



## Brook Meadow Devon

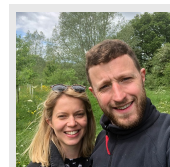
Brook Meadow, located in Lee near the North Devon coastline, offers sweeping sea views, a mix of open grassland and established woodland, and a tranquil stream, making it an ideal setting for conservation, tree planting, and personal enjoyment.

### Details

**Price:** £145,000 Freehold  
**Location:** Lee Bay, Woolacombe, Devon  
**Size:** Nearly 6 ¼ acres for sale  
**OS Landranger:** OS No 180  
**Grid ref:** SS 496 574  
**Nearest post code:** EX34 8LS

### Local manager

**Anton Baskerville**  
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## Description

Brook Meadow is nestled in Lee, just 1 kilometre inland from the stunning North Devon coastline, positioned between Woolacombe and Ilfracombe. It enjoys sweeping sea views across Lee Bay, with the beach just a 20-minute walk away. Access is simple and reliable via a well-maintained stoned track, ensuring year-round vehicular entry. For convenience, local amenities are just a short drive away in Ilfracombe.

With expansive sea views across Lee Bay, Brook Meadow offers a striking natural setting. Alongside its scenic outlook, the land features open space for planting, a woodland belt, and a gentle stream. This combination provides an excellent opportunity for conservation and environmental projects, with existing habitats that would benefit from additional young woodland.

The land is primarily grassland, complemented by approximately one acre of well-established woodland on a steep bank that descends towards a tranquil stream along the northern boundary. The woodland features a diverse mix of broadleaf and coniferous species. With its existing natural seed source, the meadow offers a prime opportunity for woodland creation—whether for carbon offsetting, personal enjoyment, or both, supporting regeneration and enhancing the landscape.

Previously used for livestock grazing, the land is now covered in long meadow grass and wild plants. It is divided into three distinct sections. The higher level, accessible from the gate, offers an open entry point and the most expansive sea views. Moving north, a stretch of gorse bushes leads to a secluded second level of meadow, well-suited for establishing a private family base camp. Continuing a little further, the terrain transitions into a steep woodland section, where a gentle stream winds along the northern boundary, enhancing the tranquil atmosphere.

To reach the entrance gate, turn left from Higher Slade Road and follow Dibbons Lane for 400 metres, where the gate will be visible on the right-hand side next to the Tree Planting sign. Park at the roadside and carefully climb the gate before continuing along the stoned track. After passing through the gap in the hedge into the second field, follow the track as it bends left until you reach Brook Meadow gate on the right hand side, identified by its nameplate.

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.

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### Trees

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The trees in the woodland shaw are a mixture of broadleaved and coniferous species.

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### Wildlife

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Deer are frequently seen wandering through the meadow, drawn in by the reliable water source. Birds flourish, filling the trees and hedgerow with activity.

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### Features

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- A diverse mix of conifer and broadleaf trees, complemented by meadow grass and thriving wild plants.
- Convenient and well-connected access.
- A picturesque stream meandering along the northern boundary of the woodland.
- A peaceful and secluded setting.
- Ideally situated within easy reach of the breath-taking Lee Bay coastline.

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### Access, tracks and footpaths

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The land is accessed via a metalled track which runs from Dibbons lane to the entrance to the meadow. The track is composed of Morte Slate, which is abundant in the local area.

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### Rights and covenants

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There are no public rights of way across Brook Meadow.

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.

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### Activities

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In addition to its natural beauty, this land offers great potential for tree planting, creating shelter belts, and expanding woodland areas—supporting local wildlife and birdlife.

Campervan access is easy via the tracks, with plenty of parking space available. It's an ideal camping spot for taking advantage of the 30 day camping rules for enjoying the activities the surrounding area has to offer.

