



Bantham Meadow And Copse Devon

Bantham Meadow and Copse gently slopes to the south-east, offering an attractive and diverse habitat rich in trees, plants, and wildlife. A tree-lined stream runs through the land, set in a highly sought-after location, just a short drive from the South Hams coastline.

Details

Price: £49,000 Freehold

Location: Near Aveton Gifford, Modbury, Devon

Size: About 2 ¼ acres for sale

OS Landranger: OS No 202

Grid ref: SX 680 503

Nearest post code: PL21 0SX

Local manager

Stuart Brooking

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Description

Set in an attractive position within the South Hams and bordering the South Hams Area of Outstanding Natural Beauty, this exceptional meadow and copse offers a rare opportunity to acquire a diverse natural habitat in a truly picturesque countryside setting.

The land comprises a gently sloping meadow, through which a tree-lined stream meanders, alongside a delightful copse featuring a variety of mature and maturing trees and shrubs. Together, they create a landscape that is a pleasure to explore throughout the changing seasons.

A private and tranquil holding, rich in wildlife, this unique property presents an exciting opportunity for conservation, recreation, and long-term stewardship.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Along the western edge there is a wooded copse area with alder, holly, hazel willow, gorse, ash and blackthorn. Here you can also find a couple of impressive oak trees.

Alder trees (*Alnus glutinosa*) line the stream as they enjoy the wetter conditions here, actually growing stronger within these conditions. Alder trees can be identified by small brown cones, which are the female catkins and stay on the tree all year round. They are an important food plant for caterpillars of several moths including the [alder kitten](#) and the pebble hook-tip. Catkins provide an early source of nectar and pollen for bees, and the seeds of the tree are eaten by siskins and [goldfinches](#).

Wildlife

Otters have left signs that they travel along the stream as part of their territorial movements looking for small fish and crustaceans to feed on (see the photos section). Roe deer skip through the trees and enjoy the lush grass upon the meadow.

Bird life is impressive with buzzards and other birds of prey gliding over the open meadow whilst smaller song birds frequent and nest in the more dense copse area.

Features

The spring fed stream running through the meadow from north-west to south-east enhances both the biodiversity and natural charm of the meadow area. A great habitat for mammals such as otters and a drinking place for deer, badgers and foxes.

At the south-western corner of the woodland is a small wetland habitat that could be suitable for enhancement as a wildlife pond area.

Access, tracks and footpaths

From the public highway there is a metalled road leading to the main entrance gate. From here a stoned track leads all the way to the woodland. At the entrance there is a small stoned area for parking.

The wood is private and there are no public rights of way.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

The varied habitats and open spaces provide excellent opportunities for wildlife enjoyment, conservation enhancement, and family recreation.

Conservation can be maintained and further improved through small-scale tree planting, and potentially the creation of a wildlife pond. There is also great pleasure to be gained from the existing wildlife, whether through the study of plant life or by installing a small wildlife hide to observe mammals and birds.

The upper area of the meadow offers an ideal spot for camping, where evenings spent around a campfire can provide a truly memorable countryside experience.

Local area and history

Within the local vicinity of the meadow and copse are a number of stunning places to explore, including the charming rural village of Aveton Gifford. With a history dating back to Neolithic times, the village is home to the historic St Andrew's Church, one

of the oldest churches in Devon, originally constructed around 1250 AD.

Just a couple of miles to the north, along the A379, lies the thriving market town of Modbury, offering a variety of independent shops, pubs, and restaurants.

Within a 15-minute drive to the south are the beautiful beaches of Bantham—a renowned surfing destination from which the meadow and copse take their name—and the ever-popular Bigbury-on-Sea. From here, you can visit the iconic Burgh Island, enjoy lunch at the historic Pilchard Inn, take a stroll along the beach or experience the unique sea tractor when the tide cuts the island off from the mainland.

