



Bostar Meadow Devon

A private and tranquil meadow on the Cornwall / Devon border which has recently been planted with an array of new trees. The land also benefits from a small woodland fringe and gently running stream on the western edge.

Details

Price: £65,000 Freehold

Location: Clawton, Holsworthy, Devon

Size: About 3 ⅔ acres for sale

OS Landranger: OS No 190

Grid ref: SS 390 003

Nearest post code: EX22 6PL

Local manager

Anton Baskerville

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Description

Bostar Meadow is situated in an unspoilt and peaceful area of countryside on the Cornwall / Devon border, within easy reach of Holsworthy (3 miles), Launceston (12 miles), Bude (13 miles) and Okehampton (15 miles). A neatly contained and very private meadow which has recently been planted with an array of trees, beginning the transformation of the land from ex agricultural pasture to a vibrant habitat. The meadow has excellent access directly from the public highway and includes an additional ¼ acre or so of well-established broadleaved woodland at the western edge. The meadow also benefits from a gently running stream which forms part of the western boundary. A static caravan is currently situated on the land which is to be included with the sale.

The meadow would be well suited to those with conservation, environmental or amenity interests. The extensive nearby woodland is of great benefit as a valuable seed source which will encourage the natural regeneration of the land, working synergistically with the active tree planting that has already taken place. There is ample open ground for further tree planting work. There also remains the option to reserve a section of the land for wildflower meadow development which would be invaluable for insects and pollinators.

The meadow, along with neighbouring land, already provide a rich habitat for wildlife supporting animals and birds including badgers, hares, woodcock and snipe. The addition of young woodland is only serving to enrich these habitats, creating further corridors through which animals can travel. Further enhancement through the creation of a pond may also be considered.

Overall, Bostar meadow presents an ideal opportunity for anyone interested in conservation, being both a peaceful spot to enjoy spending time and also a haven for local wildlife. It offers a private space with no public rights of way to spend time close to nature with family and friends.

In terms of finding the meadow, at the top of Bendibus Hill there is a crossroads (Bendibus Cross) on the corner of which is a "Planting Land" sign, at which point you head straight down the hill (due north) for roughly 400m. The entrance to the meadow will be on your left hand side via a metal gate, where there is a second sign. Park here and climb the gate, Bostar Meadow is on your left. The boundary features are marked with light blue paint.

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 small woodland fringe is constituted entirely of broadleaved species, with a mixture of short rotation coppice and more mature trees present.

Recently planted trees on the meadow include:

- Hawthorn: 50
- Dogwood: 50
- Wild cherry: 50
- Birch: 50
- Rowan: 50
- Hazel: 50
- Field Maple: 50
- Common Oak: 50
- Crab Apple: 50
- Holly: 50
- Willow: 10
- Alder: 20
- Various fruit trees - Apple, Plum, Pear

Access, tracks and footpaths

Bostar Meadow is accessed via a metal gate off Bendibus Hill.

Rights and covenants

Bostar Meadow comes with freehold title, and there are no public rights of way across the land.

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

The meadow is found in what is known as 'Ruby Country', renowned for some of Devon's most beautiful and unspoilt countryside. Bordered by the upland expanses of Dartmoor, Exmoor and Bodmin, and to the north by the wild North Devon coast, Ruby Country is known as "undiscovered Devon". Ruby Country is constituted by around 45 parishes surrounding the market towns of Holsworthy and Hatherleigh.

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

Bostar Meadow is accessed directly from Bendibus Hill near the village of Clawton, in Devon. Holsworthy is around a 10 minute drive away to the north west, with Launceston (20 minutes) and Bude (25 minutes) both also nearby.

[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.

Please carefully climb the gate and Bostar Meadow is immediately on your left hand side.

Satnav: the postcode **EX22 6PL** is the nearest to meadow, but please note it is a short drive from the entrance.

Coordinates for satnav are: **N50.7798, W-4.2851** for the metal access gate on Bendibus Hill where you can park.

