

Hunts Meadow Devon

A peaceful meadow located between [Exmoor](#) and the [North Devon Coast](#), ideally suited to tree planting and woodland creation.

Details

Price: £69,000 Freehold
Location: Bratton Fleming, Barnstaple, Devon
Size: Over 5 acres for sale
OS Landranger: OS No 180
Grid ref: SS 657 394
Nearest post code: EX31 4SF

Local manager

Anton Baskerville
07952 694 652
anton@woodlands.co.uk



Description

This serene parcel of land in North Devon, previously used for grazing animals and grass production, offers a unique opportunity for new ownership. With the potential to be transformed into a woodland, it is ideal for private amenity use, conservation projects or carbon offsetting initiatives. This land is ideal for those looking to create a peaceful retreat to observe nature and encourage local wildlife. Grants are available to contribute towards the cost of planting trees.

The land is defined by clear boundaries, with the northern and southern edges marked by field stakes and a Devon hedgebank forming the western boundary. This hedgebank plays a crucial role in supporting local wildlife, making it an excellent feature for those interested in conservation. The eastern boundary is marked by stakes next to the access track. The land has a westerly aspect which is ideal for the establishment of young trees.

Nestled in the picturesque North Devon countryside, the land is a short distance from the beloved North Devon coast, including the popular beaches of Croyde and Woolacombe, as well as the scenic landscapes of Exmoor. This location offers convenient access to nearby towns with services, yet provides a quiet and private setting away from the hustle and bustle.

Hunts Meadow presents an opportunity to plant trees and create new woodland, offering a private sanctuary for family and friends. It provides a wonderful space to observe and engage with nature, making it perfect for environmental stewardship. Whether you envision participating in a carbon offsetting program, developing a conservation project, or simply creating a natural retreat, this land offers possibilities for a peaceful and meaningful escape into nature.

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.

Access, tracks and footpaths

The meadow is accessed via a metalled track from the public highway which enables year round vehicular access directly to the land, which comes with a parking spot.

Rights and covenants

There are no public rights of way across 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.

Local area and history

Bratton's history begins with its name, which is thought to have originated in old English and means 'brush or thicket' or 'land cleared for cultivation'. By the time of Domesday (1086) there were six manors in what is now the parish of Bratton Fleming, the oldest being probably Knightacott, which High Meadow lies closest to. In the years after the Norman conquest, Bratton was a small community of a dozen or so farmers and smallholders.

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

Hunts Meadow, near Knightacott (Bratton Fleming) is about 20 minutes North East of Barnstaple and about 15 mins north of South Molton.

[Click here for Google 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.

From here, carefully climb the gate and follow the access track directly in front of you. Hunts Meadow is the second meadow on your left hand side.

Satnav: the postcode EX31 4SF is for the point shown by the red dot on the location maps.

What3Words reference: ///situation.restless.tabs

Coordinates for satnav are: N51.137466, W-3.919114 these are for the metal access gate.

Boundaries:

Boundary features are marked with orange paint.

