

Hawks Meadow Somerset

A quiet south-facing Somerset meadow with excellent access and views, within easy reach of both Bath and Bristol. Well suited to tree planting and other conservation activity.

Details

Price: £89,000 Freehold

Location: Clandown, Somerset

Size: Over 4 ¾ acres for sale

OS Landranger: OS No 172

Grid ref: ST 669 560

Nearest post code: EX22 6PL

Local manager

Anton Baskerville

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Description

Hawks Meadow occupies a peaceful corner of Somerset just outside the village of Clandown, which is a short drive from both Bath and Bristol. The meadow has an agricultural history formerly as a part of Bowlditch Farm, where it has been cut for hay and grazed by livestock in recent years. It now offers those interested in woodland creation and conservation work the canvas upon which they can bring their vision to life.

Much of the UK landscape is constituted of pasture land. In fact, there is more land used for grazing cattle and sheep in the UK than there is for any other land use (such as cereals, urban centres, woodland, inland water etc). Whilst livestock farming will always have a place in our food economy, there is no shortage of this type of land and it is ideally suited to diversification and woodland creation. Converting undiversified grasslands into wildflower meadows and young woodland has a transformative effect on the landscape in terms of habitats for wildlife, air quality and visual amenity whilst also sequestering carbon into the ground which is essential in our collective battle against climate change. Since grazing on the land has ceased, poppies and other wildflowers have begun to appear around the perimeter.

The land itself is south facing thanks to a gentle gradient which runs from its northern boundary down to the access track at its southern edge. The most elevated section to the north affords terrific views, most notably to the South and West, with rolling hills framing the horizon. There is a small section of hardstanding at the meadow's entrance on the southern boundary where a vehicle can be parked. From here, the land stretches upwards in a northerly direction in a broadly rectangular shape.

The boundaries are formed by a combination of stakes and mature hedgerows which are interspersed with mature broadleaved trees. These provide vital habitats for wildlife as well as seeds for natural regeneration. An active badger set in a nearby field, along with the deer and hares which are spotted regularly makes this area a real haven for wildlife. In terms of conservation, either a rewilding or an active tree planting approach could be adopted, or a combination of the two. There is plenty of assistance available through grant schemes for those looking to plant saplings which usually cover the cost of all of the stock. The aspect and ground conditions are ideal for trees which will establish well in this location. There is real potential for a charming new woodland.

The meadow will appeal to those who are looking for an escape from the rhythms of everyday life and the opportunity to develop a project which could be left to the benefit of generations to come.

In terms of finding the meadow, the main gate can be found on the right hand side of Broadway Lane, just north of the junction of Broadway Lane and Water Lane where a large for sale sign stands on the verge. Please park on the splay diagonally across from the sign (just up Broadway lane) and carefully climb the gate before heading straight down the access track for around 25m. The entrance to Hawks Meadow will be on your left hand side.

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

- Quiet & peaceful location
- Lush pastures
- Extremely scenic
- Ideal for tree planting or rewilding
- Excellent access

Access, tracks and footpaths

Hawks Meadow comes with freehold title and is accessed via a stoned track directly from the public highway, providing year round access. There are no public rights of way across the land.

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

Clandown was formerly a mining village, on the Somerset Coalfield, situated almost equidistant between the southern tip of The Cotswolds AONB & the Mendip Hills AONB. The original colliery was opened in 1811 with the last pits in the area having closed in the late 1960s. The nearby Bowlditch Quarry is a Site of Special Scientific Interest, listed for its geological importance. Despite being only 0.25 hectares in size, the quarry is described as a "classic site showing a remarkable attenuated and broken succession stretching from the top of the Rhaetian to the lowest Pliensbachian. This Lias section is a textbook example of the

application of biostratigraphic principles."

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

Hawks Meadow is accessed via a stoned track from Broadway Lane near the village of Clandown, in Somerset. Bath is around a 20 minute drive away to the north east, with Bristol around 40 minutes by car.

[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 the track begins, where you can park. Thereafter please follow the maps. Head up the stoned track for around 25 metres and Hawks Meadow will be on your left.

