



Mount Meadow Herefordshire

A picturesque meadow in the foothills of The Black Mountains which combines open land suitable for planting, a belt of woodland and a stream.

Details

Price: £105,000 Freehold
Location: Craswall, Hay-on-Wye, Herefordshire
Size: About 5 ½ acres for sale
OS Landranger: OS No 161
Grid ref: SO 268 363
Nearest post code: HR2 0PN

Local manager

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Description

Mount Meadow lies in the foothills of The Black Mountains, just a short drive from Hay-on-Wye near the England / Wales border. The meadow, along with the surrounding area, is characterised by the sweeping valleys which are formed by the peaks of the Brecon Beacons. The Black Hill, which creates a dramatic backdrop to the land, is in fact the one peak which protrudes into the county of Herefordshire, with the other peaks falling on the Welsh side of the border. Mount Meadow effectively occupies the eastern side of The Black Hill, with the contours of the land falling away to the north and the east down into the Monnow Valley. Fine views down the valley can be enjoyed from the meadow.

One enters the meadow in the south east corner, just a few metres from the main entrance gate, via a stoned track. The hardstanding extends on to the meadow enabling a solid base for vehicular parking. This southern section of the land is the highest point and the place at which the best views can be enjoyed from. Looking across the valley, swathes of woodland adorn the hills creating a classical rural scene. The southern boundary is lined with trees, creating a strong boundary between the land and the quiet lane beyond the boundary. The lane itself is a dead end (due to the topography of the hill which lies beyond it to the west), with the entrance to the meadow falling almost at the end of it, meaning there is almost no other vehicular use of it. The meadow really has an 'end of the world' feel.

Walking along the southern boundary one reaches the south west corner where a charming stream can be found taking water from the higher ground down towards the valley floor, where it eventually feeds into the River Monnow. A section of this stream falls within full ownership of the meadow, with a fence crossing the watercourse to show where it crosses over into the ownership of the adjoining land to the west. Following the stream north, one enters into the woodland belt which embraces the meadow along its western flank. Broadleaved species populate the bank as it drops away into the valley, with the floor alive with bluebells in the spring. The fence which crosses the stream continues through the woodland demarcating the boundary. At the northern end of the woodland belt, the land levels out on to flatter ground where open glades can be found. The trees continue along the northern edge of the meadow, with the northern boundary itself marked with a line of field stakes which move through the woodland and along the edge of the open land. The western edge of the land is formed by an established hedgerow.

The meadow would appeal to those who are looking for a combination of habitats, including plenty of space to plant trees to create new woodland. The volume of trees already standing on the meadow would happily colonise the open land for those in favour of rewilding the land using the power of nature to drive its diversification. For those interested in actively planting trees there are grants available. The land has a very rural feel and there are no public rights of way across it. The aspect of the land, with views down and across the valley is a real feature of it. The addition of access to a natural source of water rounds off this well balanced meadow.

The surrounding area, both on the English and Welsh sides of the border is renowned for its natural beauty and extensive walking routes. [The Cat's Back circular route](#) is within walking distance of the meadow. The highly rated [Bulls Head Pub](#) is just a short walk down the lane, where fantastic food, drink and overnight rooms are available.

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

- Picturesque rural location
- Open land for woodland creation
- Established belt of woodland
- Stream
- Within close reach of Hay-on-Wye and Hereford

Access, tracks and footpaths

The meadow is accessed via a hardcore stoned track which runs from the public highway. 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

The meadow lies just to the east of The Black Mountains, the range of hills which form the most easterly section of the [Brecon Beacons National Park](#). Between the meadow and the peaks runs [The Offa's Dyke Path](#), a public footpath which spans nearly 200 miles between Liverpool and the Severn Estuary. The footpath broadly follows [Offa's Dyke](#), a linear earthwork and scheduled

monument which dates back to the early middle ages, initially built to delineate the border between Anglian Mercia and The Welsh Kingdom of Powys. The meadow is also just a short drive away from [Hay-on-Wye](#), the location of one the world's most famous [literary festivals](#).

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 entering Craswall from the South (from either Longtown or Newton St Margarets direction), keep heading due north towards the HR2 0PN postcode. Follow the main road until you approach The Bulls Head Pub on your right hand side. Here, as opposed to turning 90 degrees to the right around the corner of the pub, take the lane straight ahead of you. There will be a phone box and letter box on your left hand side (opposite the pub). Follow this lane for about 1km at which point you will find the main entrance gate for the land on your right hand side, marked with a Woodlands sign. It is the next gate on the right hand side after the entrance to Old College House (which will also be on your right).

