

Amber Meadow

Amber Meadow Devon

Within the North Devon Biosphere, Amber Meadow enjoys an elevated position with uninterrupted views across a pristine wooded coombe to the Atlantic beyond. With easy access to the North Devon coastline and Exmoor National Park.

Details

Price: £69,000

Location: Bratton Fleming, Barnstaple, Devon

Size: About 5 acres for sale

OS Landranger: OS No 180

Grid ref: SS 658 393

Nearest post code: EX31 4SF

Local manager

Anton Baskerville

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Description

Amber Meadow is a west facing parcel of grassland with excellent potential for tree planting and woodland creation. The land has an agricultural history, formerly used for grazing livestock and grass production, but now offers the potential to be turned into a family woodland, which can be enjoyed for amenity purposes. The meadow has a particularly pleasing outlook, facing west towards the Hartland Devon Heritage Coast, with sea views in the distance on a clear day, over wooded valleys.

A well-established Beech Hedge along the road boundary to the South and East offers privacy to the meadow, whilst the stock fence to the west and north has potential to plant a new native hedge. The meadow has a gently sloping topography that enhances the views across to the coast at the same time as offering free draining soil for planting woodland. The established pasture is a mix of grasses and wildflowers, an excellent source of food for native invertebrates and birds alike. The entrance gateway is flanked by a striking stone wall and an area of hardstanding at the entrance allows for parking a vehicle.

Amber Meadow provides a fantastic vantage point to view the native birds of prey, including Buzzards and Tawny and Barn Owls hunting at dusk across the landscape. Amber Meadow has potential to be developed into a conservation haven through planting native copses and enhancing the existing open meadow. The sloping nature of the site would lend itself to the creation of a pond.

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

The eastern boundary of the meadow is a Devon hedgebank, with a mix of Beech and Hawthorn trees.

Wildlife

The meadow is a haven for wildlife, supporting a plethora of wild birds. Barn owls have been seen hunting over the meadow at dusk. The extensive range of wild flowers including; Early Dog Violet, Buttercup, Campion, Common Sorrel and Herb Robert support a thriving invertebrate community.

Features

- A quiet and peaceful meadow with spectacular views across the North Devon Countryside, including sea views
- Excellent access through a dry stone wall gateway onto a well maintained stone track which borders the entire eastern boundary
- No public rights of way
- Mature Devon hedgerow
- Diverse flora and fauna

Access, tracks and footpaths

Excellent access through a dry stone wall gateway onto a well maintained stone track which borders the entire eastern boundary of the meadow. No public rights of way.

Rights and covenants

Sporting rights are in hand.

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Local area and history

Amber Meadow lies in North Devon, within the rural parish of Bratton Fleming and close to the historic hamlet of Knightacott, one of the oldest settlements in the parish, with its medieval parish church and traditional thatched cottages nearby. The meadow is surrounded by wooded combs and sweeping open countryside in the heart of the North Devon UNESCO Biosphere Reserve. Nearby world-class places of interest include: South West Lakes Trust's Wistlandpound Reservoir, the National Trust's Arlington Court, Exmoor National Park, the historic market town of Barnstaple, and Combe Martin - a former Saxon settlement once known for mining, agriculture and maritime trade.

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

Amber 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. Amber Meadow is the first 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.

Directions:

- Head east through the village of Bratton Fleming, keep going until you hit a junction at a T junction with the A39.
- At the T junction turn left towards Blackmoor gate.
- Keep going along the A39 for about a mile, then take the first left towards Knightacott.
- The Stone walled gateway entrance to Amber Meadow can be found on the right hand side after about 250 metres.
- There will be a Woodlands.co.uk sign to the left hand side of the gateway.

Boundaries:

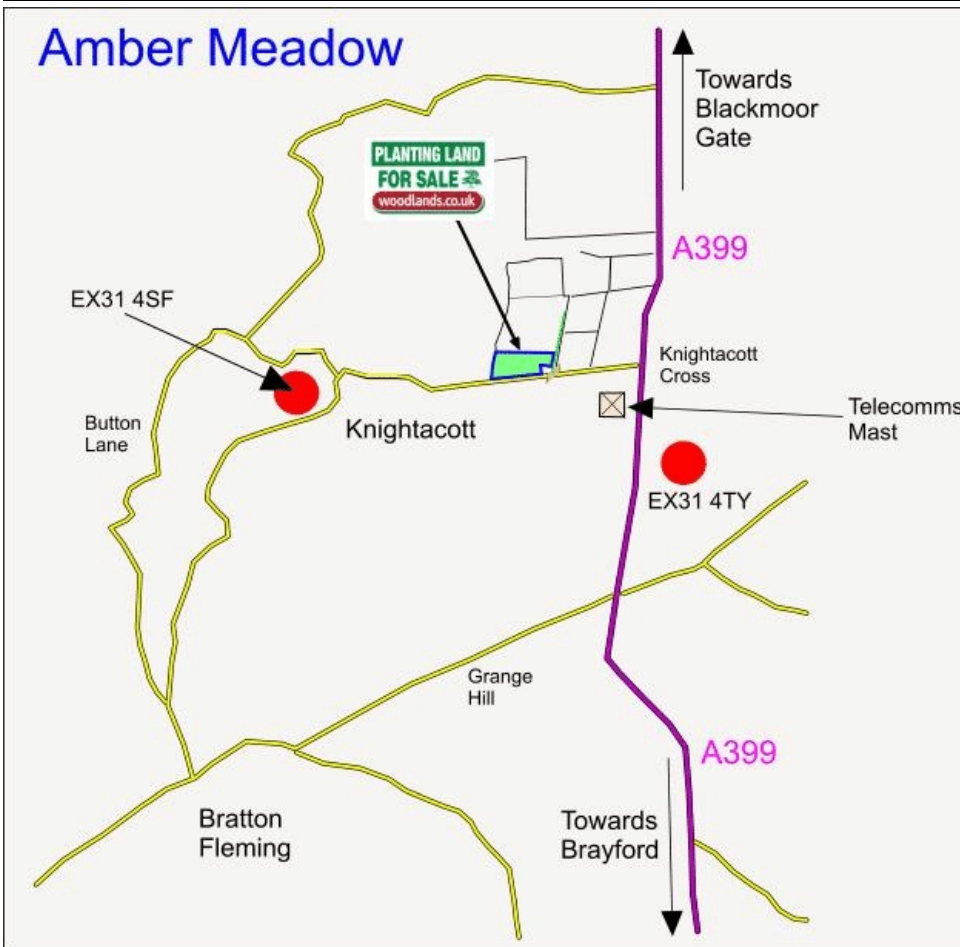
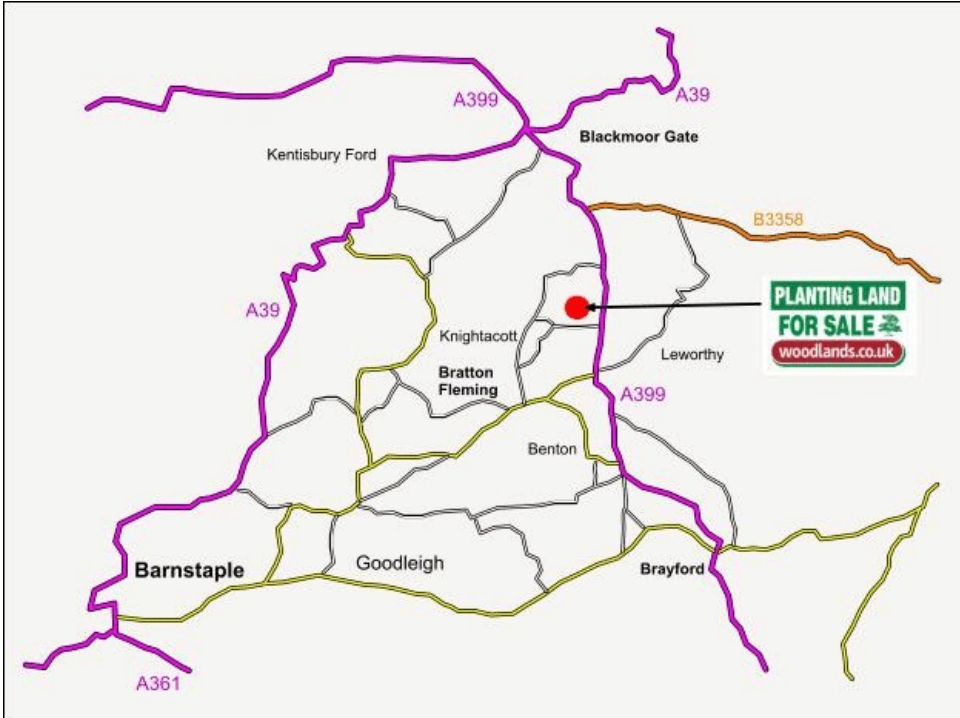
Northern: Stock Fence

Eastern: Painted posts

Southern: Hedge

Western: Stock Fence

Boundary features are marked with blue 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.