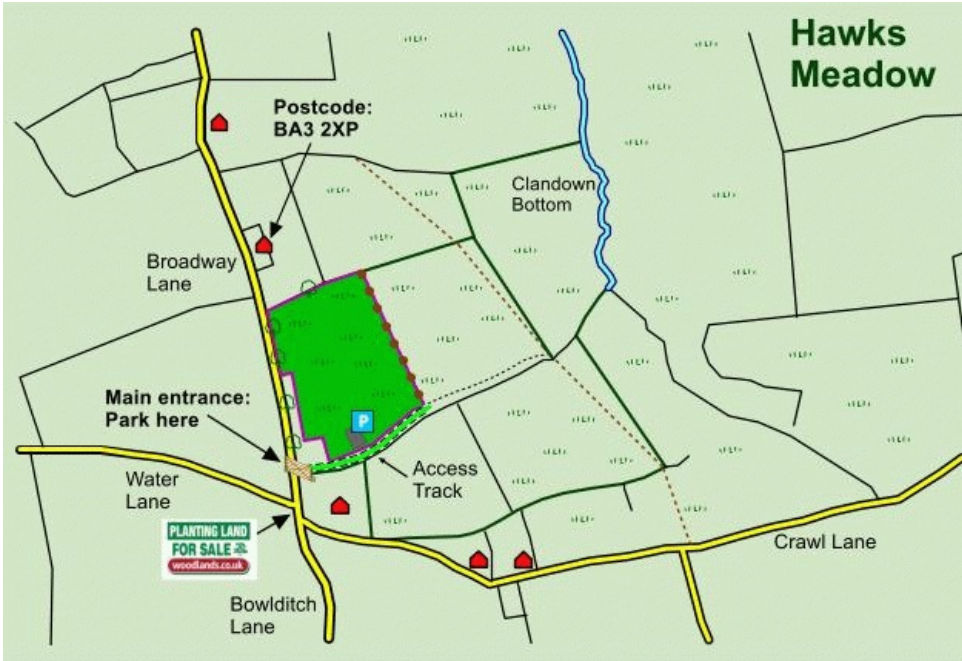
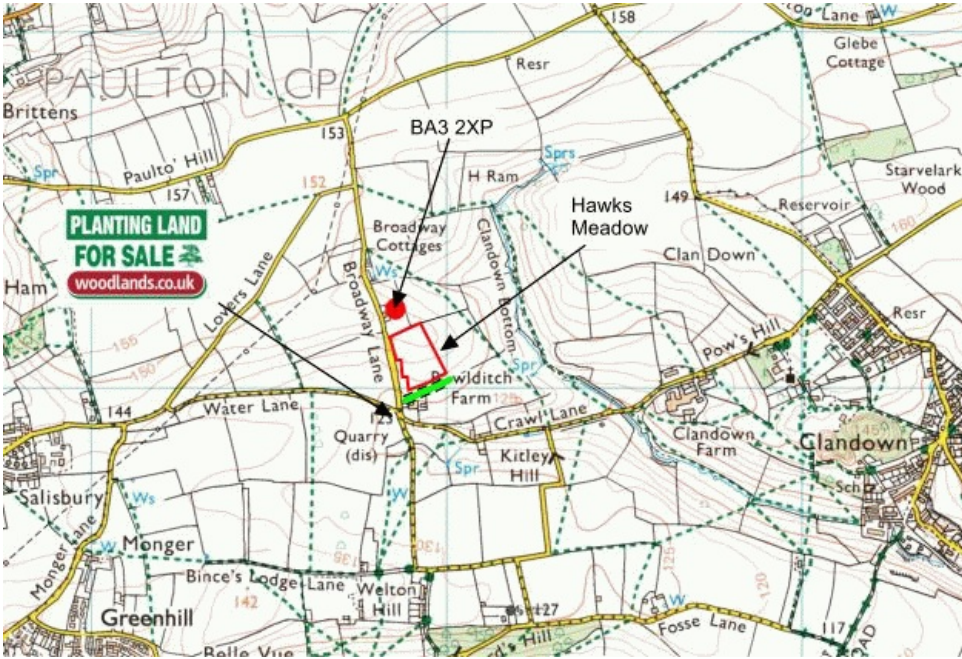
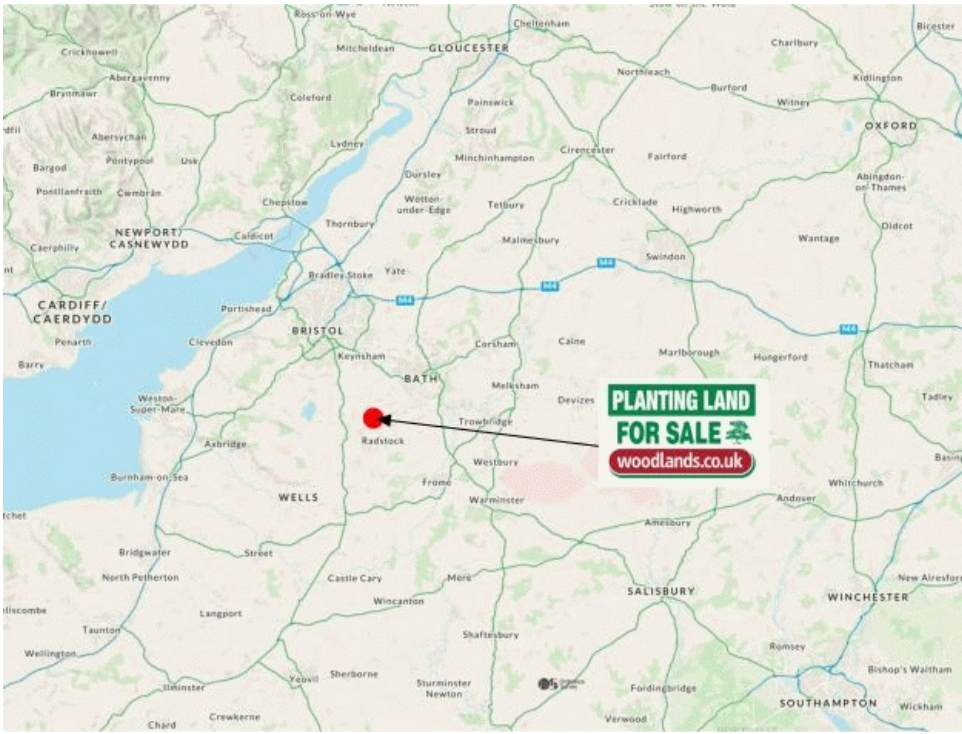
Satnav: the postcode **BA3 2XP** is the nearest to meadow, but please note that it takes you around 250m further up Broadway Lane.

