



Backalong Meadow - Higher Hele Devon

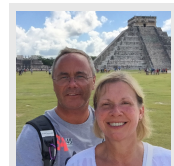
A stunning meadow near the village of Bradworthy, Devon, featuring open grassland, a tranquil woodland copse, and a gently flowing stream.

Details

Price: £65,000 Freehold
Location: Bradworthy, Holsworthy, Devon
Size: About 4 acres for sale
OS Landranger: OS No 190
Grid ref: SS 322 171
Nearest post code: EX22 7SW

Local manager

Colin Gordon
07775 726458
colin@woodlands.co.uk



Description

Located just a short distance from the village of Bradworthy in Devon, close to the Cornwall border, this picturesque setting offers easy access to the stunning sandy beaches of Bude, just a 30 minute drive away.

Backalong Meadow presents a rare opportunity for its next steward to shape the landscape through tree planting and rewilding, fostering biodiversity and ecological restoration. This unspoiled expanse invites individuals and families to embark on a woodland creation journey.

Steeped in agricultural tradition, the land has long supported the grazing of sheep and cattle, alongside the seasonal harvesting of hay for winter feed. A well-positioned main access gate, located beside the public highway, ensures smooth, year-round entry via a newly maintained stone track, leading directly to the private parking area within the meadow.

From the hard-standing parking area, the meadow unfolds in a near-rectangular form, its level terrain blanketed in lush, thriving meadow grass. At the far end, a small woodland section offers a secluded retreat, adding charm and natural diversity to the landscape.

The eastern boundary hedgerow, perched atop a raised mound, provides exceptional privacy and shelter from the elements, while teeming with wildlife, from bustling insects to wandering deer.

Along the southern boundary, a scenic stretch offers amazing views of the countryside, revealing expansive scenery across the valley towards the north in neighbouring farmland. Following the mature hedgerow, dotted with occasional broadleaf trees, you'll discover a gently meandering stream near the internal hedge line, serving as a vital water source for local wildlife and insects. Continuing westward, a narrow, well-trodden path leads into a peaceful woodland copse, an ideal setting for bush-crafters seeking a natural retreat.

The short western boundary of the meadow winds through trees and shrubs, following an old fence line atop a raised mound. Here, another small stream meanders where the western and northern boundaries converge at the marked field stakes. Navigating the northern boundary stakes through this woodland can be challenging, as the area remains wild and densely overgrown, adding to its rugged, untamed character.

Backalong Meadow is a spacious private retreat in a sought-after area of Devon, offering tranquil rural surroundings. Ideal for individuals, families, or small businesses, it presents abundant opportunities for environmental projects, recreational use, and tree planting, whether for conservation, carbon offsetting, or simply enriching the landscape.

Grant funding may be available to the new owner, supporting woodland creation and the establishment of new hedgerows, enhancing the land's ecological value.

Please note: This land is not suitable for development.

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

A mix of broadleaf species populate the woodland copse area and adding to the meadow's charm is the occasional mature oak tree.

Wildlife

Owls, pheasants, and buzzards soar above and weave through the hedgerows, while deer and rabbits frequently roam the meadow, adding to its lively natural charm.

Features

- Easy access from the public highway
- Small stream running along parts of the southern and western hedgerow
- Small compact section of woodland copse
- Expansive open land, perfect for woodland creation
- Prime location with excellent access for cars or campervans
- Mature trees and bushes, naturally seeding the area
- Well-established boundaries offering both privacy and shelter

Access, tracks and footpaths

Backalong Meadow is accessed through a secured shared gate followed by a short drive along a stoned track along which a full right of way will be granted. The meadow comes with freehold title and there are no public rights of way across the land.

Rights and covenants

The meadow comes with freehold title and there are no public rights of way across the land. The meadow is subject to the standard tree planting covenant.

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

This land presents a remarkable opportunity for tree planting, the creation of shelter belts, and the expansion of woodland habitats, enhancing biodiversity and supporting local wildlife.

Well-maintained tracks ensure easy access for campervans, with ample space for parking, making it an ideal camping retreat to enjoy the surrounding countryside.

For those passionate about bushcraft and green woodworking, this tranquil setting offers an inspiring space to practice traditional skills in harmony with nature.

Local area and history

The meadow lies within the enchanting region known as 'Ruby Country,' celebrated for its unspoiled and breathtaking Devonshire countryside. It is also close by to village of Bradworthy and is often referred to as the "last village in North Devon" because it sits just 3 miles northeast of the border with Cornwall. Venture further west, and you'll find yourself in the Cornish village of Kilkhampton. This unique location adds to Bradworthy's charm, making it a gateway between the two counties.

