



Maiden Meadow Gloucestershire

A magical combination of open meadow, woodland and stream in a picturesque corner of Gloucestershire, nestled between the Forest of Dean and the River Severn.

Details

Price: £179,000

Location: Blakeney, Gloucestershire

Size: About 10 acres for sale

OS Landranger: OS No 162

Grid ref: SO 679 075

Nearest post code: GL15 4AD

Local manager

Anton Baskerville

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Description

Maiden Meadow offers a fantastic opportunity for woodland creation alongside existing Ancient Semi-Natural Woodland and would be of interest to anyone looking to own a substantial parcel of land in private and secluded spot.

The land is characterised by its scenic location and variation of habitats. The majority of the land is an extensive meadow bordered on two sides by thick hedgerows, with an enchanting fringe of woodland occupying the eastern section. A gently flowing stream flanks the land to the south, running the length of the meadow and the woodland, where it forms the boundary both to the south and the east. Access to a natural water source is a fantastic resource and excellent for wildlife.

The land is at its highest point to the west where spectacular views of the River Severn estuary can be enjoyed. From here, it very gradually drops away to the east towards the woodland. The wooded area is a rich and dynamic habitat containing stunning mature oak trees with a vibrant understory. At this time of the year, bluebells and wood anemone adorn the woodland floor. As one heads down the meadow, the woodland presents as a wall of green in the summer, offering shady spots at the meadows edge. A small opening invites you in, from where a woodland path snakes away in front of you, drawing you into a magical setting. Dappled sunlight and well spaced mature trees form the perfect woodland scene. The area is awash with a variety of wildlife, with hares, deer, badgers and a plethora of birds all a regular site.

In addition to being a lovely amenity space, and source of firewood, the woodland will act as a powerful seed source for the natural regeneration of the open land. With seeds blowing in, or carried by animals, the open land will begin to be colonised by various species, extending the boundaries of the woodland ecosystem. The establishment of woodland can be accelerated through active tree planting, for which a number of grants are readily available. The Forestry Commission designate the meadow as a woodland priority habitat, as they are keen to see existing woodland extended. This is an ideal location for woodland creation, either for private amenity purposes or carbon offsetting. It would make a great spot for a family woodland, leaving a lasting legacy for future generations to enjoy.

Maiden Meadow is located just outside the small village of Blakeney in The Forest of Dean and is within easy reach of Gloucester, Bristol, Monmouth and the surrounding Wye Valley. Access is via a well stoned track directly from the A48 providing year round vehicular access to the land.

In terms of finding the meadow, when heading south on the A48 from Gloucester towards the village of Blakeney, there is a "Woodlands" for sale signboard on your left shortly before the road 'S' bends sharply into Blakeney village. About 150m after the for sale sign, and about 50m beyond the 'Blakeney village sign' is the main entrance to the site on the left hand side. Please park here and carefully climb the gate and follow the green route along the track on the wood map to find the entrance to the meadow.

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

- Meadowland ideally suited to tree planting
- Designated as woodland priority habitat
- Woodland fringe
- Natural stream forming the southern and eastern boundaries
- Quiet and private location
- Excellent access
- Superbly located in terms of access to Gloucestershire / Monmouthshire / Herefordshire

Access, tracks and footpaths

Maiden Meadow is accessed via a hardcore track directly from the A48 providing year round vehicular access. The land comes with freehold title and there are no public rights of way across it.

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

Maiden Meadow falls within the former grounds of Hawfield House, a grand 16th century estate with views across the River Severn and the Cotswold escarpment beyond. It is found just outside the village of Blakeney, the largest village in the parish of Awre and the site of a Roman villa dating back to AD 75, uncovered in 1992 by the Dean Archaeology Group.

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

In terms of finding the meadow, when heading south on the A48 from Gloucester towards the village of Blakeney, there is a "Woodlands" for sale signboard on your left shortly before the road 'S' bends sharply into Blakeney village. About 150m after the for sale sign, and about 50m beyond the 'Blakeney village sign' is the main entrance to the site on the left hand side. Please park here and carefully climb the gate and follow the green route along the track on the wood map to find the entrance to the meadow. After crossing the concrete ford, turn right at the next opportunity, where Maiden Meadow is down on your right hand side.

