



Trehele Copse & Meadow Devon

Set on the edge of the South Hams Area of Outstanding Natural Beauty, Trehele Copse & Meadow is a mosaic of habitats. Features include a good sized pond, a stunning stream lined boundary and a south facing aspect.

Details

Price: £85,000 Freehold

Location: Near Aveton Gifford, Modbury, Devon

Size: About 4 ¼ acres for sale

OS Landranger: OS No 202

Grid ref: SX 681 502

Nearest post code: PL21 0SX

Local manager

Stuart Brooking

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Description

Trehele Copse & Meadow used to form part of a working dairy farm but has been managed as a nature area for the last year. The rich meadow now includes an attractive wildlife pond and a recently added planting of a copse containing 50 trees - there is scope to add to this planting or for diversity add an area of orchard.

An attractive stream flows west to east along the southern boundary which is lined by a mature trees.

The land has good access from the public highway with a metalled road leading to the main entrance gate.

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

The stream along the southern boundary is adorned with trees such as alder, willow, hazel and hawthorn.

Tree lined hedges run along the northern and eastern sides of Trehele Copse & Meadow with a variety of trees and a dense edging of blackthorn and hazel.

At the north of the meadow area is a recently planted copse of trees with birch, hazel, rowan and oak.

Wildlife

The variety of wildlife that can be observed within and around Trehele Copse & Meadow is an exciting prospect for any purchaser.

Raptors roost in the hedgerow trees and hover over the rough grassland looking for prey; the lower rushy area of grass attracts wetland species such as snipe and the pond attracts house martins and occasional geese. The pond supports a complete eco system that include newts, frogs and dragonflies.

[Otter spraint](#) has been found upon a prominent rock (see the photo section) within the stream, a characteristic sign of these iconic mammals.

Features

As well as attracting wildlife, the pond is a very pleasant place to sit upon the rustic bench that has been placed there and enjoy the tranquil surrounds. It is rare combination for us to be able to offer a wood with so many features that include a stream, a pond a meadow and areas of woodland.

Access, tracks and footpaths

From the public highway there is a short section of metalled road that leads to the main entrance gate. Once through the gate there is a stoned track meanders its the way to the entrance of Trehele Copse & Meadow. Here there is a parking area near the pond, an ideal location for camping or parking a campervan.

The land is private with no public rights of way.

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.

Activities

There are numerous possibilities to enjoy or enhance Trehele Copse & Meadow. Camp overnight and enjoy the immersion in nature whilst having an excellent base to explore the local area and coastline.

Further tree planting, including creating an orchard of fruit trees could be achieved

Local area and history

Trehele Copse and Meadow takes its name from a local farmstead and means 'farmstead in a sheltered valley'. 'Tre' is a place name of Celtic origin meaning 'farmstead' and 'hele' comes from the Old English 'Hela' which means 'sheltered valley'.

Nearby there is the rural village of Aveton Gifford with a rich history since Neolithic times which includes the church of St Andrews, one of the oldest churches in Devon constructed around 1250 AD.

Modbury lies a couple miles to the north along the A379 and is a thriving market town with a variety of shops, pubs and restaurants.

Within 15 minutes at the south are the beaches of Bantham, a great surfing beach, and the marvellous [Bigbury-on-Sea](#). Here you

can visit Burgh Island and enjoy lunch at the Pilchard Inn and enjoy a walk on the beach or a trip on the [sea tractor](#) if the tide is in and the Island cut off!

Particulars and plans were prepared by our local manager, Stuart Brooking.

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

- If travelling from the north leave the A38 Devon Expressway towards Plymouth take the exit at Wrangaton.
- If travelling from Kingsbridge at the south then take the A379 all the way past Aveton Gifford & Ashford until you see the sign to 'Heathfield Down' as described below and follow the directions from there.
- At the T Junction turn left onto the A3121 towards Modbury.
- At Kittaford Cross continue straight across onto the B3196 signposted for Loddiswell and California Cross.
- At California Cross continue past the filling station taking the second left signposted Bigbury (B3392) continuing for 2.5 miles to reach Harraton Cross.
- At Harraton Cross turn left onto the A379 and continue for 800 metres, around a right hand bend and take the first turn on the left, signposted to 'Heathfield Down' and a Pottery.
- Park in the small layby on the right, making sure there is access to the gateway on the opposite side of the road.
- Walk down the road, crossing a stream and you will find the access gate on your right indicated by a 'woodlands for sale' sign. The purchaser will receive a key to the gate and will have full vehicular access rights.
- Walk around the right hand side of the gate and follow the main track all the way until the end where you will see the entrance to Trehele Copse & Meadow in front of you indicated by a 'Trehele Copse' name sign in front of the pond.
- Satnav/GPS note: the postcode PL21 0SX is for the point shown by the red dot on the location map.