Bradworthy is also close to the site of the first wind turbines in Devon, which were erected in 2005. These turbines harnessed renewable energy and marked a step toward early sustainability. It also proudly claims to have the largest village square in England. This tarmacked area at the heart of the village has been a focal point for around 1,000 years. Enclosed by businesses and houses, the square is a testament to Bradworthy's historical continuity.

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

Directions to main entrance gate:

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

What3Words reference for main gate [here](#). (///pesky.intricate.soon)

Closest postcode: EX22 7SW

Coordinates for main gate are: 50.931618, -4.385543

Backalong Meadow is accessed via a stone track leading from an unnamed public highway near the junction to the hamlet of Higher Hele. Upon arrival, a **Woodlands Planting Land For Sale** sign stands prominently on the raised bank, marking the entrance beside a securely padlocked metal gate.

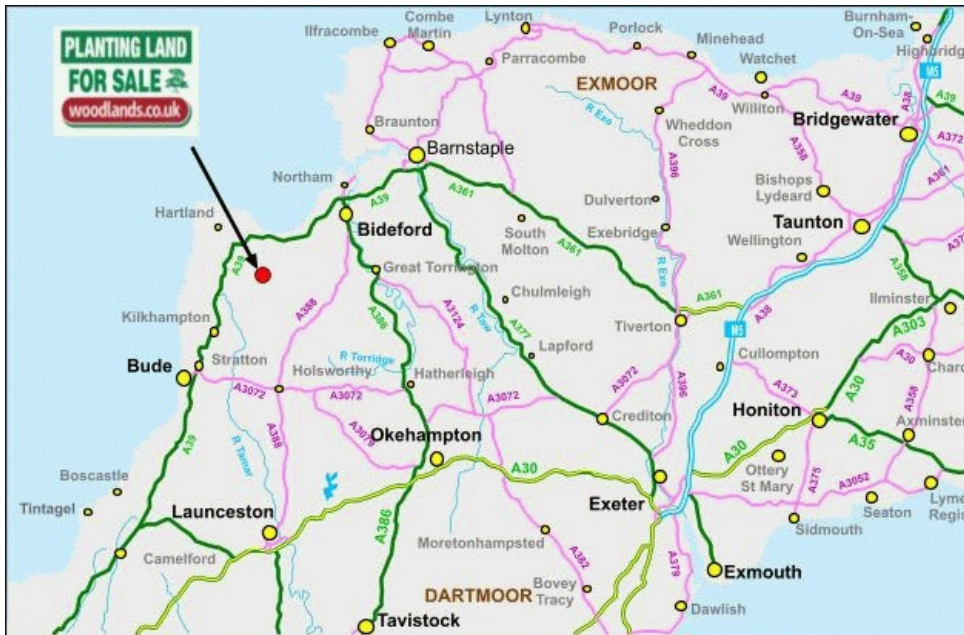
Google maps location - At the main access gate, park [here](#) and carefully climb the gate and follow the access track down to towards the meadow for around 200 metres. You will come to a T junction on the track where you should turn left. Continue up the track for another 100 metres and you will arrive at Backalong Meadow identified by a red colour coded name plate.