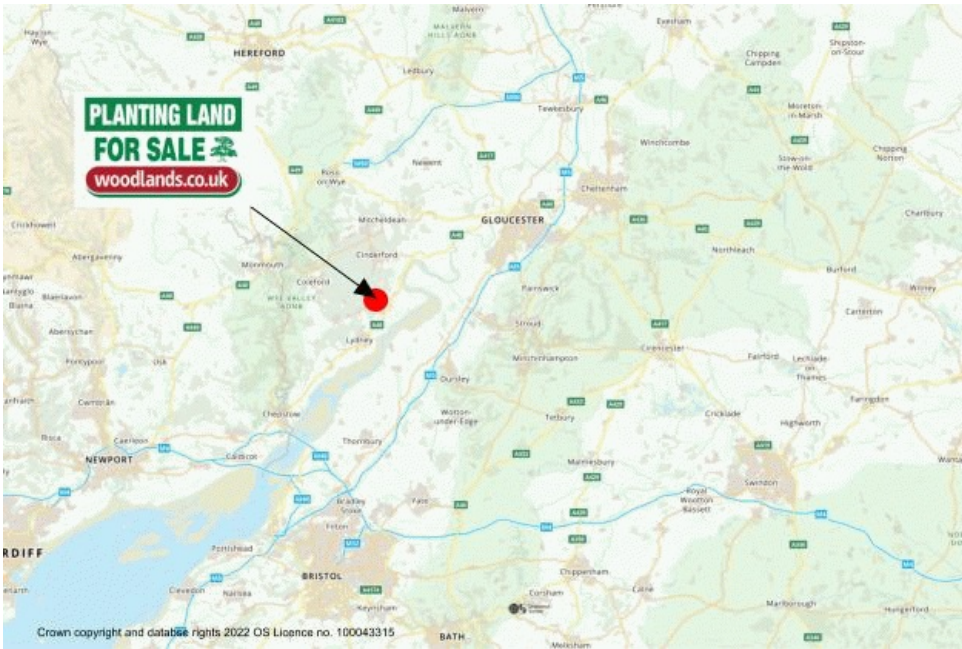
[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where you can park.