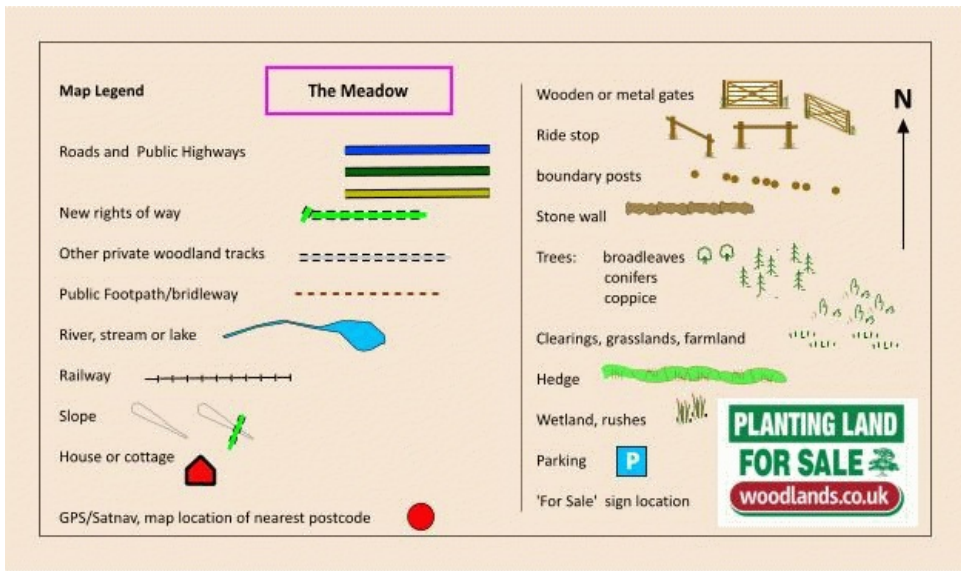
Coordinates for satnav are: **N51.3020, W-2.4766** for the metal gate at the start of the access track.

[Google maps location](#)

Boundaries:

Boundary features are marked with purple paint.





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.