream.

Greene Meadow presents an opportunity to own a charming parcel of land set within the unspoilt expanse of Devon's Ruby Country, providing a canvas for conservation as well as a place to retreat to and spend time close to nature with family, friends or in perfect solitude.

In terms of finding the meadow, at the top of Bendibus Hill there is a crossroads on the corner of which is a "Planting Land" sign, at which point you should take the road heading due west (the opposite direction to Hay Meadow Farm). Follow this road for roughly 500m at which point there will be two 90 degree turns to the right. Continue for a further 200m and the entrance, marked by a second "Planting Land" sign, will be on your right hand side. Park here and climb the gate to walk along the access track across the field. The track will then enter a small section of woodland, after which it bends around to the left back in the open. Greene Meadow will now be on your right hand side. It is marked by purple paint on its boundaries.

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.

Trees

Trees planted in 2023 include:

Hazel: 16

Dogwood: 6

Dog Rose: 6

Crabapple: 16

Rowan: 20

Silver birch: 20

Hawthorn: 6

Nordman Fir: 1

Oaks (from acorns): Circa 30

Features

- Private meadow of a manageable size
- Set within a very rural location noted for its extensive wildlife
- Woodland shaw which adds diversity to the land and rich habitats for mammals and birds, as well as a seed source for natural regeneration
- Natural supply of water via the stream which forms the eastern boundary
- Well suited to tree planting for carbon offsetting or amenity purposes
- Tree planting already commenced, including Rowan, Silver Birch, Hazel & Crabapple

Access, tracks and footpaths

Greene Meadow is accessed via a stoned track which runs directly from a public highway. There are no footpaths which cross any part of the land.

Rights and covenants

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

Greene 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.

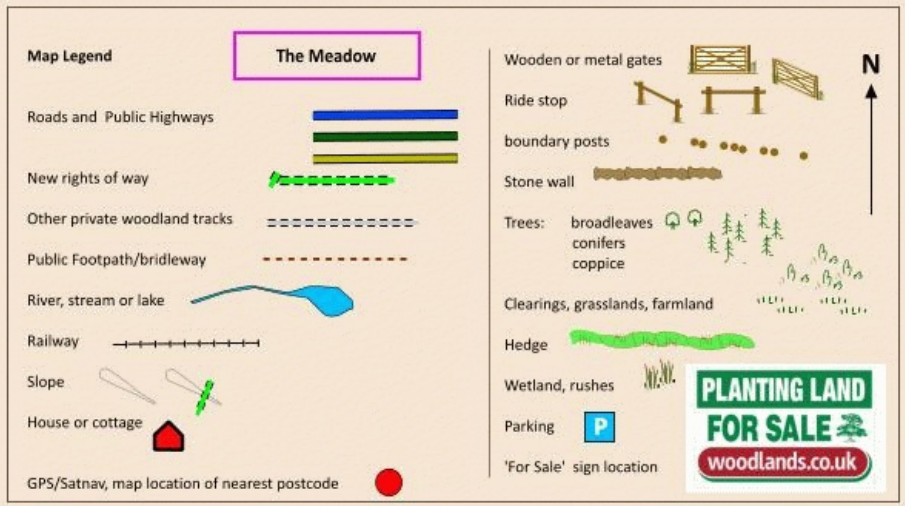
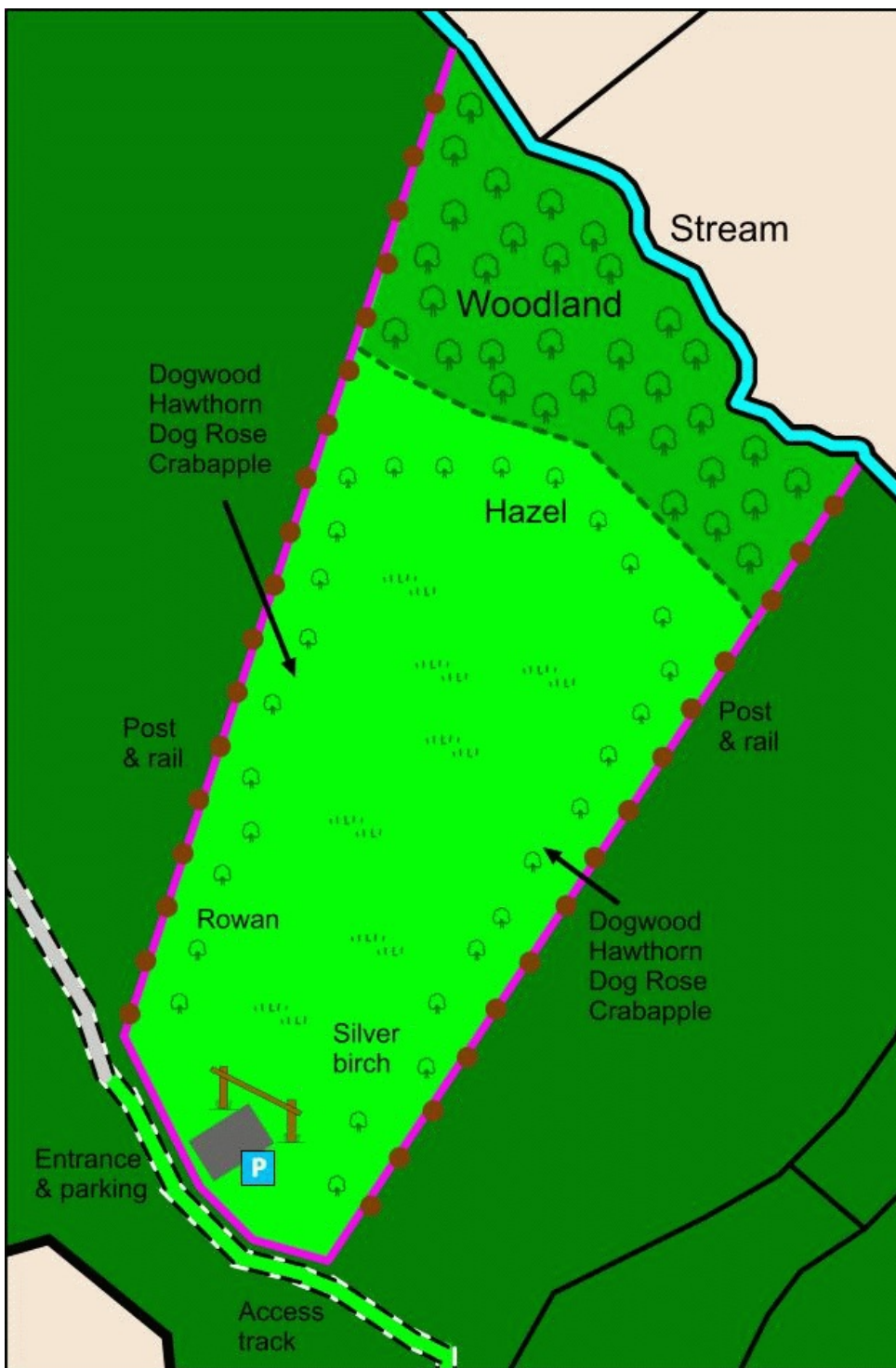
[Google maps location](#) - Main gate. Park here, climb the gate and follow the access track down to the meadow.

[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.

What3Words reference: ///lakes.area.skate

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



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.