What3Words: ///acrobatic.unique.harvest

Boundaries:

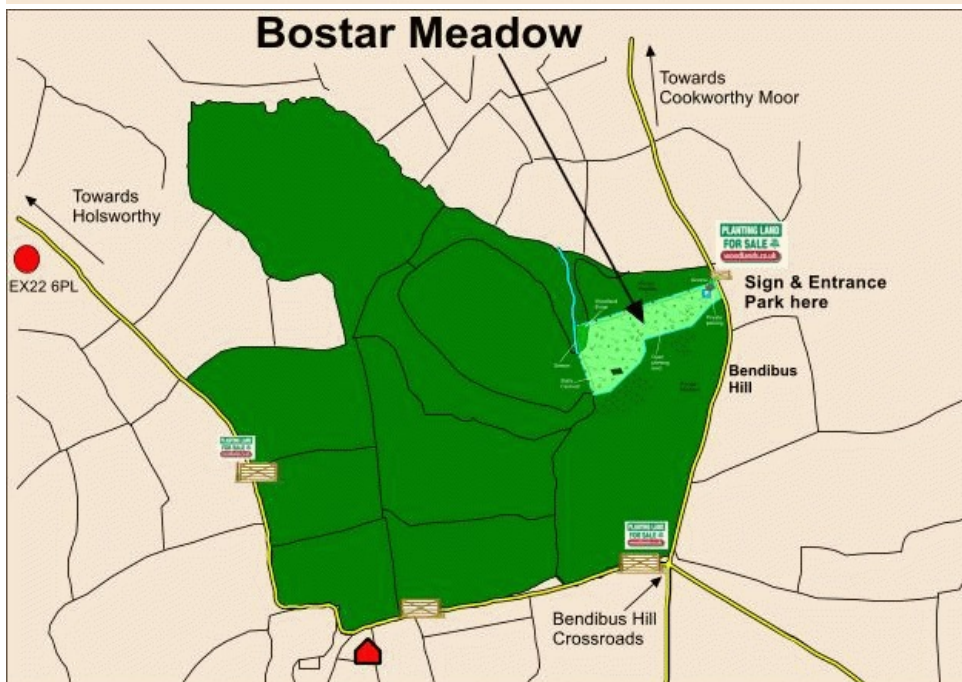
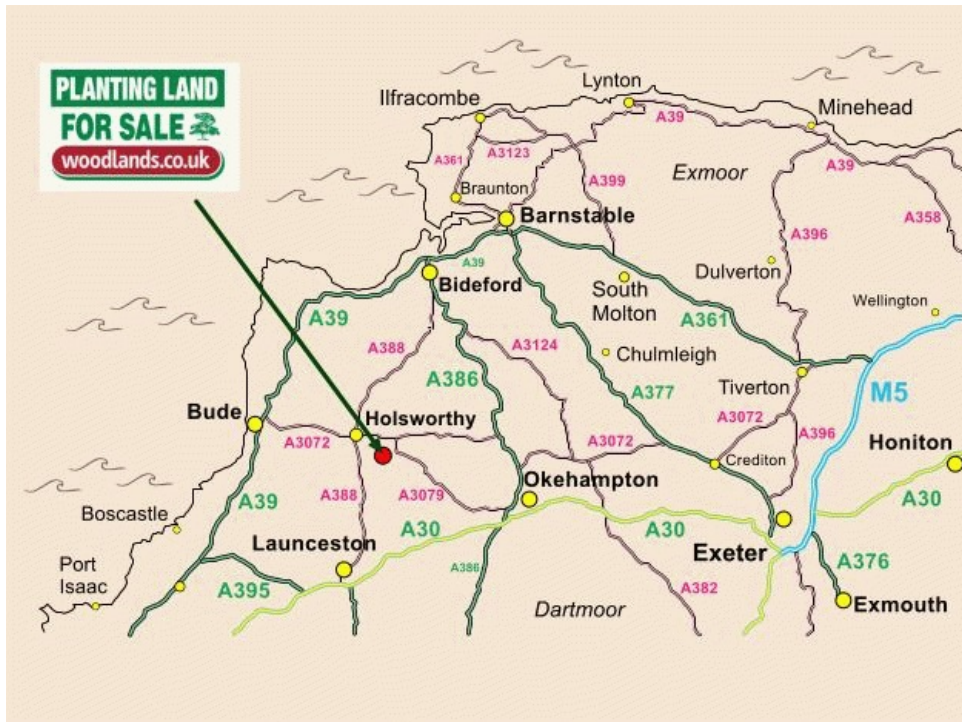
Northern: stakes