Particulars and plans were prepared by our local manager, Stuart Brooking.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands 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 woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- If travelling from the north leave the A38 Devon Expressway [travelling towards Plymouth] at the exit signed Wrangaton.
- If travelling from Kingsbridge at the south then take the A379 all the way past Aveton Gifford & Ashford until you see the sign to 'Heathfield Down' as described below and follow the directions from there.
- At the T Junction turn left onto the A3121 towards Modbury.
- At Kittaford Cross continue straight across onto the B3196 signposted for Loddiswell and California Cross.
- At California Cross continue past the filling station taking the second left signposted Bigbury (B3392) continuing for 2.5 miles to reach Harraton Cross.
- At Harraton Cross turn left onto the A379 and continue for 800 metres, around a right hand bend and take the first turn on the left, signposted to 'Heathfield Down' and a Pottery.
- Park in the small layby on the right, making sure there is access to the gateway on the opposite side of the road.
- Walk down the road, crossing a stream and you will find the access gate on your right indicated by a 'woodlands for sale' sign. The purchaser will receive a key to the gate and will have full vehicular access rights.
- Walk around the right hand side of the gate and follow the main track along and around a right hand bend where you will see the entrance to Bantham Meadow & Copse on your right indicated by a 'Bantham Meadow' name sign and parking area.
- Satnav/GPS note: the postcode PL21 0SX is for the point shown by the red dot on the location map.

The what3words for the main gate on the highway are `splints.parked.tactical`

The what3words for the actual wood entrance are `///reseller.message.port`

Boundaries:

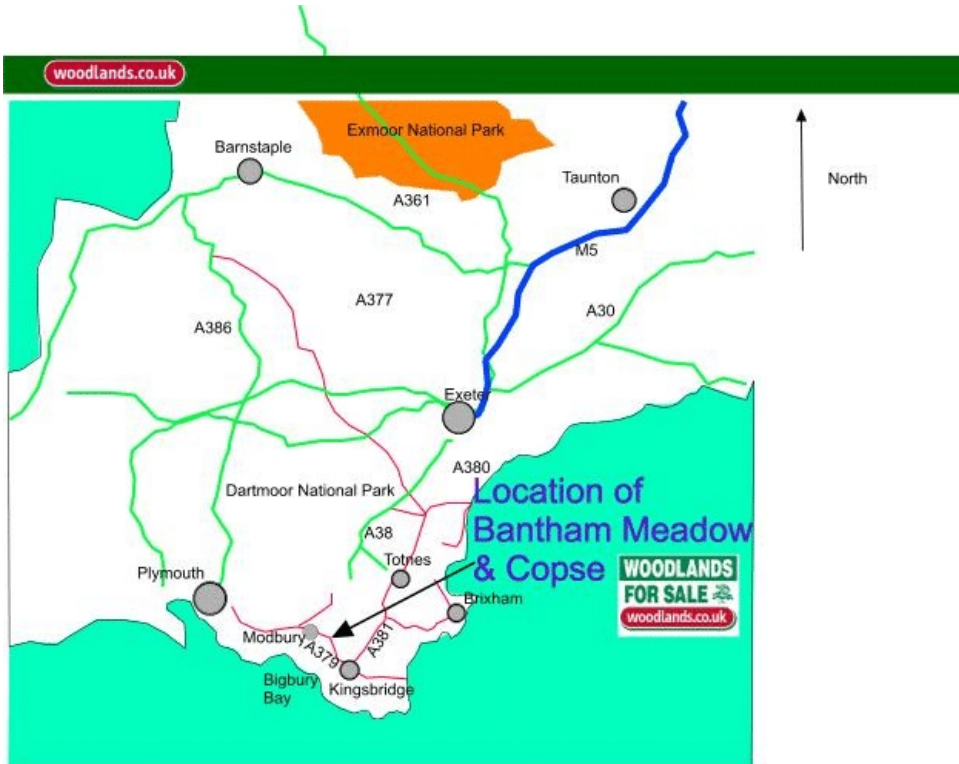
All boundaries are indicated with purple markings on posts and trees.