The what3words for the main gate on the highway are splints.parked.tactical

The what3words for the actual wood entrance are evolution.nuggets.cave

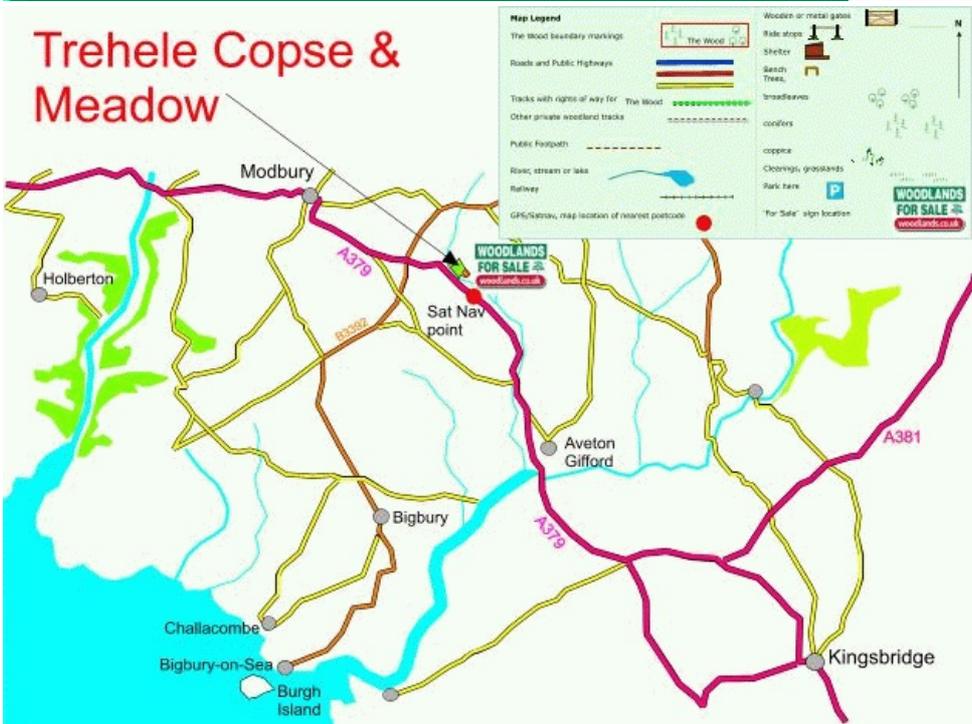
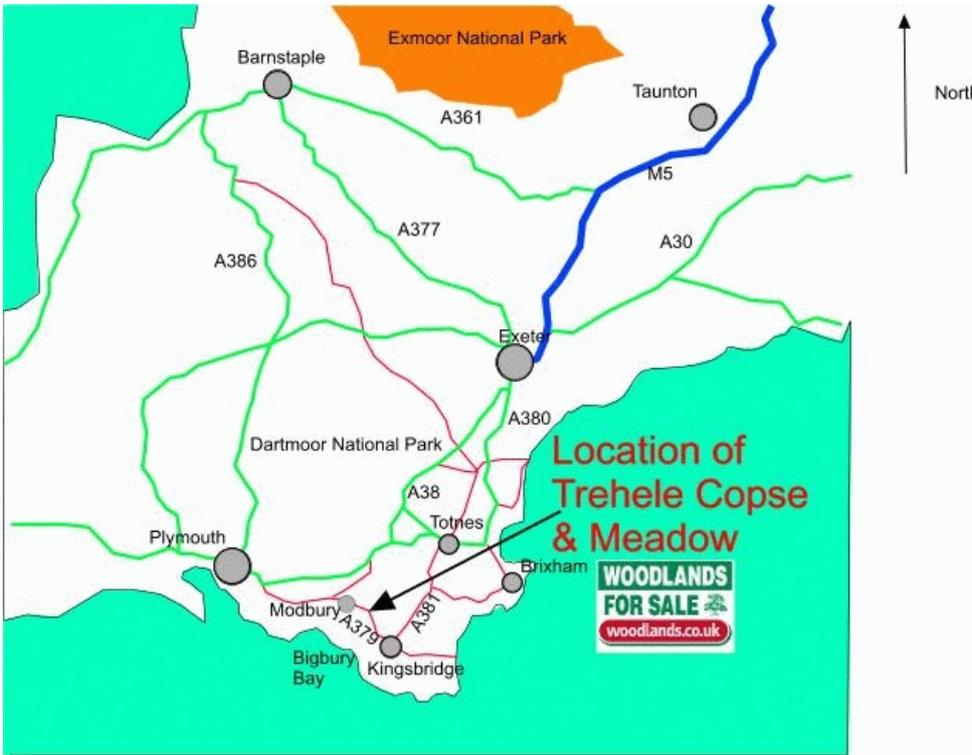
Boundaries:

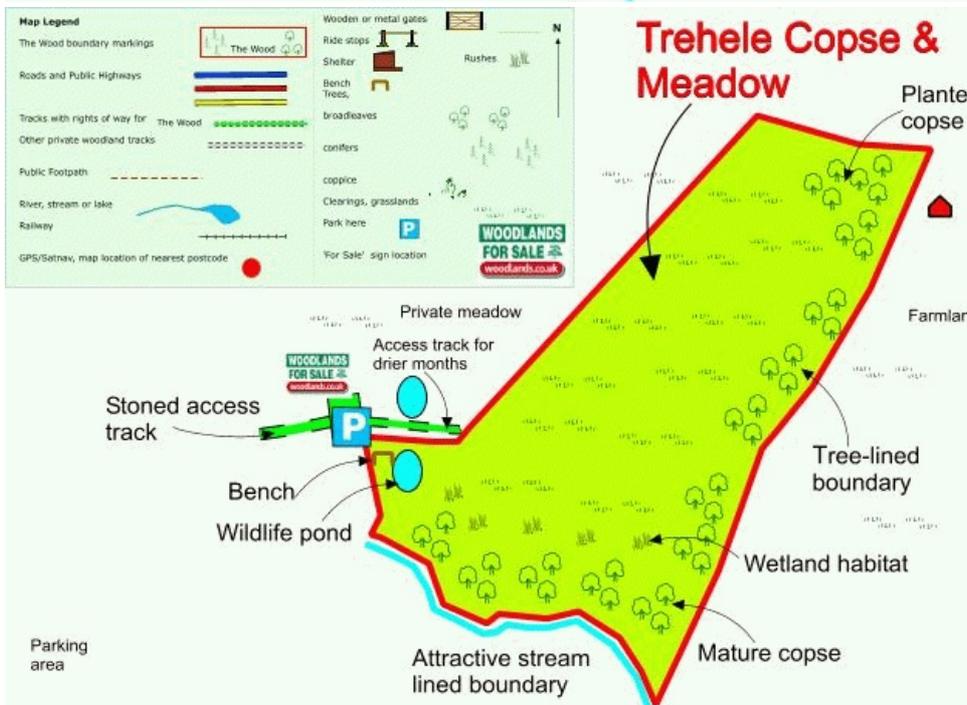
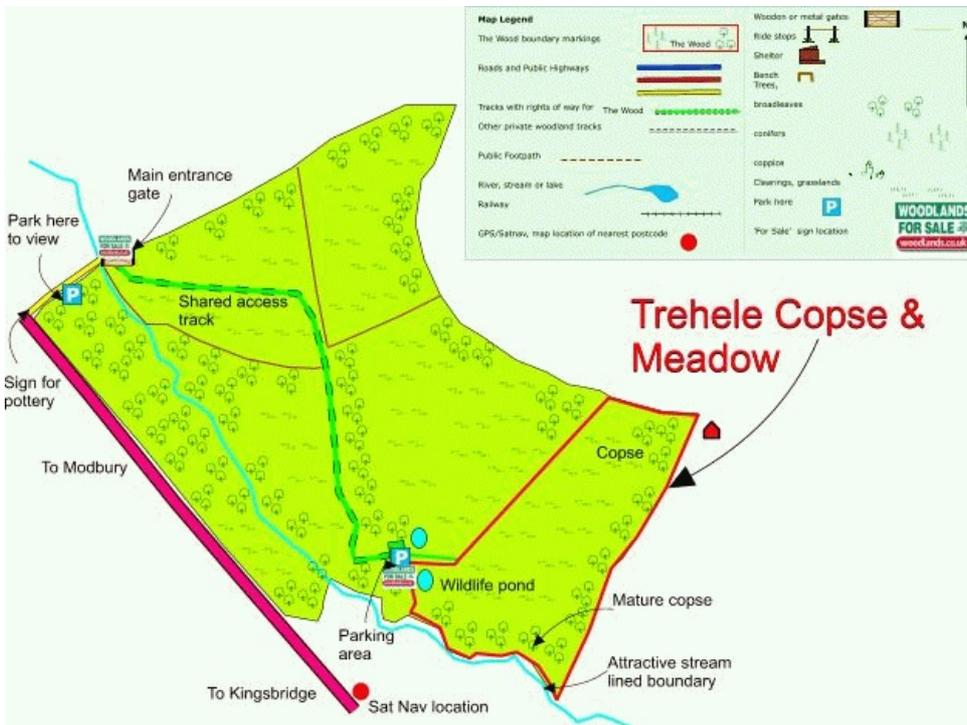
All boundaries are indicated with pink markings on posts and trees.

The northern and eastern boundaries are a tree-lined hedge bank.

The western boundary is a line of fence posts.

The southern boundary mostly follows a stream and then is a short line of posts.





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.