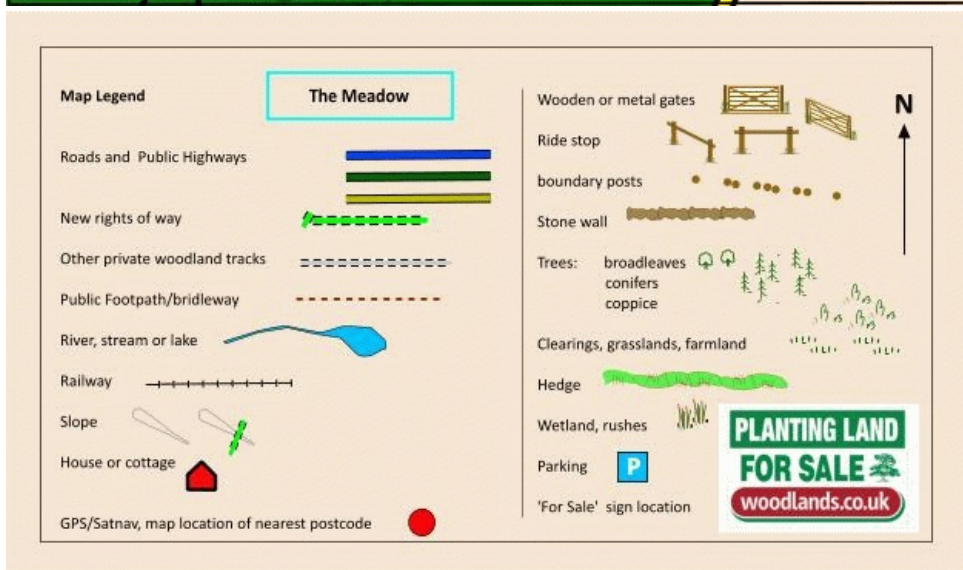
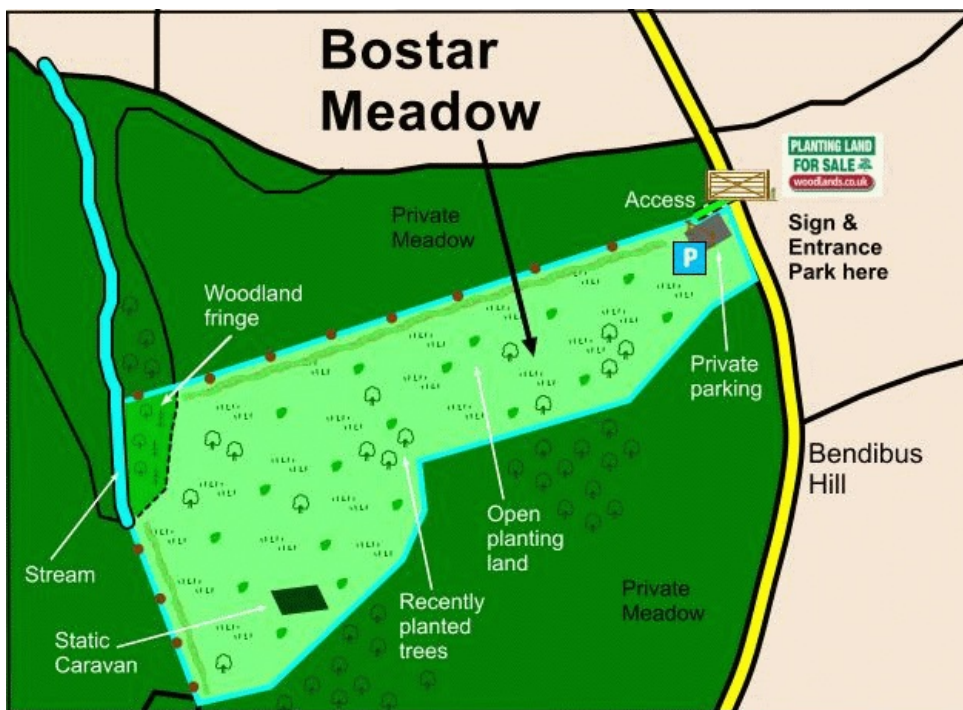
Eastern: fence

Southern: fence & stakes

Western: post & rail and stream

The boundary features are demarcated with turquoise 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.