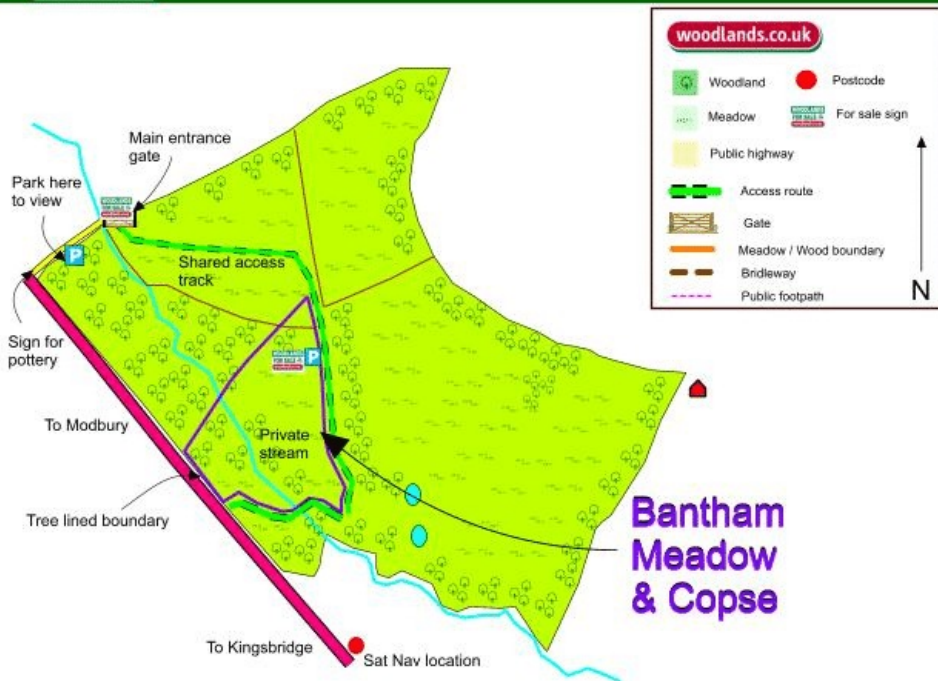
The northern boundary is along the edge of the access track.

The eastern boundary is a line of fence posts

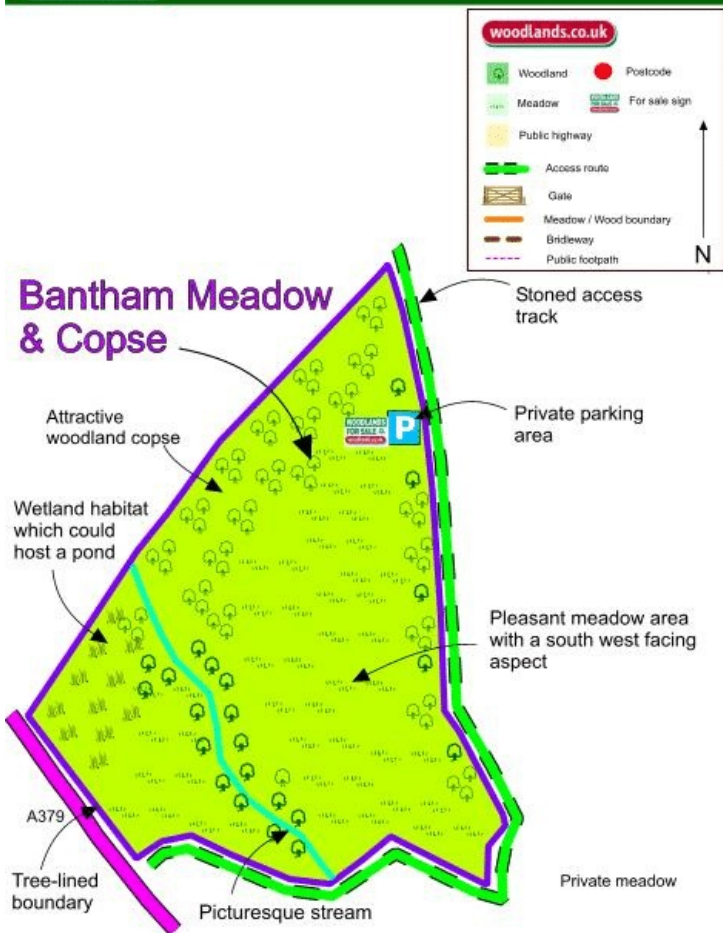
The southern boundary is a tree-lined hedge bank.

The western boundary is a line of fence posts.





Bantham Meadow & Copse



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.