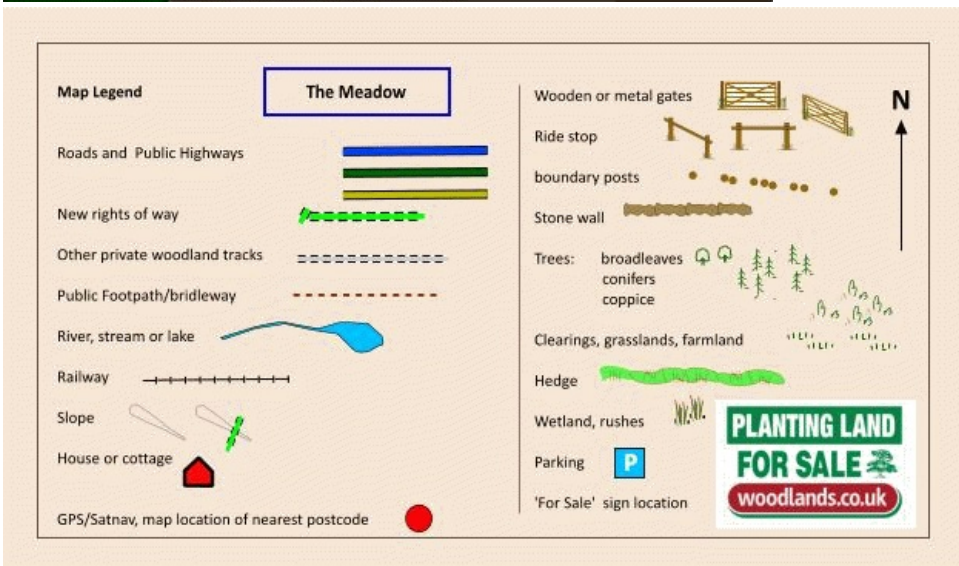
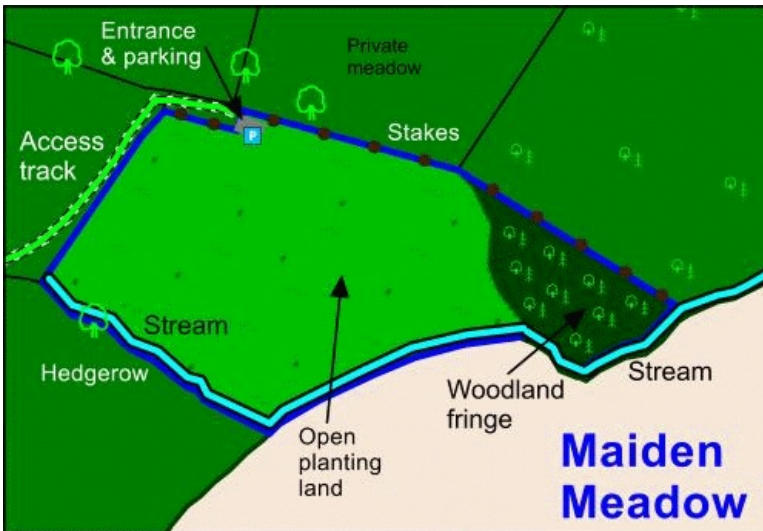
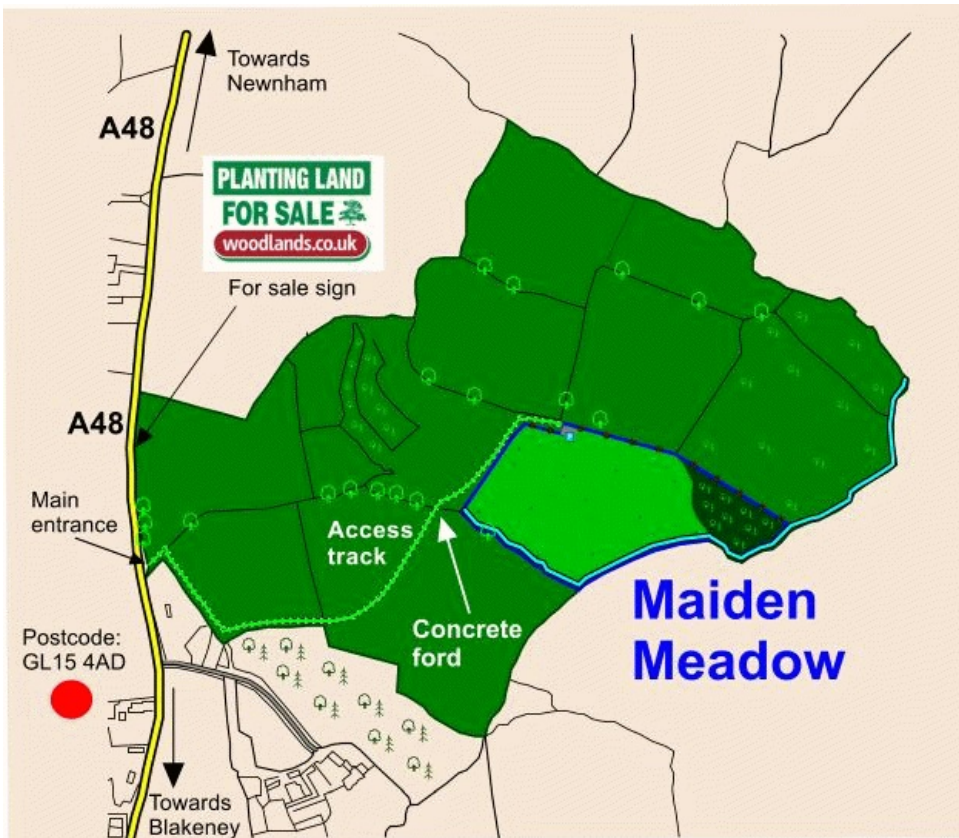
Satnav: the postcode **GL15 4AD** is the nearest to the main entrance where you can park.

Coordinates for satnav are: **N51.765, W-2.473** for the main entrance.

[Bing maps location](#)

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.