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## Local area and history

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Lee Bay is a small village on the rugged North Devon coast, lying at the foot of the wooded Fuchsia Valley, so named due to the abundance of the red blossom found in its hedges. The rocks in the area are Morte Slates, formed some 350 million years ago. During the eighteenth and the beginning of the nineteenth centuries smuggling was carried out extensively along the coast. On the 20th September 1820; reports state that three hundred tubs (about five gallons each) of gin and brandy were smuggled in at Lee Bay.

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## How to find this meadow

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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.

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## Directions

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Brook Meadow is in Lee on the North Devon coast, and is about a 10 minute drive from Woolacombe (to the South West) and Ilfracombe (to the North East). Barnstable is 30 mins by car.

[Click here for Bing 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.

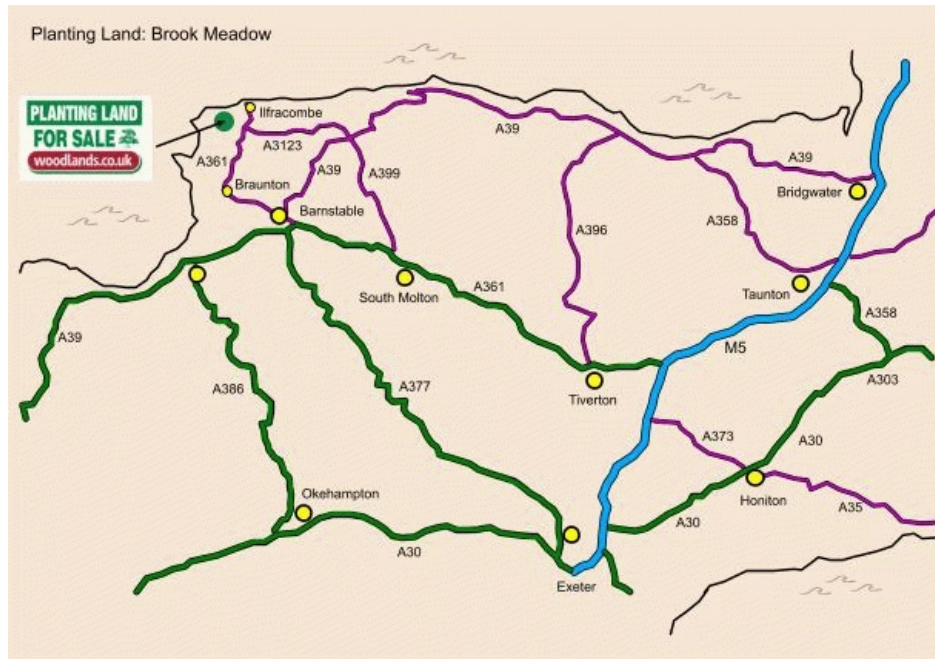
**Satnav:** the postcode **EX34 8LS** is for the point shown by the red dot on the location maps.

Coordinates for satnav are: **N51.1898, W-4.15278** these are for the metal access gate.

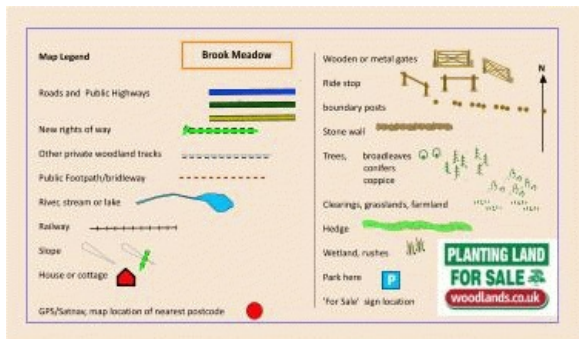
[Bing maps location](#)

## Boundaries:

- Southern boundary is made up of post and mesh fencing which runs alongside the access track
- Western boundary is the mature hedgerow running almost the full length of the meadow
- Northern boundary is identified by a gentle meandering stream at the bottom of the woodland section
- Eastern boundary is identified by wooden fence posts with occasional red paint colour coding.







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.