



Boundary Meadow Herefordshire

A charming meadow with direct frontage on to the River Monnow just to the east of the Brecon Beacons National Park.

Details

Price: £75,000 Freehold

Location: Craswall, Hay-on-Wye, Herefordshire

Size: Over 3 ½ acres for sale

OS Landranger: OS No 161

Grid ref: SO 271 362

Nearest post code: HR2 0PN

Local manager

Anton Baskerville

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Description

Boundary Meadow can be found close to the England/Wales border in the small village of Craswall, in the county of Herefordshire. The local landscape is characterised by the dramatic peaks and sweeping valleys of the Brecon Beacons and its surrounding environs. The easternmost range of the Beacons, The Black Mountains, rise up just to the west of Boundary Meadow, with The Black Hill (or the Cat's Back) forming the immediate backdrop to the land. The meadow lies towards the northern end of the Monnow Valley through the floor of which courses the Monnow River, itself forming the northern boundary of the meadow. Terrific views can be enjoyed down the valley from the higher points of the meadow near the southern boundary.

The meadow would appeal to those looking for a private parcel of land with abundant natural beauty which also has potential for further diversification, either through active tree planting or rewilding. In addition to the open meadowland, a number of mature trees populate the land down its eastern flank, on the bank next to the river and in a small copse in the middle of the meadow. These trees provide balance and important habitats for wildlife, as well as being willing dispensers of their bountiful seeds which will colonise the grassland.

One enters the meadow in the south west corner where an area of hardstanding allows for vehicular parking. A stock fence and recently planted hedgerow form the western boundary, heading straight down ahead of you from the parking area to the woodland bank to the north. The open land broadly sweeps out to the north and east towards the valley, which stretches into the distance over the roof of Old College House which lies just beyond the eastern boundary. The southern boundary is formed by a well-established hedgerow.

As one heads north across the meadow, the woodland bank which guards the river presents as a wall of green in front of you. Through gaps in the trees one can find paths down to the floor of the valley where the River Monnow runs. The overhead canopy and rock formations create a serene atmosphere – ownership of a section of a watercourse such as this is a rare delight. A smaller internal stream which meanders along the eastern boundary of the meadow can be accessed from the main field; it eventually feeds into the river. A stock proof fence (which delineates the boundary of the land) crosses this stream showing which section belongs to the meadow.

Boundary Meadow presents as a balanced mix of open meadow, woodland fringe and two watercourses. It would be of great interest to anyone looking for a parcel of amenity and conservation land with potential for woodland creation. Local amenities are available in nearby Craswall and Hay-on-Wye.

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.

Features

- Full ownership of a section of the River Monnow
- Truly rural location
- Open land for woodland creation
- Established wooded bank next to the river
- Within close reach of Hay-on-Wye and Hereford

Access, tracks and footpaths

The meadow is accessed via a hardcore stoned track which runs from the public highway. The land comes with freehold title and there are no public rights of way across it.

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.

Local area and history

The meadow lies just to the east of The Black Mountains, the range of hills which form the most easterly section of the [Brecon Beacons National Park](#). Between the meadow and the peaks runs [The Offa's Dyke Path](#), a public footpath which spans nearly 200 miles between Liverpool and the Severn Estuary. The footpath broadly follows [Offa's Dyke](#), a linear earthwork and scheduled monument which dates back to the early middle ages, initially built to delineate the border between Anglian Mercia and The Welsh Kingdom of Powys. The meadow is also just a short drive away from [Hay-on-Wye](#), the location of one of the world's most famous [literary festivals](#).

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

In terms of finding the meadow, when entering Craswall from the South (from either Longtown or Newton St Margarets direction), keep heading due north towards the HR2 0PN postcode. Follow the main road until you approach The Bulls Head Pub on your right hand side. Here, as opposed to turning 90 degrees to the right around the corner of the pub, take the lane straight ahead of you. There will be a phone box and letter box on your left hand side (opposite the pub). Follow this lane for about 1km at which point you will find the main entrance gate for the land on your right hand side, marked with a Woodlands sign. It is the next gate on the right hand side after the entrance to Old College House (which will also be on your right).

If entering Craswall from the North (Hay-on-Wye), turn right into the lane at The Bulls Head pub when the main road sweeps around the corner of the pub to the left. Again, look out for the phone box and mail box in the wall.

