



## Allcroft Meadow Devon

An elevated meadow with panoramic views, located conveniently between Exmoor National Park and the North Devon AONB.

### Details

**Price:** £55,000 Freehold  
**Location:** Bratton Fleming, Barnstaple, Devon  
**Size:** About 4 ¼ acres for sale  
**OS Landranger:** OS No 180  
**Grid ref:** SS 657 395  
**Nearest post code:** EX31 4SF

### Local manager

**Anton Baskerville**  
07952 694 652  
[anton@woodlands.co.uk](mailto:anton@woodlands.co.uk)



## Description

Situated just outside Bratton Fleming, Allcroft Meadow is conveniently located between [Exmoor National Park](#) to the east and the [North Devon Coast Area of Outstanding Natural Beauty](#) to the west, making it an ideal spot for those who love the great outdoors - extensive moorland, picturesque beaches and the town of Barnstaple are all within easy reach.

Access to the land is down a well-maintained stoned track suitable for year-round vehicular use. Exit from the A399 towards Knightacott, and you'll spot the entrance gate and Woodlands sign about 350 meters down the lane on the right. Park by the road, climb the gate carefully, and then follow a track for approximately 200 meters along the top of a large field to reach the meadow on your left hand side.

The land offers sweeping panoramic views, especially to the west where you can enjoy rolling hills and, on clear days, views of the sea towards the Hartland Devon Heritage coast. It slopes gently from its highest point on the eastern boundary (where the access track marks the boundary) to a Devon bank on the western side. The hedge along this bank provide essential habitats for wildlife, which would be further enhanced with the planting of new woodland. Presently the land is cut for grass production and has an historical agricultural use. The northern and southern boundaries are demarcated with field stakes, in-between which the grass has been left to grow long ushering in the first signs of natural regeneration. The boundaries could be planted with a new hedgerow or fenced.

The gentle westerly aspect of the land creates favourable conditions for young trees to thrive making it an ideal spot for woodland creation, for which there are a number of grants available to assist with (and often cover completely) the cost of planting. [Native broadleaved species](#) are the preferred choice for most and often yield the best results in terms of habitat creation for wildlife, although some sections of wildflower meadow or even a small orchard could work well. This meadow is an excellent opportunity for tree planting whether for conservation, environmental purposes, or simply as an amenity.

Local amenities, including a pub, post office, and general store, are less than a 5-minute drive away in Bratton Fleming. For more extensive shopping, Barnstaple and South Molton are both within a 20-minute drive. Additionally, the beautiful North Devon beaches including Woolacombe Sands, Lee Bay, and Croyde are just half an hour away by car.

If you're interested in larger meadows in the area, adjoining meadows are also 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.

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### Access, tracks and footpaths

The meadow is accessed via a hardcore track from the public highway which enables year round vehicular access directly to the land. There are no public rights of way across the meadow and it comes with freehold title.

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### 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.

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### Local area and history

Bratton Fleming'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 Allcroft Meadow lies closest to. In the years after the Norman conquest, Bratton was a small community of a dozen or so farmers and smallholders.

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### 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.

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## Directions

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

[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 **EX31 4SF** is for the point shown by the red dot on the location maps.

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

Click here for the [Google Maps Pin](#) for the main gate.

The What3Words reference for the main gate is: **///situation.restless.tabs**

Once at the main gate by the Woodlands sign, please carefully climb the locked gate and walk down the access track for about 200m - Allcroft Meadow will be on your left hand side.