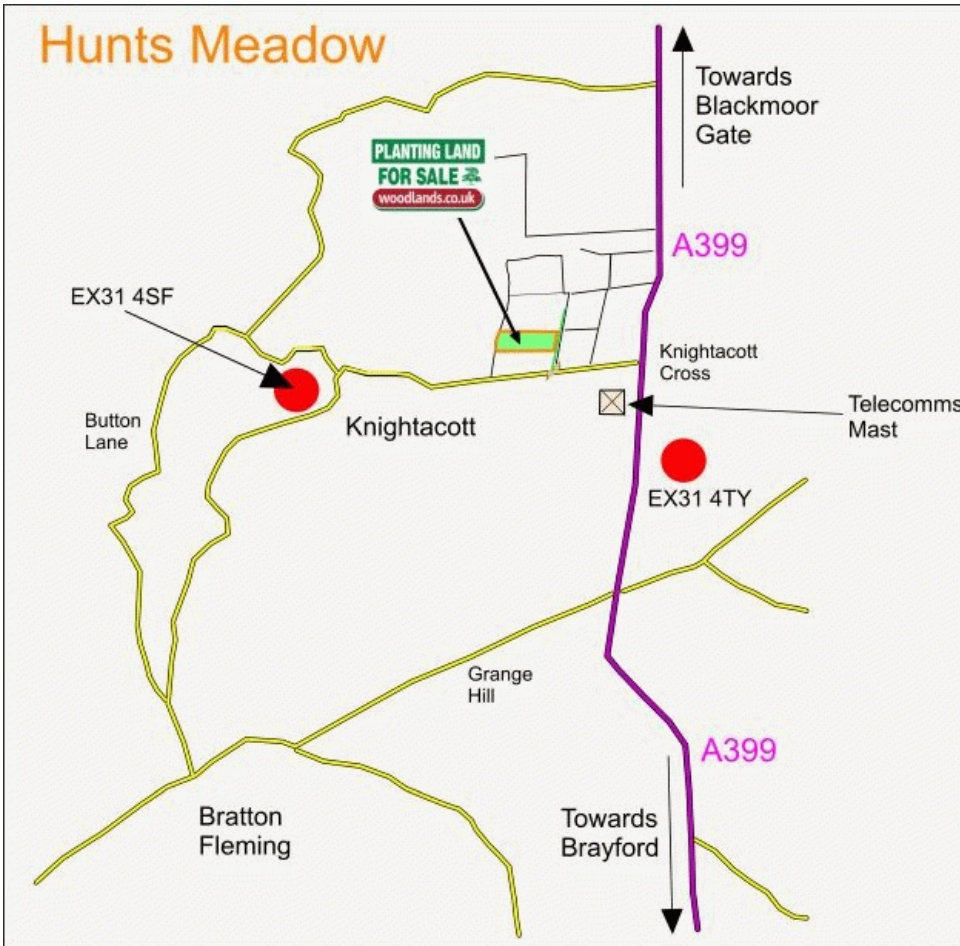
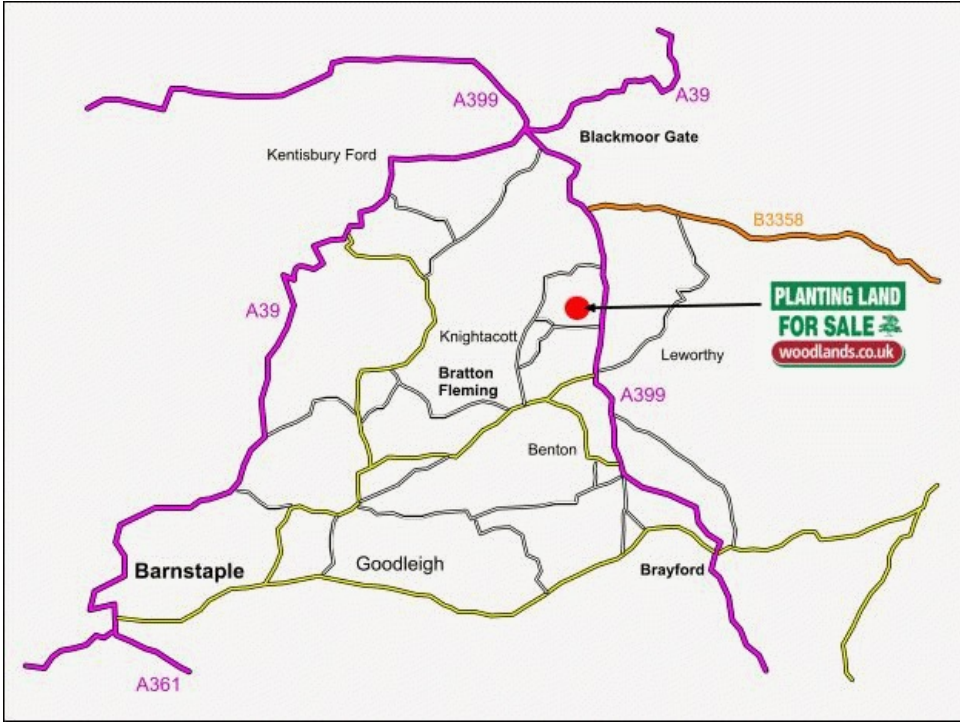
Eastern: stakes at edge of access track

