



Avon Stream Copse & Meadow Devon

A charming mixed habitat of meadow, copses and a stream with a good sized wildlife pond ideally suited for family and wildlife enjoyment set within the sought after location of the South Hams near the south coast.

Details

Price: £59,000 Freehold

Location: Near Aveton Gifford, Modbury, Devon

Size: About 2 $\frac{3}{4}$ acres for sale

OS Landranger: OS No 202

Grid ref: SX 681 503

Nearest post code: PL21 0SX

Local manager

Stuart Brooking

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Description

Formally part of a dairy farm, Avon Stream Copse & Meadow has been less intensively managed more recently with a single cut of the meadow area and little disturbance to the tree lined northern and southern boundaries. This gentle management with recently planted copse of 50 trees has allowed wildlife to thrive.

There are many options for enjoyment of this picturesque land, from addition tree or orchard planting, small scale growing for self-sufficiency purposes to wildlife watching and occasional overnight stays with family and friends.

The attractive pond provides a habitat for numerous aquatic species, hours can be spent just sitting watching the comings and goings of the local wildlife as they make use of this wonderful feature.

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

Along the northern boundary is a hedge bank lined with mature oak trees with a fringe of shrubs providing privacy. Just below here is a recently planted copse of trees with birch, hazel, rowan and oak.

At the southern edge is a copse of willow and hazel and a majestic oak tree along the stream.

Wildlife

Within the meadow and copse are a variety of colourful wildflowers including stunning blue bugles within the trees and the fairly rare 'ragged robin' upon the lower wetland area.

The wildlife pond has already attracted frogs, shown by the large number of tadpoles found here. Local populations of geese and ducks frequent the pond and surrounds and snipe have been seen within the meadow.

Buzzards and kestrels hover around looking for voles and mice in the lush, thick grass and along the stream there are signs of otters travelling through.

The occasional roe deer passes through, it is always a treat to see these secretive creatures.

Features

A good sized parking and turning area is found at the entrance next to the pond which has a bench. Do take some time when visiting too sit here and take in the surroundings.

This is an ideal place for parking a camper van for occasional overnight stays.

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 that leads to the entrance of Avon Stream 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

Overnight camping is a wonderful experience, listening to the hoot ta hoot of an owl whilst star gazing next to a warming fire..... this really is perfect base in which to explore the south Devon coastline.

[Forest bathing](#) on the level clearing by the stream is a hugely pleasant way to spend time.

Harvesting logs for a campfire, creating wildlife hides and are two of the many activities that can be enjoyed here.

Local area and history

Flowing west to east, the stream along the southern boundary eventually joins the River Avon near Aveton Gifford. This rural village includes the church of St Andrews, one of the oldest churches in Devon constructed around 1250 AD. From here the River Avon eventually joins the sea at Avonmouth, set between the popular beaches of Bantham Sand and Bigbury-on-Sea.

These beaches are within 15 minutes drive of Avon Stream Copse & Meadow - Bantham is a great surfing beach, and the

marvellous [Bigbury-on-Sea](#) hosts Burgh Island where you can 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!

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.

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, leaving access to the neighbouring field 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 Avon Stream Copse & Meadow in front of you indicated by a 'Avon Stream 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.

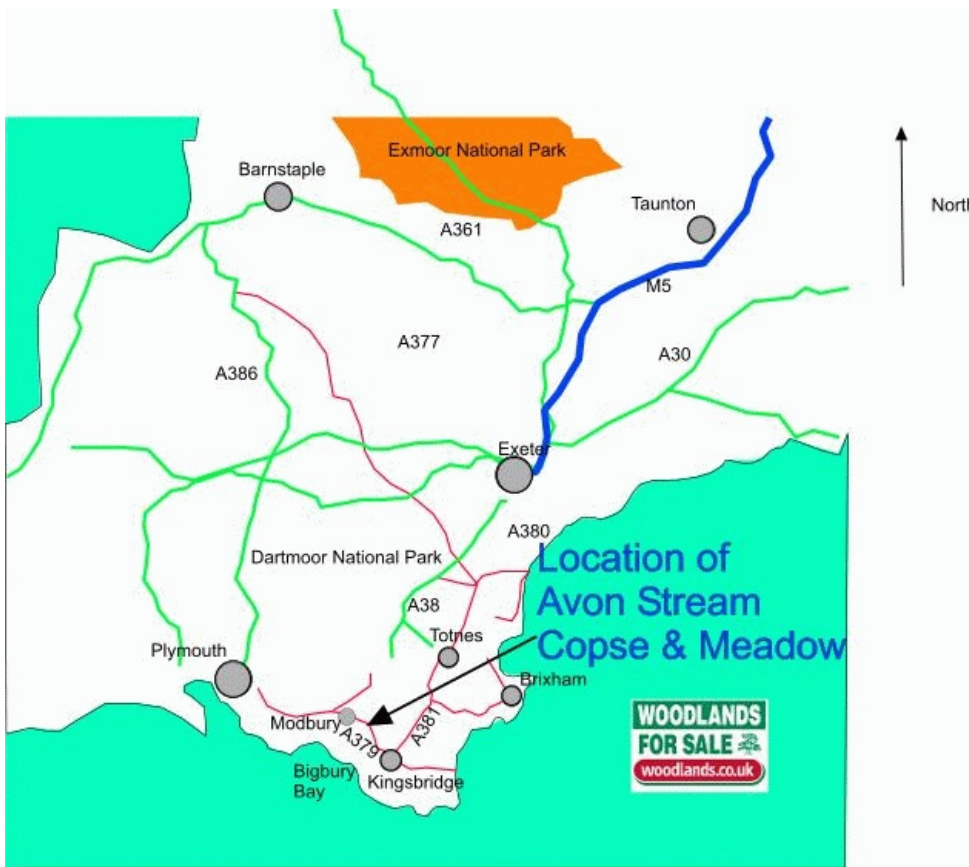
Boundaries:

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

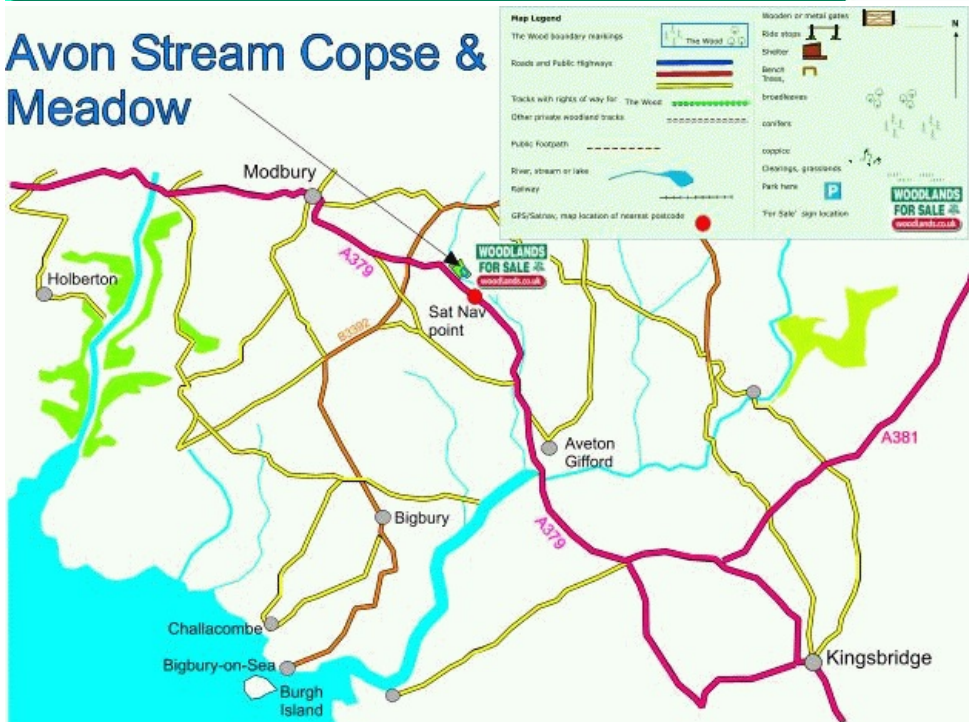
The northern boundary is a tree-lined hedge bank.

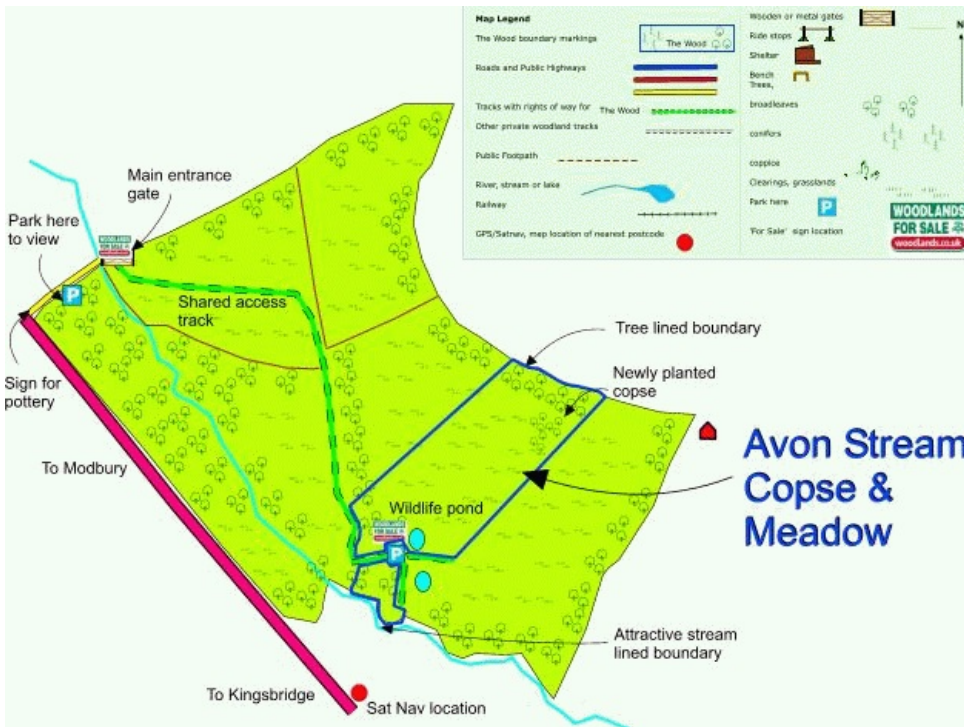
The western & eastern boundaries are a line of fence posts.

The southern boundary mostly follows a stream at the eastern side of the access track whilst the western side of the access track is along the access track.



Avon Stream Copse & Meadow





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.