**Boundaries:**

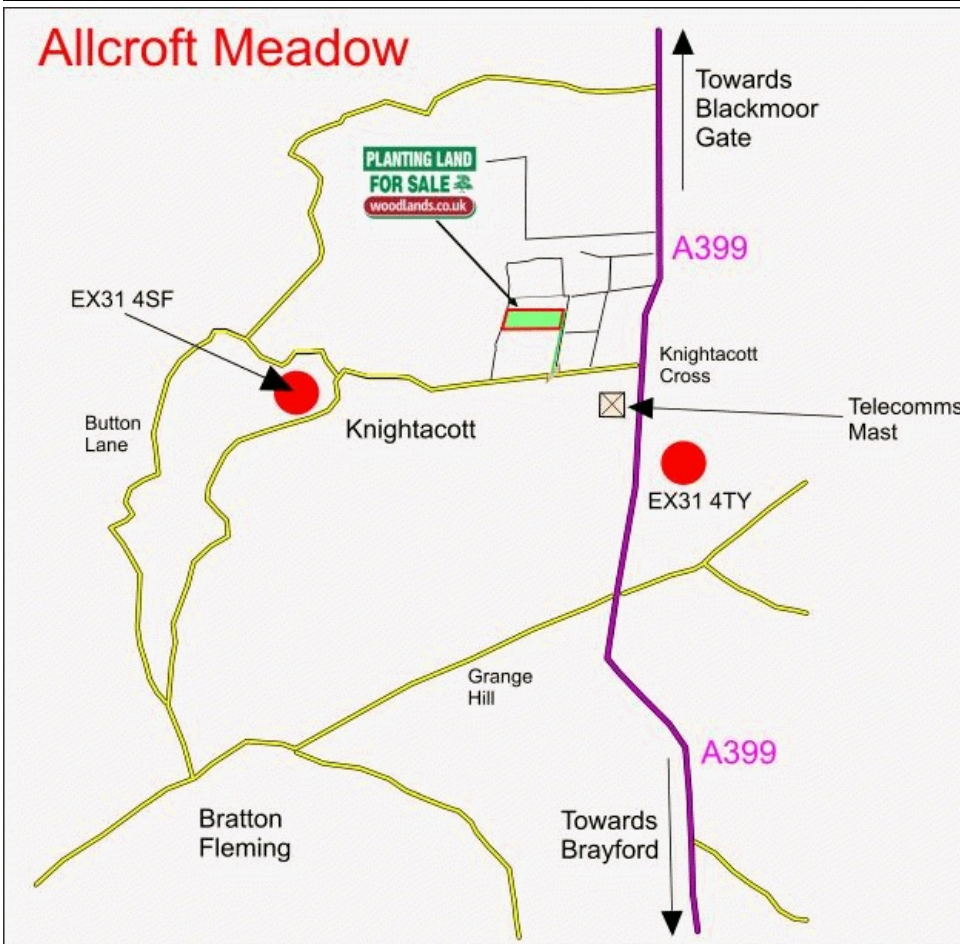
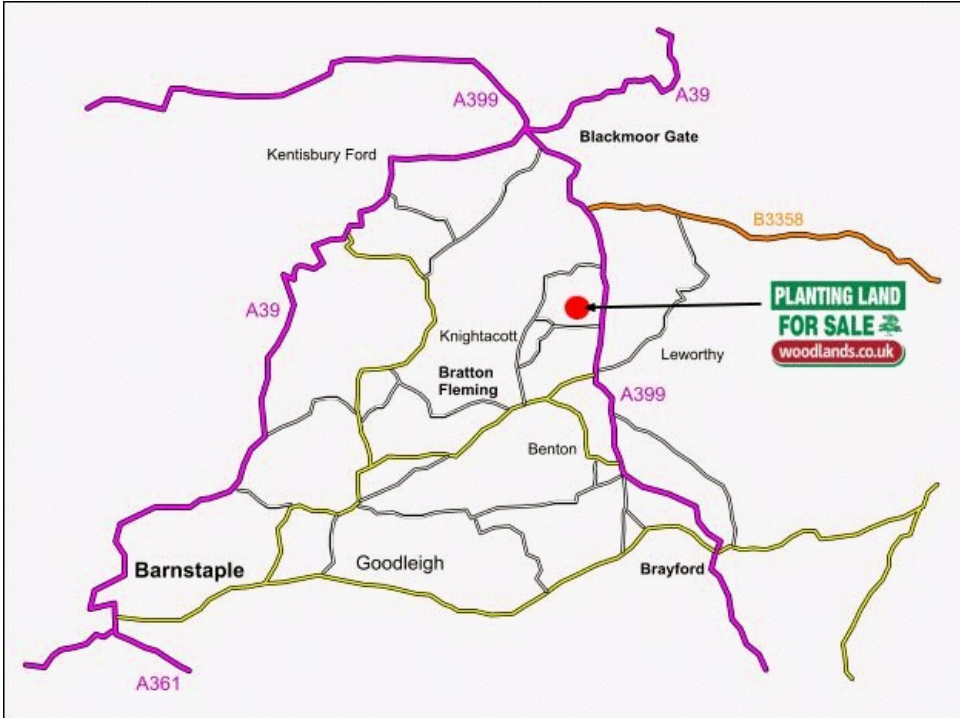
Boundary features are marked with red paint.