Once at the main entrance, park in the little pull-in opposite the gate, carefully climb the gate and follow the access track down the hill until the track turns to the rights just before the tree line. Follow until it drops through the tree line to the left - here you will find Boundary Meadow on your right hand side.

Click here for the [Google Maps Main Gate Location](#), 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 **HR2 0PN** is the nearest to the main entrance where you can park. However, this postcode will take you to the middle of Craswall, near The Bulls Head, not the exact locatioin of the gate.

Coordinates for satnav are: **52.019790 -3.066723** for the main entrance.

What3Words Reference: **///playfully.sweep.different**

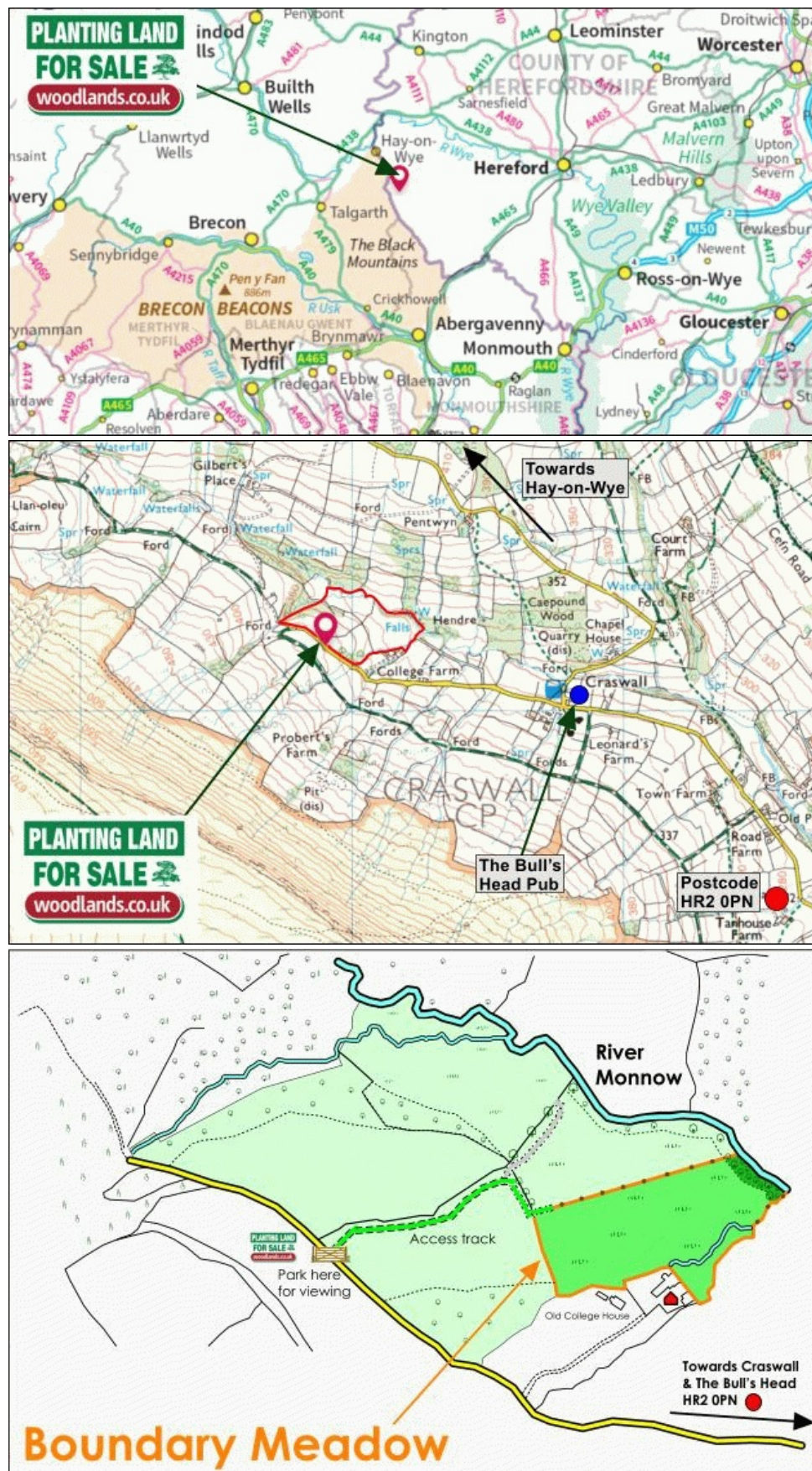
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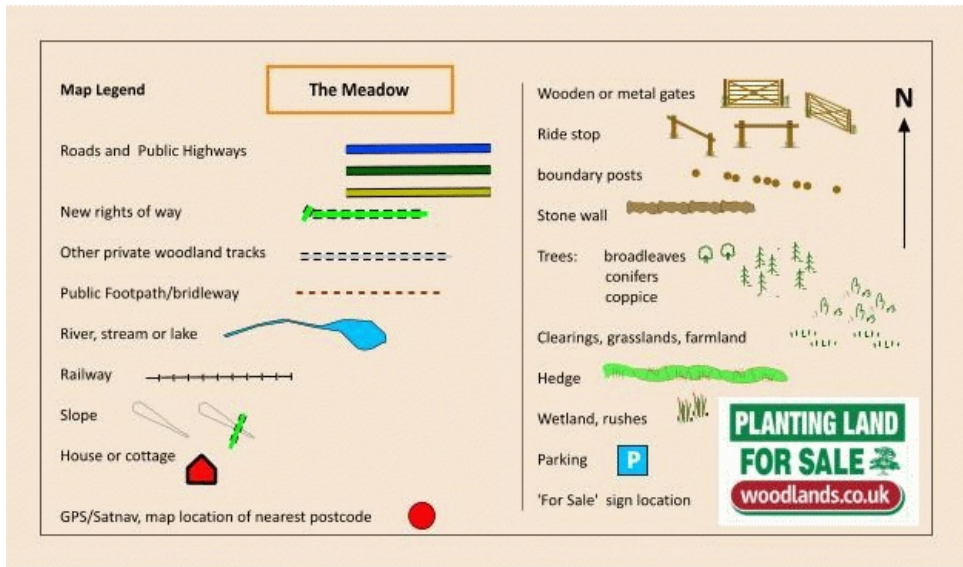
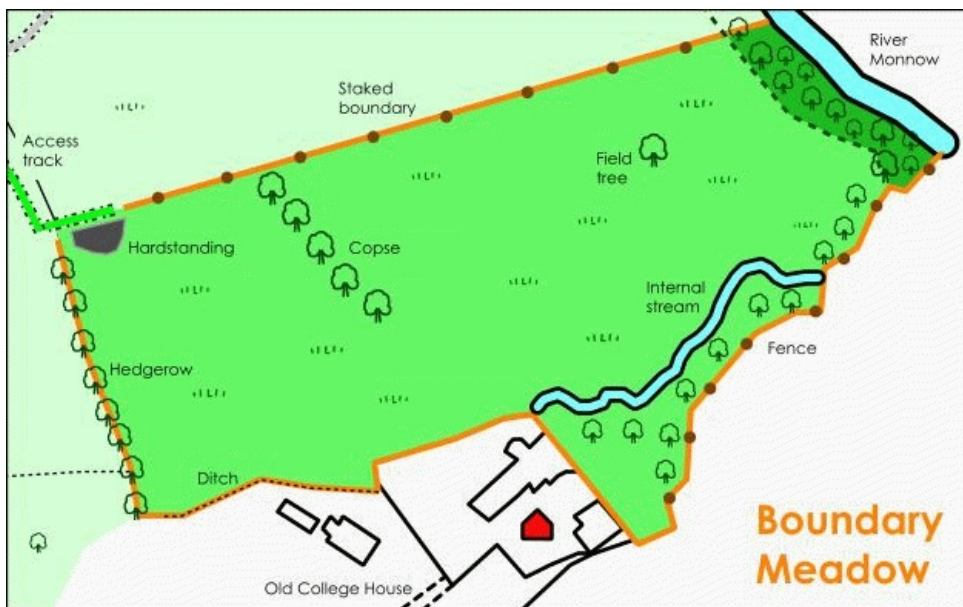
Northern: River Monnow

Eastern: Fencing / ditch

Southern: Hedgerow

Western: Field stakes





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.