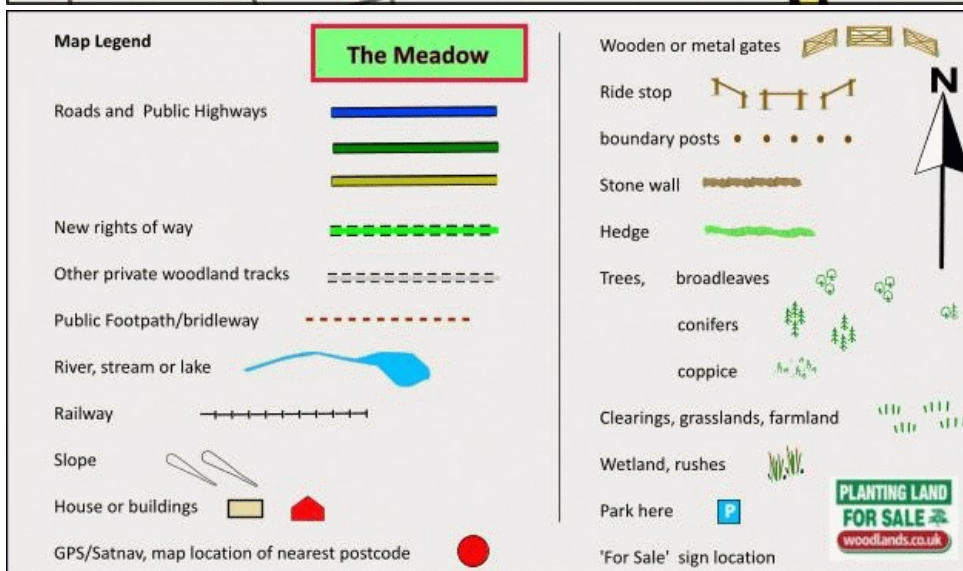
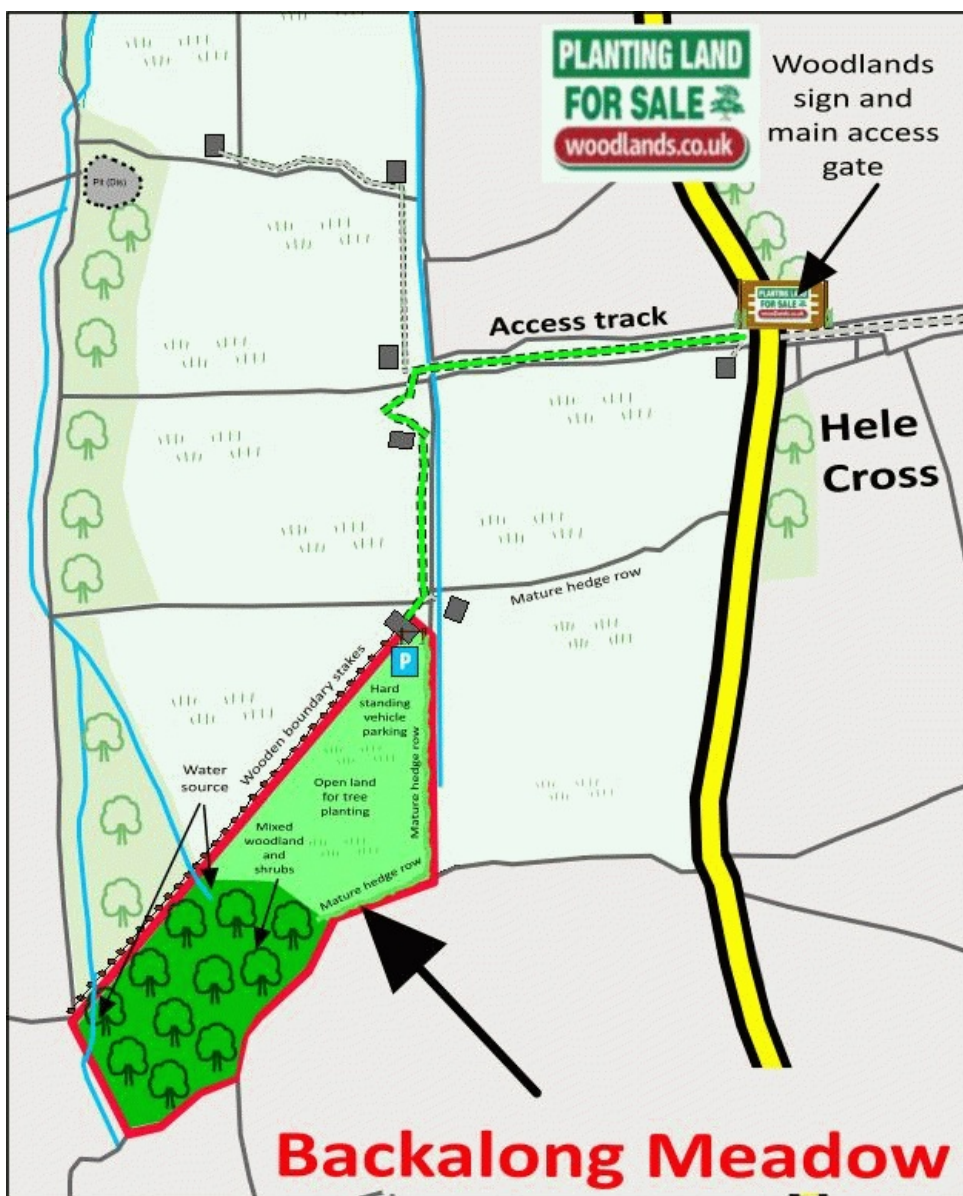
Ashmansworthy is around a 5 minute drive away to the north east, with Bradworthy (10 minutes) and Bude (30 minutes) both also close by.

Boundaries:

Boundary posts are marked with red paint:

- Northern: field stakes
- Eastern: raised mound with greenery
- Southern: mature hedgerow
- Western: raised mound and old fence line





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.