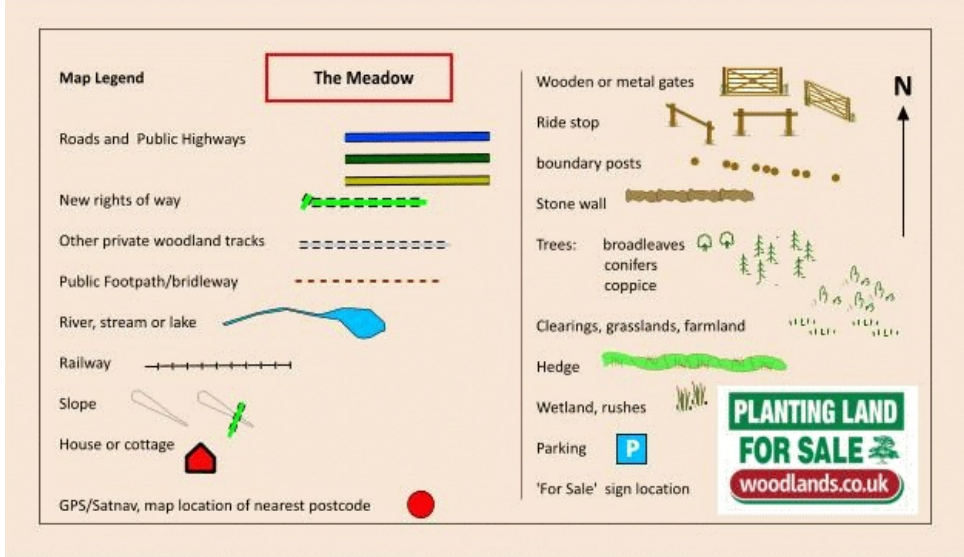
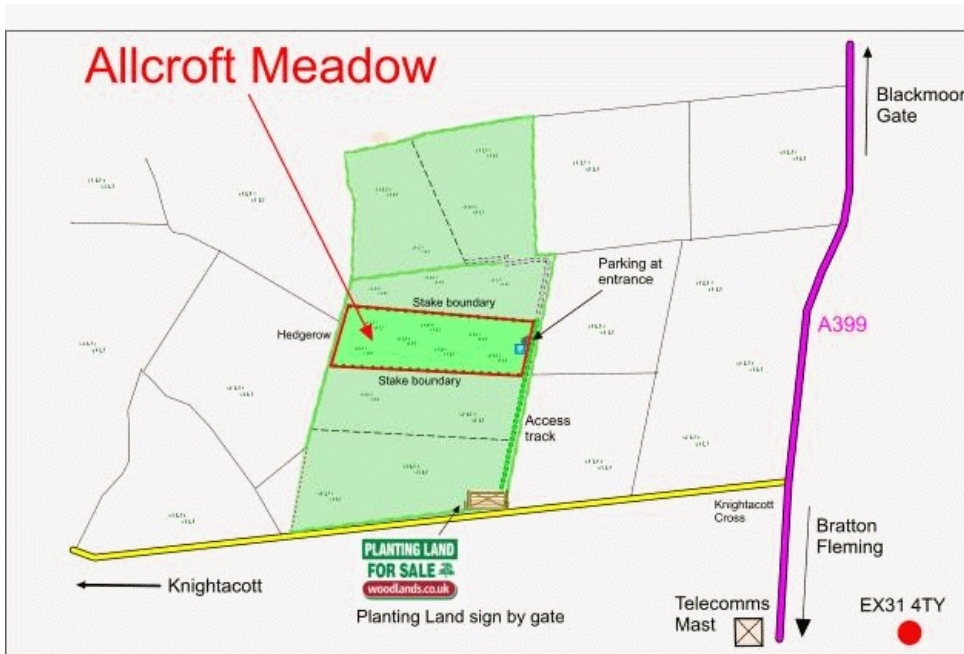
Northern: field stakes

Eastern: access track

Southern: field stakes

Western: Devon bank and 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.