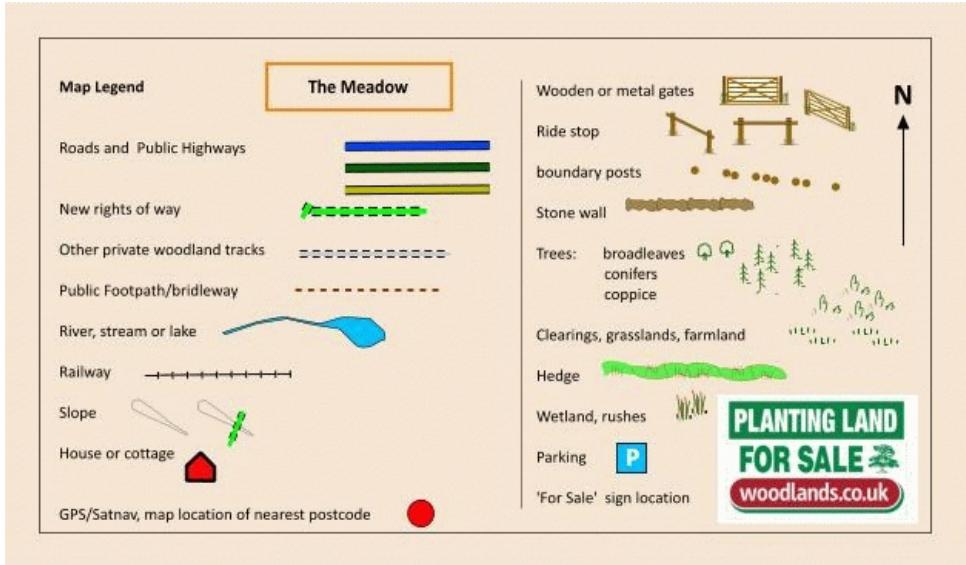
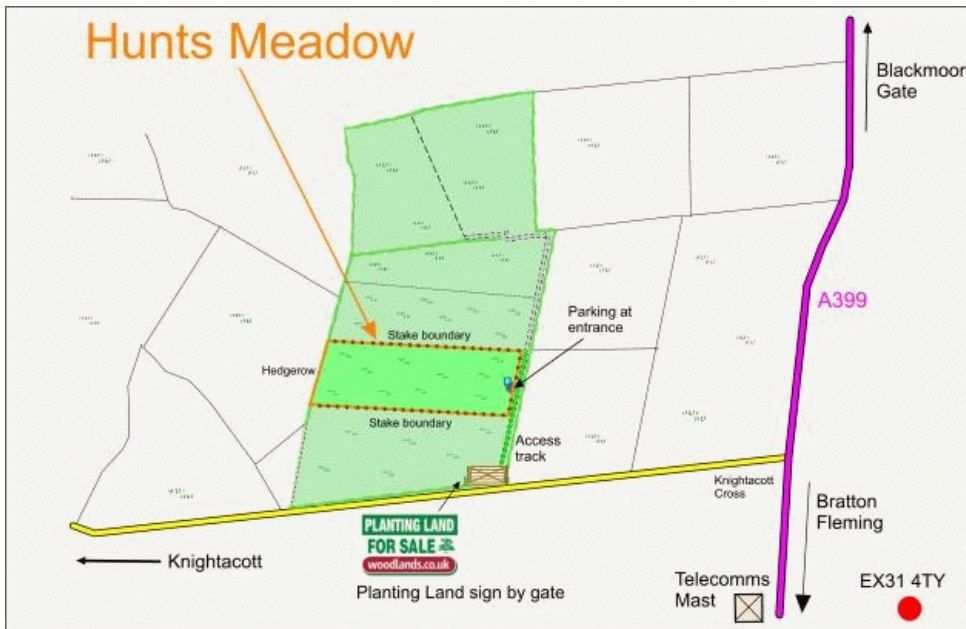
Southern: field stakes

Eastern: hedgerow

Northern: field stakes

New hedgerows could be planted along the northern and southern boundaries if desired.





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.