If entering Craswall from the North (Hay-on-Wye), turn right into the lane at The Bulls Head pub when the main road sweeps around the corner of the pub to the left. Again, look out for the phone box and mail box in the wall.

Once at the main entrance, park in the little pull-in opposite the gate, carefully climb the gate and Mount Meadow will be immediately on your left hand side on the other side of the hedgerow.

Click here for the [Google Maps Main Gate Location](#), 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 **HR2 0PN** is the nearest to the main entrance where you can park. However, this postcode will take you to the middle of Craswall, near The Bulls Head, not the exact location of the gate.

Coordinates for satnav are: **52.019790 -3.066723** for the main entrance.

What3Words Reference: **///playfully.sweep.different**

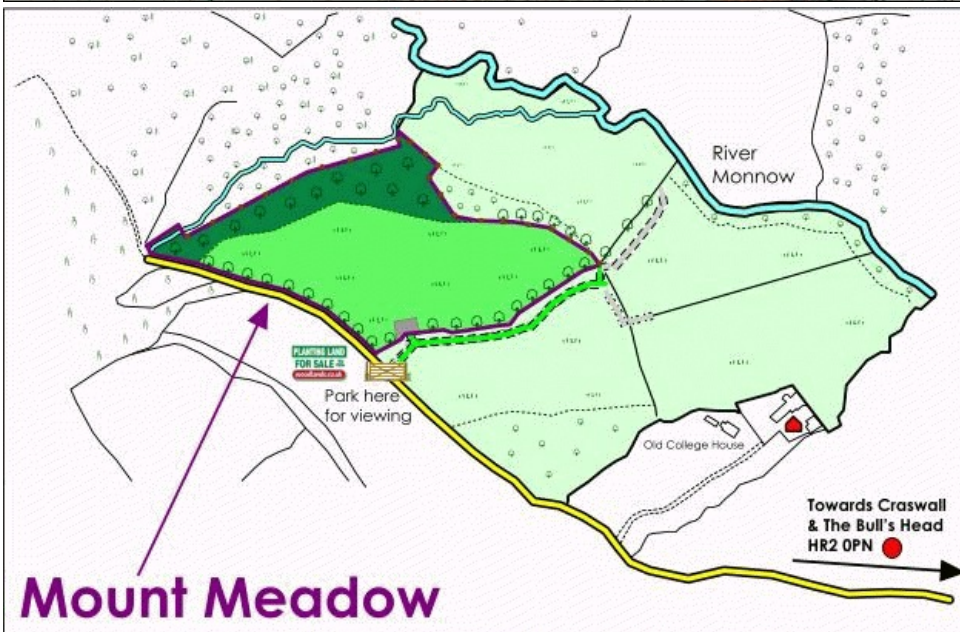
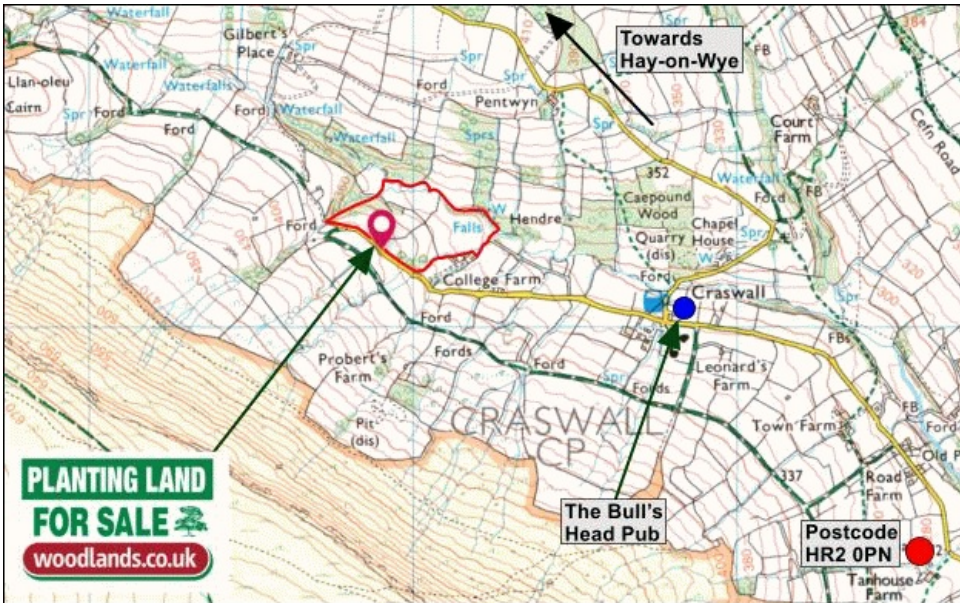
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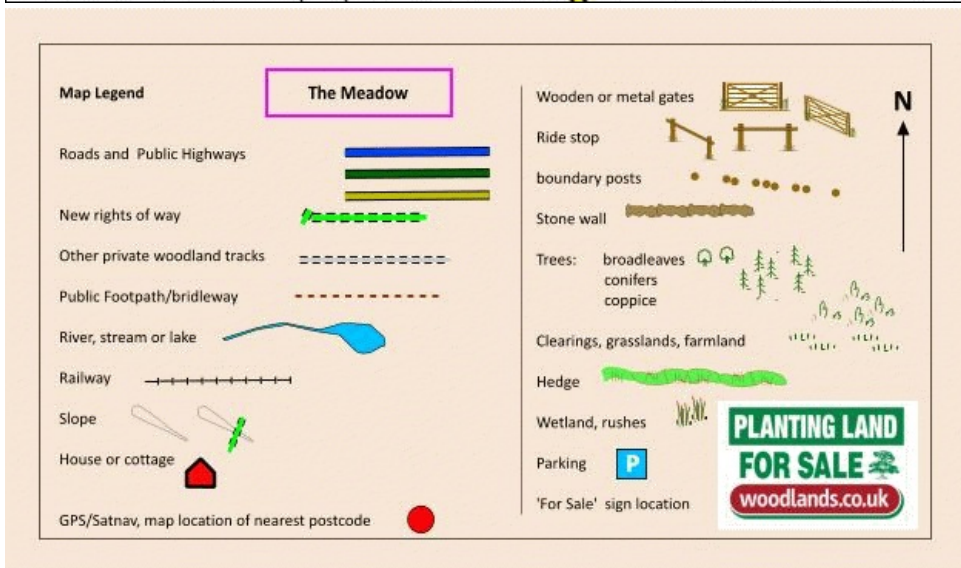
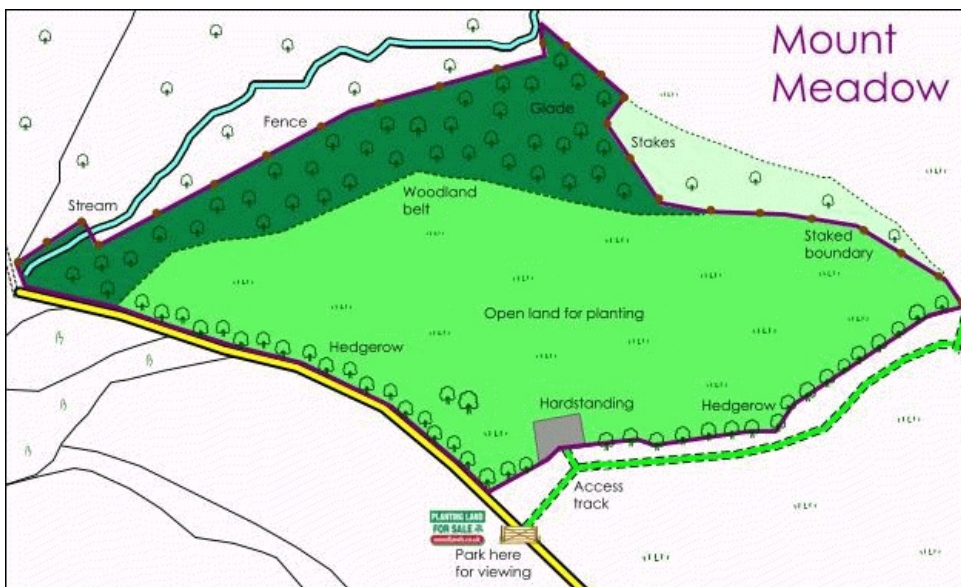
Southern - Stock proof fence

Western - Stream and stock proof fence

Northern - Field stakes

Eastern - Hedgerow





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.